

37610350  
NOV 29 2017  
12:26:15

I certify that this Instrument  
is registered or filed in the  
Northumberland  
County Registry Office,  
New Brunswick

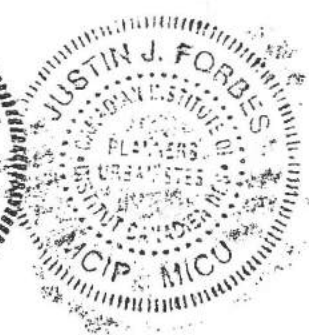
J'atteste que cet instrument est  
enregistré ou déposé au bureau  
de l'enregistrement du comté de  
Northumberland  
Nouveau-Brunswick

NOV 29 2017 12:26:15 37610350  
date/date      time/heure      number/numéro  
*[Signature]*  
Registrar-Conservateur



**BL 2017-1**

# Village of Doaktown **RURAL PLAN**



By-law No. 2017-1 adopted by Council on October 18, 2017, filed at the Northumberland County Land Registry Office on Nov. 29, 2017. This Rural Plan was prepared by the Greater Miramichi Regional Service Commission (GMRSC) for the Village of Doaktown.



# Table of Contents

## Section A: Governance and Application

1

A.1. Title	1
A.2. Area Designation	1
A.3. Motion to Adopt	1
A.4. Contents and Purpose	2
A.5. Goals and Objectives	2
A.6. Powers of the Development Officer	3
A.6.1. Administration	3
A.6.2. Development Officer Variances	3
A.6.3. Applications Forwarded to the PRAC by the Development Officer	4
A.6.4. PRAC Rendered Decisions	4
A.6.5. Confirmation of Zoning	4
A.6.6. Zoning Compliance Letter	4
A.6.7. Non-Conforming Use Letter	4
A.6.8. Complete Application	4
A.6.9. Requirement for Additional Information or Study	5
A.6.10. Enforcement	5
A.6.11. Development Officer Temporary Uses	6

A.6.12. Utilities and Infrastructure	6
<b>A.7. Powers of the Planning Review and Adjustment Committee (PRAC)</b>	<b>6</b>
A.7.1. Conditional Uses	6
A.7.2. Similar or Compatible Uses	7
A.7.3. Non-Conforming Uses	8
A.7.4. PRAC Temporary Uses	8
A.7.5. Unsuitable Geology, Location, and Topography	9
<b>A.8. Powers of Council</b>	<b>9</b>
A.8.1. Plan Amendment	9
<b>A.9. Fees</b>	<b>10</b>
A.9.1. Application Fees	10
A.9.2. Administrative Request / Report Fees	10

## Section B: Land Use Goals, Policies, and Proposals 11

<b>B.1. Overall Development Patterns and Growth Strategy</b>	<b>11</b>
B.1.1. Overview	11
B.1.2. Goal and Policies	12
B.1.3. Proposals	13
<b>B.2. RESIDENTIAL USES</b>	<b>14</b>
B.2.1. Overview	14

B.2.2. Goal and Policies	15
B.2.3. Proposals	16
<b>B.3. Camp Uses</b>	<b>17</b>
B.3.1. Overview	17
B.3.2. Goal and Policies	18
B.3.3. Proposals	19
<b>B.4. COMMERCIAL USES</b>	<b>19</b>
B.4.1. Overview	19
B.4.2. Goal and Policies	21
B.4.3. Proposals	22
<b>B.5. INSTITUTIONAL (COMMUNITY) USES</b>	<b>23</b>
B.5.1. Overview	23
B.5.2. Goal and Policies	24
B.5.3. Proposals	25
<b>B.6. RECREATIONAL FACILITIES AND PUBLIC OPEN SPACES</b>	<b>25</b>
B.6.1. Overview	25
B.6.2. Goal and Policies	26
B.6.3. Proposals	27
<b>B.7. RURAL AREAS</b>	<b>28</b>
B.7.1. Overview	28

B.7.2. Goal and Policies	29
B.7.3. Proposals	30
<b>B.8. INDUSTRIAL USES</b>	<b>30</b>
B.8.1. Overview	30
B.8.2. Goal and Policies	31
B.8.3. Proposals	31
<b>B.9. HERITAGE BUILDINGS/STRUCTURES AND HISTORICAL/ARCHAEOLOGICAL SITES</b>	<b>31</b>
B.9.1. Overview	31
B.9.2. Goal and Policies	33
B.9.3. Proposals	33
B.9.4. Overview	34
B.9.5. Goal and Policies	36
B.9.6. Proposals	36
<b>B.10. MUNICIPAL SERVICES</b>	<b>37</b>
B.10.1. Overview	37
B.10.2. Goal and Policies	38
B.10.3. Proposals	39

## Section C: Zoning Provisions

41

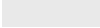
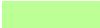



<b>C.1. DEFINITIONS</b>	<b>41</b>
-------------------------	-----------

C.1.1. Undefined Terms	41
C.1.2. Defined Terms	41
<b>C.2. 2 APPLICATION AND GENERAL PROVISIONS</b>	<b>59</b>
C.2.1. Measurements and Units	59
C.2.2. General Prohibitions	59
C.2.3. Requirement of a Development Permit	60
C.2.4. Existing Undersized Lots	60
C.2.5. Enlarging Existing Buildings and Structures	61
C.2.6. Multiple Main Buildings and Associated Main Uses	61
C.2.7. Site Plan Requirements	61
C.2.8. Site Drainage	62
C.2.9. Temporary Construction Uses	62
C.2.10. Access	62
C.2.11. Street Line Setback	63
C.2.12. Other By-laws, Permits, and Licenses	63
C.2.13. Height Regulations	63
C.2.14. Uses Requiring the Disposal of Sewage	64
C.2.15. Reduced Frontage on a Curve	64
C.2.16. Landscaping Strip	64
C.2.17. Screening	64

C.2.18. Daylighting Triangle	65
C.2.19. Parking	66
C.2.20. Loading	68
C.2.21. Drive-Thrus and Queueing	68
C.2.22. Permitted Encroachments	69
<b>C.3. SPECIAL USES, BUILDINGS, AND STRUCTURES</b>	<b>70</b>
C.3.1. Accessory Buildings	70
C.3.2. Fences	71
C.3.3. Signs	71
C.3.4. Vehicle Bodies	76
C.3.5. Private Garages and Carports	76
C.3.6. Swimming Pools	76
C.3.7. Commercial Vehicles in Residential Zones	76
C.3.8. Row House and Semi-Detached Dwellings	76
C.3.9. Bed and Breakfasts / Tourist Homes	76
C.3.10. Propane Tanks or the Storage of Other Explosives	76
C.3.11. Temporary Real Estate Offices	76
C.3.12. Camp Uses	77
C.3.13. Garden Suites	77
C.3.14. Non-Commercial Wind Energy Systems	78



C.3.15. Home Businesses and Industries	79
C.3.16. Long-Term Parking of Travel Trailers, Motor Homes, and Truck-Mounted Campers	81
C.3.17. Outdoor Furnaces	81
C.3.18. Uses Permitted in All Zones	82
C.3.19. Accessory Uses	83
C.3.20. Agricultural Uses	83
<b>C.4. INTERPRETATION OF ZONES</b>	<b>83</b>
C.4.1. Zoning Map	83
C.4.2. Zone Boundaries	84
C.4.3. Multiple Zones on One Lot	84
C.4.4. Multiple Uses on One Lot	84
C.4.5. Permitted and Prohibited Uses in Zones	84
C.4.6. Lot Creation Standards	85
C.4.7. Development Standards	85
<b>C.5. ZONES</b>	<b>86</b>
 C.5.1. Residential (RES)	86
 C.5.2. Village Centre (VC)	87
 C.5.3. Commercial (C)	88
 C.5.4. Community Use (CU)	89
 C.5.5. Industrial (IND)	90

 C.5.6. Rural (RU)	91
 C.5.7. Parks and Recreation (PR)	92
 C.5.8. Conservation (CON)	92
 C.5.9. Protected Water Supply (PWS)	92
 C.5.10. Flood Risk Area (FRA)	92
<b>Schedule A: Zoning Map</b>	<b>93</b>
<b>Schedule b: Classifications of Buildings and Uses</b>	<b>95</b>





**SECTION A: GOVERNANCE AND APPLICATION**

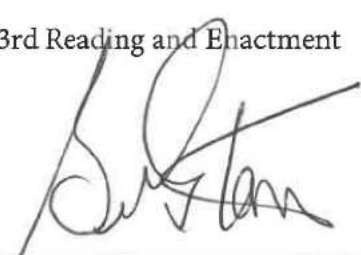
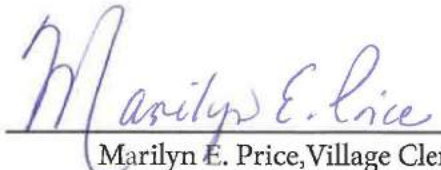
**A.1. TITLE**

The Village of Doaktown (henceforth referred to as Doaktown), under Section 27.2 of the *Community Planning Act* (henceforth referred to as the Act), hereby adopts the Village of Doaktown Rural Plan, By-law No. 2017-1 (henceforth referred to as the Plan).

**A.2. AREA DESIGNATION**

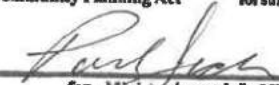
The area of land situated within the limits of Doaktown shown on the attached Schedule 'A', titled 'Village of Doaktown Rural Plan – Zoning Map' (henceforth referred to as the Zoning Map) is designated for the purposes of the adoption of this Plan and is the area to which this By-law applies.

**A.3. MOTION TO ADOPT**

1st Reading	<u>19/07/17</u> dd/mm/yy
2nd Reading	<u>19/07/17</u> dd/mm/yy
3rd Reading and Enactment	<u>18/10/17</u> dd/mm/yy
 _____ Beverly K. Gaston, Mayor	 _____ Marilyn E. Price, Village Clerk

Village of Doaktown RURAL PLAN

This By-law shall come into force and effect on the date of filing at the Northumberland County, Service New Brunswick Land Registry Office.

_____ dd/mm/yy	<p><b>APPROVED</b>                  pursuant to S. 69                  Community Planning Act</p> <p><b>APPROUVÉ</b>                  En application de l'article 69                  loi sur l'urbanisme</p> <p style="text-align: center;">                   _____                  for - Minister / pour le/la Ministre                  Environment and Local Government                  Environnement et Gouvernements locaux             </p> <p style="text-align: center;"> <u>November 9, 2017</u>                  _____                  Date             </p>
-------------------	---

## A.4. Contents and Purpose

The current Section of the Rural Plan describes the governance and application of this Rural Plan. Section B of the Plan sets forth policies, which provide a general statement of intent, and proposals, which are statements outlining specific measures to satisfy or implement said policies. Section C of the Plan sets out zoning provisions or standards of development that reflect the policies and proposals. Part C also includes the Zoning Map, which divides Doaktown into land use zones for the purpose of administering the zoning provisions.

The purpose of this Plan is to provide a framework for orderly development within Doaktown according to land use planning principles. A formal review of the Plan will be conducted every ten (10) years.

## A.5. Goals and Objectives

The goal of the Plan is to facilitate a sustainable, safe, and healthy Village in which to live, work, and play. The objectives of the Plan are to:

- a. Protect the natural environment, which is a critical component of the unique character and economy of Doaktown;
- b. Support contiguous development and infrastructure to accommodate growth in an orderly and economical fashion that is consistent with community values;
- c. Increase economic opportunities within the Village;
- d. Identify key social areas to be addressed by plan policy and proposals;
- e. Encourage the development of safe, appealing, efficient and high quality residential neighbourhoods;
- f. Maintain an appropriate balance of land uses;



- g. Minimize land use conflicts; and
- h. Ensure that Doaktown remains rural in nature while allowing for suitable types and scales of development.

The goal and objectives reflect Council’s vision and priorities for the future development of the community. The objectives provide a reference for those who administer and enforce the Plan and to use when making land use decisions.

## A.6. Powers of the Development Officer

### A.6.1. Administration

The Development Officer, or a designate of the Development Officer in accordance with Section 81(6) of the Act, shall be charged with the general administration of this Plan.

### A.6.2. Development Officer Variances

- a. Upon receipt of the required fee of \$250, the Development Officer may, subject to terms and conditions that they consider fit, permit a reasonable variance from the zoning provisions of this Plan in accordance with Sections 77(6) and 35(2) of the Act.
- b. Following the construction of a building or structure, the Development Officer may permit a dimensional variance for an encroachment on a setback or yard requirement that was deemed to have occurred in good faith, in accordance with Sections 34(8) and (9) of the Act.
- c. If the PRAC has made a decision regarding an application, the Development Officer cannot use their powers to rule on the same application.
- d. If the Development Officer makes a decision on an application request, the same application cannot be forwarded to the PRAC for a decision.





### **A.6.3. Applications Forwarded to the PRAC by the Development Officer**

The Development Officer reserves the right to refer any application to the PRAC for a decision.

### **A.6.4. PRAC Rendered Decisions**

The Development Officer shall not issue a development approval on any application reviewed by the PRAC until the PRAC has rendered a decision, and any conditions required by the PRAC or this Plan have been satisfied.

### **A.6.5. Confirmation of Zoning**

- a. The Development Officer shall ensure that upon receipt of the application fee of \$100 per lot (PID), s/he shall issue a written Confirmation of Zoning regarding the zone applied to the lot(s) requested.
- b. If requested by the applicant, the Development Officer shall also comment on whether or not proposed use(s) are permitted in the respective zone(s).

### **A.6.6. Zoning Compliance Letter**

The Development Officer shall ensure that upon receipt of the application fee of \$200 per lot, s/he shall issue a Zoning Compliance Letter regarding conformity of the existing use, and associated existing development of the lot(s), with the current standards of the respective zone(s) of said lot(s).

### **A.6.7. Non-Conforming Use Letter**

- a. The Development Officer shall ensure that upon receipt of the application fee of \$200 per lot, they shall issue a Non-Conforming Use Letter regarding the confirmation of non-conforming use rights of the lot(s) in accordance with Section 40(1) of the Act.
- b. The burden of proof lies with the applicant in proving non-conforming use rights.

### **A.6.8. Complete Application**

The Development Officer shall ensure that an application is complete by requiring that:

- a. A request for Rural Plan amendment, variance, conditional use, or temporary use approval include the required application fee;



- b. Supporting documentation and any necessary information to process the various types of development applications is provided as determined by the Development Officer and/or any information required for a proper review by the PRAC; and
- c. Despite Sections A.6.8 (a) and A.6.8 (b), the Development Officer reserves the right not to proceed with any application deemed incomplete from the perspective that there is insufficient information provided to assess the overall land use impact from the proposed development.

**A.6.9. Requirement for Additional Information or Study**

Additional information and/or studies may be required by the Development Officer to evaluate the impact of the proposed development on:

- a. Public infrastructure that may require upgrading of the street network or other required components of public infrastructure;
- b. The health and well-being of residents in the immediate neighbourhood or further afield;
- c. The established character of the neighbourhood in which the development is proposed;
- d. The natural environment, which may include but not limited to watercourses, wetlands, wildlife habitats, water bodies, and drinking water supplies.

**Additional Info**

- e. If any additional information and/or studies pertaining to Sections A.6.9 (a), (b), (c), or (d) requested by the Development Officer are not provided by the applicant, the Development Officer reserves the right not to proceed with the application according to Section A.6.8 (c).

**A.6.10. Enforcement**

- a. This Plan shall be enforced by the Development Officer or his/her designate, and such person(s) may enter on any land or building at any reasonable time for the purposes of administration or enforcement of this Plan.
- b. In the event that any development is undertaken in contravention of the provisions of the Act, this Plan, or any other by-law or regulation provided for in the Act, or terms and conditions pursuant thereto, the Development Officer is hereby authorized by



*Village of Draktown Rural Plan*

Council and may order:

- i. The cessation of the development;
- ii. The alteration of such development so as to remove the contravention; or
- iii. The doing of anything required to restore the land, building, or structure to its condition immediately prior to the undertaking of such development.

#### **A.6.11. Development Officer Temporary Uses**

- a. Receipt of the application fee of \$250 is required in order for the Development Officer to consider a temporary use relating to a development application.
- b. If delegated authority by the PRAC in accordance with Section 34 (3)(h.1)(i) of the Act, The Development Officer, subject to terms and conditions:
  - i. May authorize, for a temporary period not exceeding one (1) year, a development otherwise prohibited by this Plan; and
  - ii. Shall require the termination or removal of a development authorized under Section A.6.11 (a) at the end of the authorized period.

#### **A.6.12. Utilities and Infrastructure**

No building may be erected unless arrangements, to the satisfaction of the Development Officer, have been made for the supply of electrical power, water, storm water, septic, streets, or other services or facilities where applicable.

### **A.7. Powers of the Planning Review and Adjustment Committee (PRAC)**

#### **A.7.1. Conditional Uses**

- a. Receipt of the application fee of \$250 is required in order for the PRAC to consider



conditional use approval relating to a development application.

- b. Where conditional uses are permitted in this Plan, these uses shall be approved by the PRAC subject to such terms and conditions that may be imposed by the PRAC.
- c. The PRAC may prohibit a conditional use if it is determined that the applicant cannot reasonably be expected to comply with the terms and conditions imposed.
- d. After the Development Officer receives the information required to process an application, a development approval will not be issued until the PRAC has approved the conditional use and all conditions or requirements established by the PRAC or this Plan have been satisfied.

**A.7.2. Similar or Compatible Uses**

- a. Receipt of the application fee of \$250 is required in order for the PRAC to consider a similar or compatible use variance relating to a development application.
- b. The PRAC may, subject to terms and conditions, permit a use that is ‘similar to’ or ‘compatible with’ uses that are permitted as-of-right in the respective zone in accordance with Section 35 (1) of the Act.
- c. In assessing a similar or compatible use variance application, the PRAC shall determine if the use and any associated structures or buildings:
  - i. Is desirable for the development of the property;
  - ii. Is in accord with the general intent of this Plan;
  - iii. Does not adversely affect traffic or parking patterns in the area;
  - iv. Has architectural design that is compatible with the character of the neighborhood; and





- v. Is viewed as being compatible with the neighbourhood, as determined by assessing public input.

### A.7.3. Non-Conforming Uses

- a. Receipt of the application fee of \$250 is required in order for the PRAC to consider a non-conforming use relating to a development application.
- b. The PRAC may, subject to terms and conditions, permit the:
  - i. Continuance of a non-conforming use that has discontinued for a period greater than ten (10) consecutive months, in accordance with Section 40 (2) of the Act;
  - ii. Repairing or restoration of a building or structure accommodating a non-conforming use that has been damaged greater than half of the whole building or structure, in accordance with Section 40 (2) of the Act;
  - iii. Extension of a non-conforming use throughout a building, except that, where a portion of the building was constructed subsequent to the date the use became non-conforming, in conformance with Section 40 (3) of the Act; or
  - iv. Change of a non-conforming use to a similar non-conforming use, in conformance with Section 40 (4) of the Act.

### A.7.4. PRAC Temporary Uses

- a. Receipt of the application fee of \$250 is required in order for the PRAC to consider a temporary use relating to a development application.
- b. The PRAC, subject to terms and conditions:
  - i. May authorize, for a temporary period not exceeding one (1) year, a development otherwise prohibited by this Plan, in accordance with Section 34 (3)(h) of the Act; and
  - ii. May authorize, for an additional temporary period not exceeding one (1) year, a development otherwise prohibited by this Plan if: the applicant holds an authorization under Section A.7.4 (a) that is to expire or has expired, an application with respect to the land has

been made to amend this Plan, and the PRAC receives a resolution from Council confirming that they will consider said amendment ; and

- iii. Shall require the termination or removal of a development authorized under Section A.7.4 (a) at the end of the authorized period.

**A.7.5. Unsuitable Geology, Location, and Topography**

The PRAC may prohibit the construction of any building or structure on any site where it would otherwise be permitted under this Plan when, in its opinion, the site is marshy, subject to flooding, excessively steep or otherwise unsuitable for a proposed purpose by virtue of its geology or topography.

**A.8. Powers of Council**

**A.8.1. Plan Amendment**

Plan Amendment with Application

A person who seeks to have this Plan amended:

- a. Shall submit a written and signed application;
- b. Shall, where the application involves rezoning an area of land from one (1) zone to another, include therewith:
  - i. A statement as to the ownership thereof; and
  - ii. The signature of at least one (1) owner of each lot therein.
- c. Shall include such information as may be required by the Development Officer for the purpose of adequately assessing the desirability of the proposal.
- d. Shall include the required fee of \$1,000; or \$750 where the applicant wishes to amend a previously approved Plan amendment which included terms and conditions. Council may return all or part of the fee to the applicant if they choose to withdraw their application prematurely.

Same or Similar Application

- e. Unless Council is of the opinion that there is valid new evidence or change in conditions, where an application under this section has been refused by Council, no further application may be considered by Council for one (1) year if such application:



- i. In the case of rezoning, is in respect to the same area of land and is in all significant particulars intended to seek the same zone originally sought or is to obtain the same zoning changes as originally sought; or
- ii. Not being in relation to rezoning, is similar to the original application.

Plan Amendment without Application

Despite Section A.8.1 (b):

- f. Council may initiate a Plan amendment without the signature of the owner(s) of the lot(s) of land involved in the rezoning, provided that the amendment obtains the support of the majority of Council.

## A.9. Fees

### A.9.1. Application Fees

The following table summarizes application fees required in this Plan:

Type	Description	Fee
(a) Development Permit	i. Residential use ≤2DUs (one (1) main use and main building only); and associated secondary uses, accessory buildings and structures	\$20.00
	ii. Residential use ≤24DUs; or commercial or industrial use building ≤1500m <sup>2</sup> (4921ft <sup>2</sup> ) in total floor area	\$40.00
	iii. Residential use >24DUs; or commercial or industrial use building >1500m <sup>2</sup> (4921ft <sup>2</sup> ) in total floor area	\$60.00
(b) Development Officer (DO) / PRAC Applications	i. Variance – dimensional (DO and PRAC), A.6.2 & A.6.3	\$250.00
	ii. Conditional use (PRAC), A.7.1	
	iii. Variance – similar or compatible use (PRAC), A.7.2	
	iv. Non-conforming use, extension (PRAC), A.7.3	
	v. Temporary use (DO and PRAC), A.6.11 and A.7.4	
(c) Plan Amendment, A.8.1	i. Policies and/or proposals (Part B)	\$1000.00
	ii. Re-zoning and/or zoning provisions (Part C)	
	iii. Amend previously approved Plan amendment	\$750.00

### A.9.2. Administrative Request / Report Fees

Type	Description
(a) Confirmation of zoning	\$100.00 per lot, see Section A.6.5
(b) Zoning compliance letter	\$200.00 per lot, see Section A.6.6
(c) Non-conforming use letter	\$200.00 per lot, see Section A.6.7

## Section B: Land Use Goals, Policies, and Proposals

### B.1. Overall Development Patterns and Growth Strategy

#### B.1.1. Overview

Doaktown is situated on the Southwest Miramichi River and is one of four municipalities that comprise the Greater Miramichi Region, which also includes 19 unincorporated communities, or Local Service Districts (LSDs). The Plan Area of Doaktown is bounded on the west by the Rural Community of Upper Miramichi and is surrounded by the LSD of Blissfield on all other sides of its municipal boundary.

With a population density of approximately 27 persons per square kilometer, the Plan Area is quite rural in nature. Route 8 (Main Street) is the main transportation corridor through the Village. In addition to providing the primary link between destinations within the community, Main Street serves as a route for trips to and from Fredericton and Miramichi.

The Village contains a mix of public, open space, residential, commercial, institutional, and industrial uses. The central part of Doaktown contains the highest concentration of these land uses and functions as the heart of the community. This central area provides a focal point for the community and is a location where new commercial and community developments should be encouraged. It would be a natural progression to encourage increased development—and complementary and supporting residential, recreational, institutional, and commercial uses—to strengthen this area as a “community hub” with a focus on recreational opportunities, walkability, education, employment and retail services, supported by higher density, mixed-use residential development.

The challenge in the Village Centre area is to plan for an appropriate mix of uses and supporting residential densities to ensure its continued growth and sustainability. Also needed are measures to improve the visual amenity, function, and pedestrian comfort and accessibility of the portion of Main Street and cross connections that link to the Village Centre. An attractive streetscape will assist local business and encourage additional investment along this busy traffic route.

Despite encouraging and directing development in the Village Centre area, Council recognizes that many residents enjoy living in Doaktown because of the rural lifestyle it provides, which generally means living outside of the established Village Centre area in a more natural and serene setting, often on large acreages. Existing property



use rights should be maintained in these areas through continuing to permit residences, camps, and other compatible developments of an appropriate use and scale. In these established areas outside of the Village Centre, the challenge will be deciding how to direct growth in a manner that is efficient, cost effective, and maximizes existing infrastructure, services, and active living opportunities.

Over the next ten years, Doaktown will position itself as an age-friendly community, where people of all ages can live, work, and play; one that can attract new families and business investment. In reaching this goal, there needs to be a range of housing options available in the community with sufficient retail and related services to supply local needs, located close to where people live. Ensuring residents of Doaktown have the shopping, services, and recreation needs located directly within their community will contribute to greater self-sufficient and sustainability of the Village and contribute to a stronger sense of community identity.

### B.1.2. Goal and Policies

The following goal and policies provide direction for the ‘Overall Development Pattern’ in Doaktown:

#### GOAL:

To direct growth in a manner that ensures orderly development, efficient use and provision of municipal services, compatibility between land uses, and protection of the Village’s natural features.





**It is a policy of Council to:**

- B.1.2(1) Facilitate development of the Village centre for retail, recreation, civic use, and planned, mixed-use housing.
- B.1.2(2) To keep costs of municipal services low. New development will be encouraged as infill or as redevelopment of vacant properties within the built-up areas of the Village.
- B.1.2(3) Maintain and maximize property use rights by permitting development of an appropriate use and scale throughout Doaktown.
- B.1.2(4) Restrict development in areas that are not suitable, including areas adjacent to watercourses, wetlands, and river areas vulnerable to erosion and flooding.

**B.1.3. Proposals**

It is a proposal of Council to:

- B.1.3(1) Facilitate an orderly and efficient development pattern through the use of a Village Centre (VC) zone and by encouraging development of an appropriate use and scale. The Village Centre zone shall include a diversified and compatible mix of uses, including recreational, residential, community, light industrial, and commercial.
- B.1.3(2) Encourage infilling and the reuse/repurposing of vacant or underutilized buildings, structures, and lots for accommodating development of an appropriate use and scale.
- B.1.3(3) Ensure any new development does not create unreasonable servicing demands or costs to the Village. Where water and/or sewer service is available, new homes must connect to it. Where services are unavailable, a well and septic system approved by the applicable Provincial department will be required.
- B.1.3(4) Develop and implement a Main Street Improvement Plan for Route 8 to improve visual appearance of the street, safety and pedestrian comfort, and identify opportunities for additional commercial development.



## B.2. RESIDENTIAL USES

### B.2.1. Overview

The Village of Doaktown contains a mixture of housing types varying from relatively new single family dwelling units to older, large Victorian style homes. Typical of a small rural-based community, Doaktown's housing stock is comprised primarily of single family dwellings with a limited number of two or more family units within one dwelling.

Currently, Doaktown has approximately 425 total dwellings (2016 Census). If current demographic and development trends continue, fewer new constructions are expected and the age of housing stock will continue to increase. These aging homes will require remodeling and renovations, as these structures are, for example, less energy efficient than new construction. As residential demand into 2026 is expected to remain low, it is anticipated that a number of existing residences could be abandoned, unoccupied, or demolished.

An important consideration for future development in the Village is the mix of housing types and whether the housing mix meets the housing demand. In recent years, the total overall housing stock (number of homes) in Doaktown has decreased but has also diversified to include some smaller types of dwelling units (i.e. apartment, duplex, and semi-detached dwellings).

Considering the proportion of the population in Doaktown that will reach the retirement age over the next decade, increasing demand for smaller dwelling units can be expected. Additionally, changing trends in population structure and personal choice will likely result in continued and expanded demand for alternative forms of housing, such as duplex, semi-detached, row house, and apartment dwellings. Available serviced lots, rather than lots that require a well to be dropped and septic tank installed should be preferred locations for development. Additionally, while residential areas should be developed for predominately residential purposes, other compatible uses that enhance and contribute to neighborhood amenity should be encouraged, such as convenience stores in residential areas.



Garden suites are an increasingly popular housing alternative that allows for the on-site care of close friends or family. These additional dwellings provide an independent living option for seniors, persons with disabilities, or other residents in need. However, garden suites are intended to be temporary in nature. This form of housing should not be used as a means of maximizing lot development, for example by renting to the public on a long-term basis. Future residential developments should also be directed as to avoid potential land use conflict with existing and future incompatible uses. This is achieved through zoning and associated provisions in Section C of this Plan.

Residential zoning under this Rural Plan is applied to areas along the existing streets of the community that are characterized by predominantly residential land use. Other areas, accessible to existing streets and deemed suitable for development are also included in under residential zoning.

**B.2.2. Goal and Policies**

The following goal and policies provide direction for ‘Residential Uses’ in Doaktown:

**GOAL:**

To encourage new residential development to occur in the Village centre area and to maintain established residential neighbourhoods, while facilitating a broad range of housing forms and densities throughout the Village.



**It is a policy of Council to:**

- B.2.2(1) Direct future residential development away from existing and future incompatible land uses.
- B.2.2(2) Facilitate residential development that is compatible with the established character of neighbourhoods, including the overall density of development.
- B.2.2(3) Encourage a range of housing forms and options to meet the broad needs of existing and future residents.
- B.2.2(4) Promote higher density residential uses in the Village centre area to support a nodal development pattern, and to facilitate sustainable development and walkable neighbourhoods.
- B.2.2(5) Increase collaboration with provincial and federal housing agencies to facilitate the development of affordable housing projects.
- B.2.2(6) Ensure a high quality of residential development that will attract new families to the community.

**B.2.3. Proposals**

It is a proposal of Council to:

- B.2.3(1) Implement a Residential (RES) zone that accommodates multiple forms and densities of residential development within the community.
- B.2.3(2) Provide for a greater choice in housing forms and tenures, as well as mixed-use commercial and residential buildings, specifically in the Village Centre area of Doaktown.
- B.2.3(3) Encourage new residential development in the Village Centre area through the use of



a mixed-use Village Centre (VC) zone that permits a wide range of residential uses and densities.

- B.2.3(4) Permit modifications to mobile homes, mini homes, and single unit dwellings to create smaller living units in a manner that preserves neighbourhood appearance.
- B.2.3(5) Recognize the character of existing, established neighbourhoods and ensure that where infill development is possible, that it blends in well with the built form of the neighbourhood.
- B.2.3(6) When appropriate, encourage new development and infill redevelopment to incorporate affordable housing that is visually indistinguishable from market housing and work with provincial and federal housing agencies to facilitate the construction of affordable housing units.
- B.2.3(7) It is a proposal of Council to permit garden suites within areas zoned as “Village Centre”, “Residential” and “Rural” on the Zoning Map as a conditional use on any lot containing a single unit dwelling, provided the proposed garden suite:
  - a) is intended to accommodate family members of the owner or occupant;
  - b) is intended to be temporary until such time as it is no longer required by the tenant; and
  - c) cannot be converted to an apartment or second dwelling unit without an approved amendment to the Rural Plan.

### B.3. Camp Uses

#### B.3.1. Overview

In Doaktown, the term “camp” is used broadly to refer to seasonal residences used for hunting, trapping, fishing, or other general outdoor activities. This term is also used to refer to public “for rent” or private (e.g. outfitting club) facilities. Because the term can have various meanings in different commercial and recreational contexts, camp and associated sub-definitions are included in Section C.1.2(b) for increased specificity and clarity.

As with most rural communities in the province, particularly those on the Southwest Miramichi River, camps are intrinsically linked



with the culture and way of life of residents and visitors in Doaktown. They are used for personal recreation and can be a major source of revenue for operators.

While camp uses are common in Doaktown, they should not be encouraged as a means to permit substandard residential developments. These uses are seasonal in nature, and as such should not be habited on a permanent, year-round basis. In all cases, provisions for the on-site disposal of sewage must be approved by the applicable branches of the Department of Health or Department of Environment and Local Government. Further, camps should be set back from wetlands and watercourses in accordance with the Watercourse and Wetland Alteration Regulation 90-80 of the Clean Water Act, SNB 1989, c C-6.1.

Clustering of four (4) or more travel trailers, motor homes, and/or truck-mounted campers, defined as camp – mobile in this Plan, should be discouraged throughout Doaktown. This use, when engaged in long term parking, has the potential for high land use impact over time; this is particularly of concern if sewage is not properly disposed of. This use also has the potential to deter from other established camp businesses in the area. Camp – mobile should be dealt with on a case-by-case basis as a temporary use considering overall land use impact (e.g. duration of parking – long-term and number of vehicles), street access, compatibility with surrounding land uses, provisions for the disposal of sewage, and other health and safety issues deemed pertinent by the Development Officer or the PRAC.

### B.3.2. Goal and Policies

The following goal and policies provide direction for ‘Camp Uses’ in Doaktown:



**It is a policy of Council to:**

- B.3.2(1) Facilitate camp uses that are solely for seasonal residence or per-night accommodations in appropriate locations throughout Doaktown.
- B.3.2(2) Permit individual camp cottages where residential uses are permitted.
- B.3.2(3) Permit camp clusters in rural areas and where commercial uses are generally permitted.
- B.3.2(4) Promote the development of camp uses that have safe access for emergency and service motor vehicles.

### B.3.3. Proposals

It is a proposal of Council to:

- B.3.3(1) Promote the development of camp uses that have safe access for emergency and service motor vehicles using specific zoning provisions and regulations under the National Building Code of Canada and addendums or regulations thereto.
- B.3.3(2) Prohibit “camp – mobile” throughout Doaktown, and consider solely as a temporary use on a case-by-case basis considering overall land use impact, street access, compatibility with surrounding land uses, provisions for the disposal of sewage, and other health and safety issues.

## B.4. COMMERCIAL USES

### B.4.1. Overview

Commercial development in Doaktown has occurred primarily in a linear pattern along Main Street whereby services and amenities primarily function as individual businesses and small shopping areas that cater to local needs.

In the “Village Centre” area of the community, commercial uses are dispersed along the main arterial with the highest concentration of commercial activities occurring near the Main Street / Prospect Street intersection and Union Street area. On the north side of the River, commercial uses are generally more dispersed and isolated from one another. Commercial uses found in the community include a mix of tourism accommodations, restaurants, gift and specialty shops, personal services, and grocery and convenience stores.

The strength and continued development of an economic base is vital to the well-being and economic long term sustainability of a community. Understanding the structure and function of the local economy is important because:

- Population growth and decline is closely linked to economic activity;
- Commerce and industry use a great deal of space, and this has a significant impact on surrounding land use; and
- Commerce and industry (particularly the forest industry) generate many activities that affect the social and natural environment in Doaktown.



Low scale, high quality commercial development should be encouraged to locate in the central area of the Village. The development of diversified, but compatible uses should be encouraged in this area. The Village should cooperate with the business community to improve the central area of the Village in order to make it the focal point of the Village and the dominant commercial area.

As noted above in Section B.3 “Camp Uses”, camps are a source of revenue for operators in Doaktown. Outfitting businesses offering fishing, hunting, trapping, and ATV/snowmobiling tourism services have great potential to attract provincial, national, and international visitors. There are well established camp businesses and clubs in the area; this industry has potential for growth and to provide additional employment opportunities in Doaktown.

Similar to outfitting businesses, there is much potential for eco-tourism in Doaktown. In fact, the two commercial industries need not be mutually exclusive. The untouched wilderness of the area is an invaluable resource. This has strong potential to draw tourists for hiking, canoeing, snowshoeing, bird watching, and other similar activities. Doaktown is well positioned to major populations like the cities of Miramichi and Fredericton to draw these types of visitors.

As the Village’s population ages, there will be an increased need for healthcare and other related support services. This may provide an opportunity for commercial enterprises in the area. The aging population will bring a need for services such as taxicabs or other forms of community transport, home repair, and new residential care and assisted living facilities.

The majority of commercial activity occurs around the Village Centre area. This functions as the service hub for residents in the area and travelers along Route 8. The gas stations, grocery and building supply stores serve as anchor establishments for the Village. A wide range of commercial uses should be promoted in this area; this would strengthen the Village Centre area as a service hub for Doaktown. However, because there are many established residential uses in this area, commercial uses must be of an appropriate scale and use in order to be compatible with the existing neighbourhood and to minimize potential land use conflicts. Commercial uses should therefore be limited to low impact forms of development.





Home businesses and industries are central to the livelihoods of some residents in Doaktown. Some home businesses in the community include hair salons and computer repair; common home industries include snow clearing and woodcutting operations. Although these enterprises should be encouraged throughout Doaktown, these secondary uses must be of an appropriate use and scale as to avoid any potential land use conflict with surrounding properties. The nature, amount, and location of outdoor storage, for example, may create land use conflict with established residential uses. Protections in the zoning provisions including screening, landscaping, and buffer areas may be required to reduce any potential conflict.

**B.4.2. Goal and Policies**

The following goal and policies provide direction for ‘Commercial Uses’ in Doaktown:

**GOAL:**  
**T**o proactively encourage new developments that diversify and strengthen the local economy and commercial sectors..

**It is a policy of Council to:**

- B.4.2(1) Promote new commercial development and expansion of existing businesses in the Village Centre area.
- B.4.2(2) Facilitate commercial development that does not negatively impact existing and future residential neighbourhoods or other incompatible uses.



- B.4.2(3) Permit sport fishing and hunting related uses adjacent to the river and in all zones subject to zoning regulations and standards.
- B.4.2(4) Permit a wide range of home occupations and industries in association with appropriate residential uses as to minimize land use conflict.
- B.4.2(5) Discourage the use of lands outside of the Village Centre area for commercial use to limit ribbon development and maintain the commercial character of the Village core.
- B.4.2(6) Accommodate existing commercial business located outside the central portion of the Village by establishing a Commercial zone that is separate from the Village Centre zone.

### B.4.3. Proposals

It is a proposal of Council to:

- B.4.3(1) Encourage new commercial development in the Village Centre area through the use of a mixed-use, Village Centre (VC) zone that permits a wide range of commercial uses.
- B.4.3(2) Allow home businesses and industries of appropriate use and scale as secondary uses to select residential uses.
- B.4.3(3) Work with developers and business owners to provide an increased range of retail, commercial, and service uses in the Village.
- B.4.3(4) Encourage the use of land for parks, community uses, recreation, and high density residential as part of mixed-use developments in and around the Village Centre area.
- B.4.3(5) When assessing variance and rezoning applications related to commercial development, specific consideration be given to: scale and massing of the proposed use, impact on the streetscape and character of the neighbourhood, location and amount of parking, access to the site, landscaping, architectural design and building materials, and buffering and separation between adjacent land uses.



## B.5. INSTITUTIONAL (COMMUNITY) USES

### B.5.1. Overview

Community uses (traditionally described as “institutional uses”) are found throughout Doaktown and include places of worship (e.g. churches), community centres, governmental uses (e.g. Canada Post and the Central Miramichi Community Health Centre), and educational uses (e.g. Doaktown Elementary School).

As with residential and commercial uses, community uses should be encouraged to locate in the Village Centre area to support and strengthen the area as a service and activity hub for Doaktown. However, many governmental departments and agencies become involved in the location decisions regarding public institutions. Thus, it is difficult to pre-determine specific sites that would meet the many criteria used for location and funding considerations.

Although most community uses are inherently compatible with residential uses, some are of a scale that may create land use conflict with adjacent properties. For example, a large-scale assisted living facilities has the potential to generate high volumes of loading/unloading and passenger motor vehicle traffic. When considering development applications, these land uses may require additional consideration and conditions attached to their approval.

Existing institutional uses may undergo a transition in use in years to come. For example, the Doaktown Consolidated High School (now closed) may be sold and repurposed for a residential or commercial use. When proposed, the redevelopment and repurposing of such buildings should be encouraged so as to promote adaptive reuse and to avoid the potential of the such properties or buildings falling into a state of disrepair.

Community uses often include small-scale commercial uses such as retail stores, visitor accommodations, restaurants, and personal service shops (e.g. gift shops and cafés in museums, art galleries, or studios). These complementary land uses are inherently accessory and incidental to the main use and thus should be permitted as-of-right where appropriate.

The Village is served by a number of churches scattered along Main Street that belong primarily to Christian denominations. Other institutional uses include the Village Office, post office, fire



department, ambulance service, Royal Canadian Legion, a daycare, and the Central Miramichi Community Health Centre.

### B.5.2. Goal and Policies

The following goal and policies provide direction for ‘Institutional Uses’ in Doaktown:



It is a policy of Council to:

- B.5.2(1) Promote new institutional development in the Village centre area to support an orderly and economical development pattern.
- B.5.2(2) Facilitate development of community uses that do not negatively impact existing and future residential neighbourhoods and other incompatible uses.
- B.5.2(3) Encourage the transition of institutional uses to other uses (adaptive reuse) with similar land use impact in appropriate areas.
- B.5.2(4) Endorse existing institutional uses and encourage the establishment of additional facilities and services to serve the wide range of cultural, religious, social, and educational needs of various age groups, socioeconomic statuses, and persons with disabilities within Doaktown.



### B.5.3. Proposals

It is a proposal of Council to:

- B.5.3(1) Encourage new community use development in the Village Centre area through the use of a mixed-use Village Centre (VC) zone that permits a wide range of community uses.
- B.5.3(2) Permit institutional uses with moderate to high land use impact as conditional uses in the Village Centre (VC) zone.
- B.5.3(3) Allow select small-scale commercial uses as accessory and incidental to main institutional uses.
- B.5.3(4) Work with the Province of New Brunswick in identifying the appropriate location for any new provincial community developments.

## B.6. RECREATIONAL FACILITIES AND PUBLIC OPEN SPACES

### B.6.1. Overview

Open space, recreation, and public use areas play an important role in community development. They are important land uses that contribute to personal, social, economic, and environmental benefits to individuals and the broader community. In Doaktown, recreational areas are well used by a wide range of residents including youth, active adults and seniors. Connecting residential areas to recreational open spaces and facilities is an important future consideration as it will encourage active living among residents.

Two main open space areas can be found in the Village. These open spaces are large, primarily unwooded acreages owned by the Province. The Village has a limited number of sports playing fields, basketball courts, and playgrounds. Recreational facilities also include a golf course, curling rink, and the recently built Prospect Place.

Recently, Doaktown received funding through the Regional Development Corporation which was used to create a park in the centre of the Village on Main Street. The new park is wheelchair accessible with a gazebo, bandstand, benches and walking paths, as well as a splash pad.

Doaktown is served by the provincial trail owned by the Department



of Natural Resources (the Sentier NB Trail) but also includes a number of local informal trail systems. The Sentier NB Trail that passes through the Village is part of a network of multi-use recreational trails that use the provincially-owned abandoned railway line and other municipal and private land. Permitted uses include cycling, walking, and hiking. In Doaktown, motorized vehicles are permitted to use the Sentier NB Trail. It is the intent of Council to support and promote the Sentier NB Trail as a shared, multi-modal facility incorporating motorized and non-motorized recreational users.

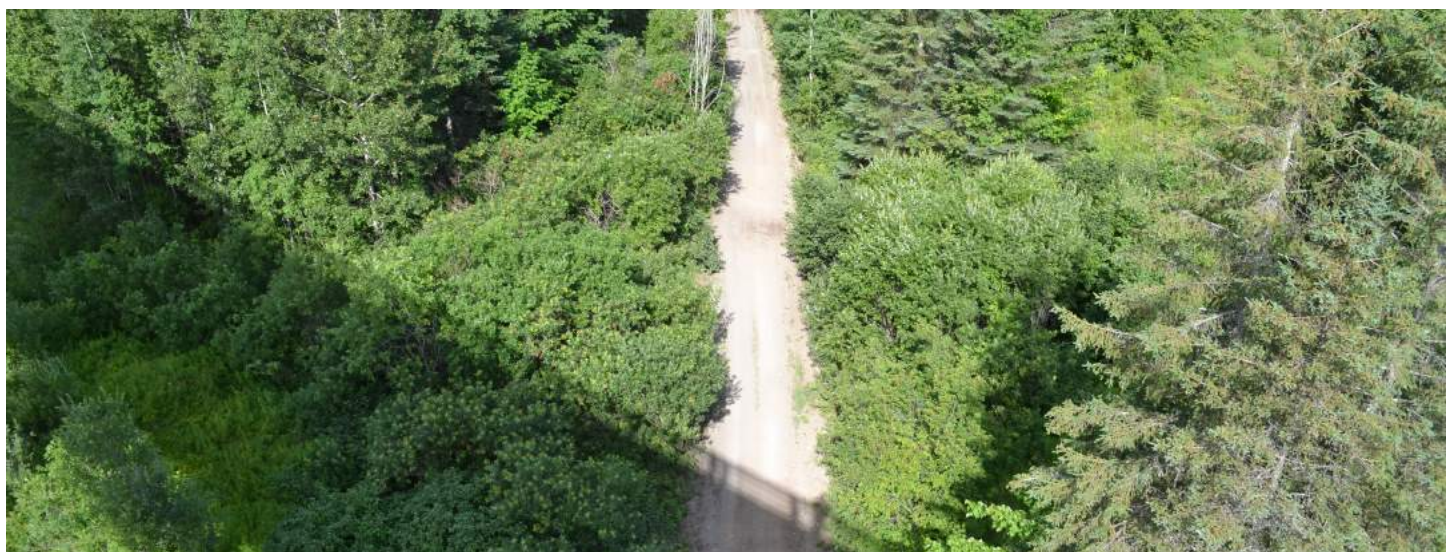
Fishing is also a very popular recreational activity in Doaktown. This is reflected in the numerous private and public ‘for rent’ camps along the rivers. Where possible, Council should attain river access strips and reserve as land for public purposes.

### B.6.2. Goal and Policies

The following goal and policies provide direction for ‘Recreational Facilities and Public Open Spaces’ in Doaktown:

**GOAL:**

To support and encourage the maintenance and enhancement of existing recreational facilities and public open spaces, and to promote the addition of such community amenities.



**It is a policy of Council to:**

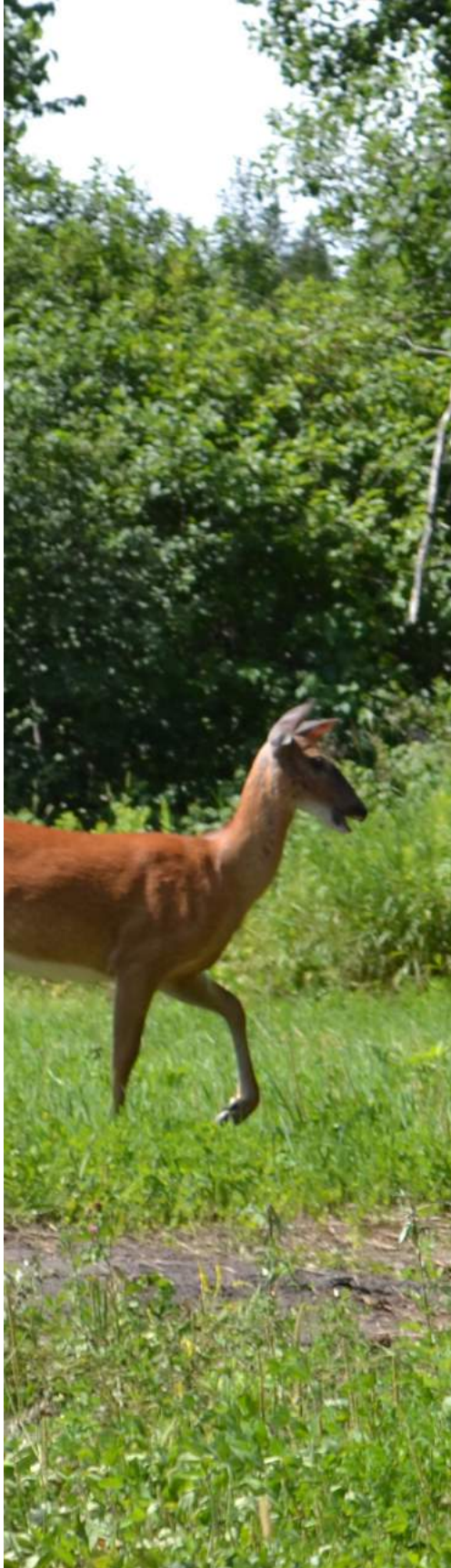
- B.6.2(1) Support existing and future recreational facilities and public open spaces that will meet the diverse needs of visitors and residents, including youth, seniors, and persons with disabilities.
- B.6.2(2) Increase connectivity between recreational facilities and public open spaces.
- B.6.2(3) Increase collaboration with nearby municipalities, communities, and schools in offering complementary recreational facilities and the shared use of facilities.
- B.6.2(4) Rationalize infrastructure in order to keep overall operational costs low and to avoid underutilized recreational facilities.

**B.6.3. Proposals**

It is a proposal of Council to:

- B.6.3(1) Work with developers to provide a range of parks, trails and open spaces while preserving significant natural features, particularly as new or existing areas are developed, redeveloped, or expanded.
- B.6.3(2) Utilize the ‘Para NB – Sport & Recreation Playground Accessibility Checklist’ as a guide in the development of inclusive play environments for new playground facilities in Doaktown.
- B.6.3(3) Acquire land for public purposes through the subdivision process, in accordance with the Act, and other means such as purchase, easements, or lease agreements. Council shall require public land dedication when the subdivision process will result in the creation of five (5) or more lots; cash-in-lieu of required public land dedication may be considered. The following will be considered during the process: impact on maintenance and property tax costs, existence of other nearby facilities, physical suitability for the intended purpose, potential for integration with existing





recreational facilities and public open spaces; and compatibility with existing and proposed adjacent land uses.

B.6.3(4) Support and promote the Sentier NB Trail as a year-round shared, multi-modal facility incorporating motorized and non-motorized recreational users.

B.6.3(5) Acquire river access strips and reserve as land for public purposes in order to support recreational fishing activities.

## **B.7. RURAL AREAS**

### **B.7.1. Overview**

Although Doaktown is relatively small with a total area of approximately 29 km<sup>2</sup>, the Village is still rich in rural resource areas, which includes low-density areas outside of the built-up area of the community and those lands identified for future development. Rural lands provide areas for rural resource uses such as agriculture, forestry and aggregate extraction. Where undisturbed, rural lands provide wildlife habitat, and opportunities for passive recreation.

Much of the existing development in the rural areas includes residences, camps, forestry, and other resource-based activities. These activities are central to the culture and way of life of residents in Doaktown; they provide much needed economic development and employment opportunities. Despite this, natural renewable and non-renewable resources should be developed in a responsible manner as to create sustainable industries that protect natural habitats and minimize potential deterioration of the environment. The protection of the natural environment in Doaktown is also critical to the economic viability and longevity of hunting, trapping, fishing, and guiding enterprises in the area.

Although a wide range of uses should be permitted in the rural resource areas as to maintain property use rights for land owners, non-rural development should largely be guided towards the Village Centre area in order to promote an efficient development pattern. This includes the majority of residential, commercial, and institutional uses.



### B.7.2. Goal and Policies

The following goal and policies provide direction for ‘Resource Uses’ in Doaktown:

**GOAL:**

**T**o permit a wide range of uses in the rural area while encouraging and guiding the majority of development to the Village centre area and other appropriate built up areas of the Village.

It is a policy of Council to:

- B.7.2(1) Where desirable, encourage camp uses in the rural areas
- B.7.2(2) Encourage resource-based uses in the rural areas including, but not limited to activities related to forestry, agriculture and farming, and resource-based uses.
- B.7.2(3) Facilitate the responsible development of natural resources as to create sustainable industries that protect natural habitats and minimize deterioration of the environment.



### B.7.3. Proposals

It is a proposal of Council to:

- B.7.3(1) Encourage camp and resource-based uses in the rural resource areas through the use of a Rural (RU) zone.

## B.8. INDUSTRIAL USES

### B.8.1. Overview

Forestry and lumbering are important industrial drivers in the community. Industrial land uses include the sawmill complex lands and private airstrip owned by JD Irving, the land associated with the Swim Factory owned by Betts Investments Ltd, the DTI garage, and the Industrial Park. These lands are zoned to reflect the historical, current, and anticipated future use of associated lots as industrial or commercial uses with high land use impact. However, potential levels of contamination/remediation from previous uses and activities should be taken into consideration for future development and re-use, as per the DELG remediated sites program.

Outside of the industrially zoned lands, a number of industrial activities occur within areas zoned Rural, Village Centre, and Commercial. Industrial activities in these areas are generally light, isolated activities that include auto supply and service, building supply services, and general independent trade services.

Although it is a primary objective of Council to encourage industry and commercial activity to locate in Doaktown, it is also the intent of Council to promote high quality developments that are well organized, safe, functional, and that minimize overall impact on the natural environment, and existing and future incompatible uses. Uses that are generally incompatible with industrial properties include residential, institutional, and select commercial uses.



### B.8.2. Goal and Policies

The following goal and policies provide direction for ‘Industrial Uses’ in Doaktown:



**It is a policy of Council to:**

- B.8.2(1) Recognize and support existing and future industrial uses within Doaktown.
- B.8.2(2) Guide industrial uses to appropriately zoned areas of Doaktown.
- B.8.2(3) Facilitate industrial developments that do not negatively impact existing and future incompatible uses.

### B.8.3. Proposals

It is a proposal of Council to:

- B.8.3(1) Guide industrial, forestry and lumbering business uses to the Industrial (IND) zone.
- B.8.3(2) Mitigate land use impact on existing and future incompatible uses through zoning provisions, including but not limited to landscaping, screening, and setback requirements.
- B.8.3(3) Work closely with industry and business stakeholder groups in helping to attract potential industrial and commercial developers to Doaktown.
- B.8.3(4) Monitor the need for additional land to accommodate industrial uses, and to identify lands that may be suitable for such uses.

## B.9. HERITAGE BUILDINGS/STRUCTURES AND HISTORICAL/ARCHAEOLOGICAL SITES

### B.9.1. Overview

Doaktown has a rich and diverse history. The culture of the area is intrinsically linked with the

forestry industry and the Southwest Miramichi River that run through the Village. The Village's heritage homes and buildings are one component of the community's unique character.

Doaktown is a participant in the province of New Brunswick's local historic places program, funded by the Government of Canada through the Historic Places Initiative. The Rural Plan aims to support and encourage the identification, protection, and management of Doaktown's historic resources. The Village has 12 sites registered with the Municipal Register of Local Historic Places:

- Akerley Holmes Residence – 245 Main Street
- Doaktown's First School – 386 Main Street
- Frank Swim Residence – 3 Elm Street
- St. Andrew's Anglican Church – 323 Main Street
- Old Baptist Chapel Cemetery – 405 Main Street
- Bamford Store – 342 Main Street
- Bamford Rock – Mitchell Pond, Southwest Miramichi River
- William R. MacKinnon Residence – 351 Main Street
- William A. Bamford Residence – 2 Central Street
- Trinity Methodist Church – 199 Main Street
- Our Lady of Lourdes Roman Catholic Church – 271 Main Street
- William Russell Residence – 395 Main Street

Doaktown thus has a well maintained and comprehensive record of its heritage buildings/ structures and historical/archaeological sites. This serves as a strong foundation for recognizing and encouraging the preservation, rehabilitation, and maintenance of such heritage features.



### B.9.2. Goal and Policies

The following goal and policies provide direction for ‘Heritage Buildings/Structures and Historical/Archaeological Sites’ in Doaktown:

**GOAL:**

To recognize and encourage the preservation, rehabilitation, and maintenance of heritage buildings / structures and historical / archaeological sites.

**It is a policy of Council to:**

- B.9.2(1) Recognize and encourage the preservation, rehabilitation, and maintenance of established heritage buildings/structures and historical/archaeological sites.
- B.9.2(2) Identify additional heritage buildings/structures and historical/archaeological sites
- B.9.2(3) Increase public awareness of heritage buildings/structures and historical/archaeological sites.

### B.9.3. Proposals

**It is a proposal of Council to:**

- B.9.3(1) Continue to update and maintain the existing inventory of heritage buildings/structures and historical/archaeological sites.





B.9.3(2) Register additional heritage buildings/structures and/or historical/archaeological sites with the New Brunswick Register of Historical Places.

B.9.3(3) Create a common plaque or informational signage system for heritage buildings/structures and historical/archaeological sites.

B.9.3(4) Preserve heritage buildings/structures and historical/archaeological sites of significance through referring clients and property owners who wish to alter, remove, or relocate said features to the 'Standards and Guidelines for the Conservation of Historic Places in Canada' or edition/version subsequent thereto.

### **B.9.3(5) CONSERVATION OF THE PHYSICAL ENVIRONMENT**

#### **B.9.4. Overview**

Doaktown is rich in natural, physical environmental features including untouched forests, wetlands, watercourses and their associated watersheds. The area also has an abundance of diverse flora and fauna. The Southwest Miramichi River is the predominant natural feature within the Village. The main tributaries that enter the Southwest Miramichi River in Doaktown are Doak Brook and Fowler Brook, which are both located on the south side of the River. Given the economic and visual/aesthetic importance of the natural environment to Doaktown, protection, conservation, and access are important considerations. Residents and visitors benefit from the rural character and natural environment of the Village. Significant areas of open space and forested lands add to the quality of life offered by the Village and expected by its residents.

The natural beauty of the area is intrinsically linked with economic development opportunities and the overall quality of life of residents and visitors alike. The protection of watercourses and wetlands is especially of importance, as they are an economic support to the community. Guiding, fishing, hunting, and trapping activities are all in some way directly or indirectly related to these features. High impact land uses, such as industrial uses, should be guided away from watercourses, wetlands, and other sensitive physical environmental features to appropriately zoned lands.

Along the river, Doaktown has a number of wetland areas that are regulated under the Watercourse and Wetland Alteration Program. These wetlands are regulated and any activities that involve disturbing the soil and ground or cutting of trees, in or within 30 meters of the wetland, requires a permit.

The Southwest Miramichi River bisects the Village, which has established a typical valley topography. Within the Village, elevations reach as high as 138m above sea level with the lowest elevation being 22m above sea level. Development in the Village has primarily occurred in the lower elevations along the River while the highest elevations remain mainly undeveloped. Steeper areas are along the banks of the River and its tributaries.

The interaction between aspect, slope, and relief can influence microclimate conditions. While the earth's climate has naturally changed over time, current concerns about climate change are focused less on the natural process, but on how human activity is contributing to climate change impacts. Climate change influences sea level rise, coastal erosion, extreme weather events, and terrestrial and marine ecosystems.

As the Village is bisected by the Southwest Miramichi River, it is subject to floods typically caused by high amounts of rain, snowmelt, or a combination of both. Climate change is expected to increase the magnitude and frequency of large floods on the Southwest Miramichi River. It is therefore important to be aware of, monitor, and manage land use along the River. Extreme weather events (such as hurricanes) and thermal extremes (like heat waves) also pose as hazard risks. Planning in the context of climate change requires that Doaktown be proactive in planning for future development, infrastructure, and community services with risk reduction in mind.

The Village is underlain by late carboniferous sedimentary bedrock of the Pictou Group formation. This rock is a coarse to fine grained, terrestrial, clastic rock which, from a land development perspective, is relatively easy to excavate by heavy equipment and offers good foundation support. This is important when considering locations for new development where material can easily be excavated without costly blasting, the soil is impermeable for septic systems, and the terrain is stable and not subject to slope failure. Regional geology also influences quantity and quality of water supplies.

As a rural community, a large proportion of Doaktown is treed and vegetated. Woodlands generate economic benefits through wood production, provide wildlife habitat, sequester carbon, offer recreation, and supply drinking water thereby supporting families, fueling the rural economy, and paying for social services in Doaktown.





### B.9.5. Goal and Policies

The following goal and policies provide direction for the ‘Conservation of the Physical Environment’ in Doaktown:

**GOAL:**  
To promote sustainable development while preserving and enhancing sensitive physical environmental features.

**It is a policy of Council to:**

- B.9.5(1) Direct high impact land uses away from sensitive physical environmental features.
- B.9.5(2) Limit land use and the development of buildings on wetlands, Environmentally Significant Areas (ESAs), and other select lands that are particularly sensitive to flooding.
- B.9.5(3) Encourage and support environmentally responsible development, including but not limited to development proposals that maximize the use of land whilst reducing overall environmental impact, conservation design for subdivisions, eco-industrial park developments, and renewable power generation.
- B.9.5(4) Conditionally allow some residential uses in the CA or FRA zone when it is demonstrated that flood protection, environmental degradation, or public safety concerns can be addressed.

### B.9.6. Proposals

**It is a proposal of Council to:**

- B.9.6(1) Direct industrial and commercial uses having high land use impact away from sensitive physical environmental features.
- B.9.6(2) Limit land use and the development of buildings on wetlands, Environmentally Significant Areas (ESAs), and select lands that are particularly sensitive to flooding through the use of a Conservation Area (CON) and Flood Risk Area (FRA) Zone.



## B.10. MUNICIPAL SERVICES

### B.10.1. Overview

The provision of municipal infrastructure such as streets, sidewalks, water treatment and distribution systems, sewers and sewage treatment facilities, and waste collection and disposal are the primary responsibilities of municipal government. This infrastructure supports growth and development of the community and contributes to community safety, health, and well-being.

The Village of Doaktown relies on both private wells and a municipal wellfield for its drinking water, which is supplied by a wellhead off Prospect Street. Presently, water services extend approximately from civic address 84 Main Street to 595 Main Street, along South Road from Main Street to Grand Lake Road, and across the river to Storeytown Road, Hazelton Road, and their adjacent streets. The wellfield is protected under the New Brunswick Wellfield Protected Area Designation Order – Clean Water Act and the Village has proactively purchased some of the land within the wellfield protected area. In 2016, the North Side Well groundwater supply was also formally designated under the Order.

The Village’s sanitary sewer mains drain by gravity to a wastewater lagoon behind the Save Easy on Main Street where it is treated and then enters the Southwest Miramichi River. The existing facultative lagoon was upgraded in 2011 to meet Canadian Council of Ministers of the Environment and NB Department of Environment effluent standards.

The storm sewer and drainage system consists of main lines and catch basins that are tied to the transportation surface network. Stormwater from the system outfalls to the Southwest Miramichi River. In some areas of the village, stormwater is routed through open roadside ditches.

Although Council currently has no immediate plans to upgrade and extend the existing water service, sewer lines, or storm drainage service this may be reviewed and considered in the future if demand exists and resources are available. Thus at present, any costs resulting from the proposed expansion of municipal services or infrastructure shall be borne by the developer and/or property owner.

The Village’s solid waste collection and disposal service are currently handled by a private contractor. The Greater Miramichi Regional Service Commission’s Solid Waste Services provides the coordination of recycling pickup and household hazardous waste drop-off, and



the promotion of waste management 'best practices' (e.g. composting, reducing, and reusing) to Doaktown.

### B.10.2. Goal and Policies

The following goal and policies provide direction for 'Municipal Services' in Doaktown:



#### It is a policy of Council to:

- B.10.2(1) Maintain the existing level of water, sanitary, and stormwater services with no intention to expand service delivery in the immediate future. Council may review this in the future if demand exists and resources are available.
- B.10.2(2) Support and promote the consistent and efficient provision for solid waste collection.
- B.10.2(3) Support, endorse, and promote services offered by the GMRSC – Solid Waste Services branch.

- B.10.2(4) Work with non-profit community groups, businesses, and individuals; and nearby municipalities, provincial and federal governments in supporting the prompt and efficient delivery of emergency services.

**B.10.3. Proposals**

It is a proposal of Council to:

- B.10.3(1) Require any costs resulting from the proposed expansion of existing sewer lines, and any other associated infrastructure upgrading requirements, shall be borne by the respective property owner or developer.
- B.10.3(2) Require on-site water, stormwater, and septic services (where municipal sewer is unavailable) for new developments as part of the development application process; the associated capital and maintenance costs shall be borne by the developer and/or property owner.
- B.10.3(3) Strongly encourage zero net runoff of drainage water for new building developments, where appropriate by location and/or scale of development.
- B.10.3(4) Redirect residents to the appropriate information source (e.g. website, recycling hotline, waste reduction coordinator) for further information on solid waste services to the GMRSC – Solid Waste Services branch including, but not limited to the curbside solid waste collection program (which includes the curbside recycling program), household hazardous waste collection events, waste reduction and reuse initiatives, and battery and cell-phone recycling program.
- B.10.3(5) Hire and coordinate the appropriate solid waste pickup contractors in order to support and promote the consistent and efficient collection of residential and non-residential solid waste.



# Section C: Zoning Provisions

## C.1. DEFINITIONS

### C.1.1. Undefined Terms

Where a term used is undefined, please refer to the following in order of precedence:

1. The Act;
2. Other New Brunswick Act most relevant to the term in question;
3. The meaning which is commonly assigned to it in the context in which it is used in the Rural Plan; and
4. Black’s Law Dictionary (current edition).

### C.1.2. Defined Terms

- a) Diagrams are for illustrative purposes only; where there may be a conflict between a diagram and an associated text definition, the text definition shall prevail.
- b) Definitions:

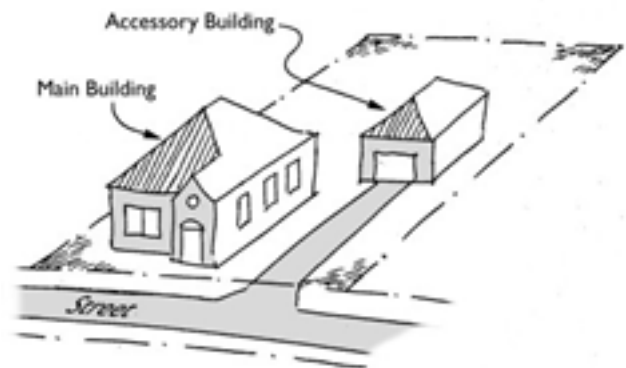
**ABATTOIR** means a use where animals are slaughtered and may include packing, treating, storing, and sale of the product on the premises.

**ACCESSORY BUILDING** means a subordinate building on the same lot as the main building, but does not include a building attached in any way to the main building.

**ACCESSORY USE** means a use that is clearly incidental, subordinate and exclusively devoted to a permitted use and carried on within the same building or lot.

**ACT** means the *Community Planning Act*, R.S.N.B. 1973, c. C-12, and amendments thereto.

**AGRICULTURE** means horticulture, fruit, grain or seed growing, dairy farming, the breeding or rearing of livestock, including any creature kept for the production of food, wool, skins, or fur, or for the purpose of its use in the farming of land, the use of land as grazing land, meadow land, market gardens and nursery grounds and the use of land for woodlands where that use is ancillary to the farming of land for any other purpose. “Agriculture” shall be construed accordingly.



**ANIMAL SHELTER** means a use that provides for the care and veterinary service of lost, abandoned, or neglected animals.

**AREA OF NATURAL, SCIENTIFIC, OR HISTORIC INTEREST** means areas or features of land and/or water representing a significant geological, biological, and/or historical interest.

**ASPHALT/AGGREGATE/CONCRETE PLANT** means a use where the production of asphalt, aggregate, or concrete products take place and may include the stockpiling and storage of bulk materials and the storage and sale of finished products manufactured on the premises.

**ASSEMBLY HALL** means a building or part thereof used for the gathering of persons for civic, educational, political, religious, recreational, cultural, social, or other similar purposes.

**ASSISTED LIVING FACILITY** means a facility that provides supervision and medical assistance to residents and offers the coordination of services by outside healthcare providers and may include such secondary uses as medical offices or clinics, personal service shops, or a retail store and similar uses not exceeding 50.0m<sup>2</sup> (538.2ft<sup>2</sup>) each.

**AUTOMOTIVE ESTABLISHMENT** means any premises or part thereof that is designed for automotive sales, services, maintenance, or storage.

**BACKYARD POULTRY COOP** means the keeping of up to three (3) hens or ducks in a coop structure as accessory to a residential building(s) on the same lot. Male chickens (roosters) and on-site slaughter of animals are prohibited.

**BED AND BREAKFAST ESTABLISHMENT** means a use where temporary accommodation within a single unit dwelling is provided to visitors and travellers for remuneration, subject to Section C.3.9.

**BORROW PIT** means a place where rock, ore, stone, soil, or similar materials are excavated to a depth of more than one (1) metre, without the use of blasting or explosives, for sale or off-site use.

**BUILDING** means a roofed structure used or built for the shelter, accommodation, or enclosure of persons, animals, materials, or equipment.

**BUILDING PERMIT** means a combined development/building permit or a building permit as issued by the GMRSC in accordance with the Act.

**BULK FUEL STATION** means a facility for the storage and distribution of petroleum or propane products in bulk quantities, but does not include the retail sales or processing and may include tanker vehicle storage and key-lock pumps.

**CAMP** means a building or building cluster occupied or capable of being occupied as one (1) or more seasonal residences by one (1) or more persons. A camp is used for hunting, trapping, fishing, and/or general outdoor activities. Dwelling, hotel/motel/inn, and hostel are separate uses.

**CAMP, COTTAGE** means a building that may contain kitchen, sleeping, and/or sanitary facilities and may be used privately or operated commercially on a remunerative basis.

**CAMP, CLUSTER PRIVATE** means a combination of camp cottages subject to Section C.3.13. A camp cluster private is not a commercial use and may be owned and operated by a group or club on a non-remunerative basis.

**CAMP, CLUSTER RESORT** means a combination of camp cottages, which may include additional mixed use buildings, subject to Section C.3.13. A camp cluster resort is a commercial establishment that is advertised and open to the public on a seasonal residence or per-night rental basis similar to a hotel/motel/inn or bed and breakfast / tourist home.

**CAMP – MOBILE** means a combination of four (4) or more of the following vehicles placed on the same lot, or on separate lots within a 50.0m (164.0ft) radius, used for seasonal residence and parking – long-term: travel trailer, motor home, or truck-mounted camper. This use is generally private in nature where users engage in hunting, trapping, and fishing activities on a seasonal basis. Camp and its subsidiary definitions, campground, automotive establishment, dealership – seasonal, and the private seasonal storage of the above-noted vehicles are separate uses.

**CAMPGROUND** means any area of land upon which tents, motor home vehicles, truck-mounted camper vehicles, travel trailer vehicles, or similar shelters may be placed to provide sleeping accommodation. A campground may include supplementary bathroom, laundry, recreation, or convenience retail facilities. A campground is open to the traveling public and offers per-night rental of individual sites or pads for the placement of the above-noted vehicles and/or temporary structures.

**CEMETERY** means land primarily used for internment of human or animal remains and where places of worship, funeral homes, columbarium, crematoria, and related facilities may be incorporated as secondary uses.

**COMMERCIAL USE** means an occupation, employment, or enterprise that is carried on for profit.

**COMMERCIAL RECREATION ESTABLISHMENT** means a use where leisure and recreational activities are operated as a business and open to the public for a fee including, but not limited to a bowling alley, laser tag, mini-golf, computer games, video arcade, billiards, or party rooms, but does not include a casino.

**COMMUNICATION USE** means the use of land, buildings, or structures for the production, storage, and dissemination of information and information products including, but not limited to broadcast studio/television services, publishing and printing facilities, telecommunication services, and call centres.

**CONVENIENCE STORE** means a building used as a store that serves the primary needs of the adjacent neighbourhood and includes the sale of convenience, grocery and other items.

**COUNCIL** means the Mayor and Councillors of Doaktown.

**COVERAGE** means the total permitted percentage of the lot covered by all buildings above ground level. Coverage is regulated in Section C.5 of this Plan.

**CULTURAL AND CIVIC ESTABLISHMENT** means a use that provides display, storage, restoration, or events related to art, literature, music, history, performance, or science and includes uses such as art galleries, theatres, libraries, auditoriums, museums, archives, performing arts, and interpretive centres.

**DAYCARE** means a 'day care facility' as defined in the Day Care Regulation, 83-85 under the Family Services Act, S.N.B. 1980, c. F-2.2.

**DAYLIGHTING TRIANGLE** means the triangular-shaped area of land formed by measuring from the point of intersection of street lines on a corner or through lot. The daylighting triangle 'Required Yard Setback', represented as A in the adjacent diagram, is 4.6m (15.1ft).



**DEVELOPMENT** means development defined in the Act.

**DEVELOPMENT OFFICER** means Development Officer defined in the Act.

**DEVELOPMENT PERMIT** means a combined building/development permit or a development permit as issued by the GMRSC in accordance with the Act.

**DELG** means the New Brunswick Department of Environment and Local Government or department(s) subsequent thereto.

**DH** means the New Brunswick Department of Health or department(s) subsequent thereto.

**DISPATCH SERVICE** means a use where vehicles are dispatched to provide transport services to people or items and may include the maintenance or repair of fleet vehicles and administrative functions relating to the service(s) provided. Typical uses include taxi, limousine, and courier services.

**DNR** means the New Brunswick Department of Natural Resources or department(s) subsequent thereto.

**DOAKTOWN** means the Village of Doaktown.

**DORMITORY/RESIDENCE** means a building containing sleeping units which are provided and/or rented for occupancy by students and/or staff members affiliated with a college, hospital, educational use, religious order, rest or nursing home, assisted living facility, residential care facility, university or similar institution, and which is regulated by such institution. A dormitory/residence may contain communal dining facilities, but shall exclude the preparation of meals within the sleeping units.



**DPS** means the New Brunswick Department of Public Safety or department(s) subsequent thereto.

**DRIVEWAY** means that portion of a lot designed or intended to provide vehicular access to the lot.

**DTHC** means the New Brunswick Department of Tourism, Heritage and Culture or department(s) subsequent thereto.

**DTI** means the New Brunswick Department of Transportation and Infrastructure or department(s) subsequent thereto.

**DU** means dwelling unit.

**DWELLING** means a building or part thereof occupied or capable of being occupied as a home or residence by one or more persons. Hotel/motel/inn, hostel, and camp uses are separate uses.

**DWELLING, DOUBLE UNIT (OR DUPLEX)** means a building containing two dwelling units, placed one above the other, or side by side, but does not include a self-contained dwelling containing a subsidiary apartment.

**DWELLING, MINI HOME** means any dwelling other than a mobile home dwelling that is manufactured and designed to be transported as one (1) integral unit. A mini home dwelling has a width of 4.27m (14.0ft) to 5.0m (16.4ft) (excluding eaves), a maximum length of 21.9m and a maximum height of 4.4m.

**DWELLING, MOBILE HOME** means a dwelling unit that:

Is manufactured to be towed on its own chassis and must be registered as a trailer vehicle, pursuant to the Motor Vehicle Act, R.S.N.B., 1973, c. M-17, to be transported on a highway within New Brunswick;

Is intended to be moved to a site in which power is connected, and may also be connected to water and/or sanitary services;

May consist of one (1) or more parts that can be folded, collapsed, and/or telescoped for towing or to be expanded for additional capacity or joined into one (1) integral unit;

- a) Has a minimum total floor area of 45m<sup>2</sup> (484.4ft<sup>2</sup>);
- b) Has a width of 3.7m (12.1ft) to 4.3m (14.1ft); and
- c) Excludes a travel trailer vehicle.

**DWELLING, MULTI-UNIT** means a building containing three (3) or more dwelling units on one (1) lot.

**DWELLING, ROW HOUSE** means a building divided vertically by common walls extending from the foundation to the roof into two (2) or more attached dwelling

units each having a separate entrance at grade. Dwelling units may be situated on individual lots. This use is subject to Section C.3.8

**DWELLING, SINGLE UNIT** means a detached building containing only one (1) dwelling unit with any main wall having a minimum length of 6.1m (20.0ft). Mobile and mini home dwellings are separate uses.

**DWELLING, TWO-UNIT** means a building containing only two (2) dwelling units on one (1) lot. The dwelling units may be separated horizontally or vertically, as shown in the adjacent diagram. A row house dwelling is a separate use.



**DWELLING UNIT** means one (1) or more habitable rooms designed, occupied, or intended for the exclusive use by one (1) or more persons as an independent and separate housekeeping unit in which a kitchen, sleeping, and sanitary facilities are provided.

**EASEMENT** means a right to use land, most commonly for access to a lot or as a right-of-way for utilities.

**EDUCATIONAL USE** means a college, university, vocational or trade school, public or private school, and includes supportive amenities, facilities, and residential buildings for staff and students, if the buildings are on the same lot as the place of instruction. An educational use may also include active and passive park facilities such as but not limited to sports fields, courts, walking and running tracks.

**ENTERTAINMENT USE** means a commercial use in a building or on a lot which involves entertainment, amusement, or relaxation including, but not limited to a theatre, arcade, amusement centre, pool or billiard hall, but does not include adult establishment uses.

**EQUIPMENT SALES AND RENTAL - HEAVY** means a use where large construction or industrial equipment and vehicles are rented and/or sold to the public, which may include terra forming vehicles such as excavators, backhoes, and bulldozers, farm, and forestry equipment and other apparatus of similar size and function and includes maintenance activities.

**EQUIPMENT SALES AND RENTAL - LIGHT** means a use where large construction or industrial equipment and vehicles are rented and/or sold to the public, which may include terra forming vehicles such as excavators, backhoes, and bulldozers, farm and forestry equipment and other apparatus of similar size and function and includes maintenance activities.

**FARMER'S MARKET** means an establishment or premises where foods, wines, health and wellness products, arts and crafts are sold by local vendors within buildings or from uncovered or open air areas designated for individual retailers.

**FEED MILL** means a building for the processing, blending, grinding, and mixing of grains, seeds, and concentrates for animals.

**FENCE** means a barrier, railing, or other upright structure, typically of wood or wire, enclosing an area of ground to prevent or control access or escape, or to delineate property ownership.

**FINISHED GRADE** means the lot grade elevation of the finished ground surface immediately adjacent to the foundation of a building, structure, or other site development feature.

**FORESTRY** means a use where timber resources are managed, developed, or cultivated for the production of wood and wood products but does not include manufacturing or processing of such products.

**FUNERAL HOME** means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation.

**GARDEN SUITE** means a temporary, portable detached dwelling unit, located on a lot containing an existing single unit dwelling for the use of hosted person(s) with identified special needs.

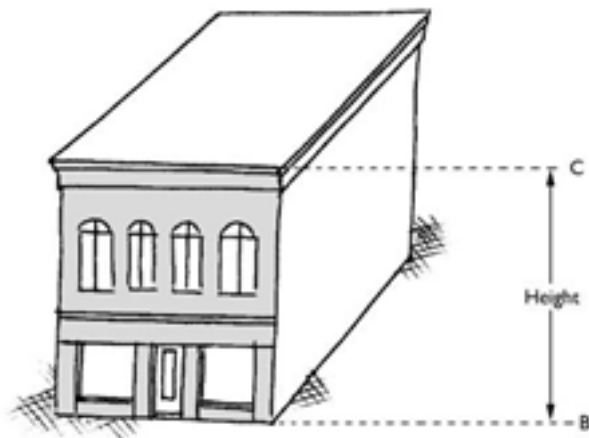
**GENERAL INDUSTRY** means the use of land or buildings for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, canning, preparing, breaking up, demolishing, or treating any article, commodity or substance.

**GMRSC** means the Greater Miramichi Regional Service Commission.

**GOLF COURSE** means a use where a public or private area is operated for the purpose of playing golf and may include accessory office, retail pro shop, restaurant, banquet facilities, and driving range but does not include mini-golf.

**HEIGHT** means the vertical distance of a building, represented as the distance between points B and C in the adjacent diagram, between the average finished grade at the exterior walls and the highest point of the roof surface. Height does not include any accessory roof construction such as, but not limited to a chimney, steeple, or antenna.

**HOSPITAL** means a facility that provides long- and short-term medical and health care including overnight stays, surgery, laboratory, and diagnostic services for treating human illness, disease, and injury.



**INDUSTRIAL USE** means the use of land, buildings, or structures for the manufacturing, processing, fabricating, or assembly of raw materials or goods, warehousing, or bulk storage of goods.

**INFILL DEVELOPMENT** means the use of vacant property within a built-up area for further construction or development.

**INTERPRETIVE CENTRE** means an establishment to communicate the significance or meaning of an area, feature, site, or settlement and its social, natural, cultural, or industrial heritage.

**KENNEL** means a building or structure used for the enclosure of more than four (4) dogs which are kept for the purposes of commercial breeding or for commercial boarding.

**LANDFILL** means a use where garbage and waste is collected, stored, and/or treated permanently in open or covered pits or temporarily indoors or outdoors for further processing or treatment off-site and may include administrative functions associated with the use.

**LANDSCAPING** means lawn or ornamental shrubs, and may include paths, patios, walkways, fountains, reflecting pools, art work, screens, walls, fences, benches and existing natural rock or treed areas, but does not include driveways, vehicle ramps, lanes, parking areas, or space beneath, within or on top of a building.

**LIBRARY** means a use where a collection of materials is kept for reference or borrowing and may provide computer use, instructional facilities, meeting rooms, and study areas.

**LICENSED PREMISES** mean any building, structure, or premises that is licensed, either on a short- or long-term basis, under the Liquor Control Act, RSNB 1973, c L-10.

**LIGHT INDUSTRY** means use of any land or buildings for any general industrial use that can be carried out without hazard. For the purposes of these Regulations, Light Industry includes distribution and warehousing centres, indoor storage and custom workshops.

**LIQUOR STORE** means a use where alcoholic beverages such as wine, spirits, beer, and liqueurs are sold for consumption off-site and requires a license issued by the Province of New Brunswick.

**LOADING SPACE** means an area of land which is used for the temporary parking of a commercial vehicle while merchandise or materials are being loaded or unloaded from the vehicles. A loading space is a rectangular prism with a minimum length of 12.2m (40.0ft), width of 3.7m (12.1ft), and height (vertical clearance) of 4.3m (14.1ft).

**LOT** means an area of land with a unique Parcel Identification (PID) number associated with it that is described in a deed, transfer, or plan of subdivision, which may be used or intended to be used as the site of a development.

**LOT, CORNER** means a lot situated at the intersection of, and abutting on, two (2) or more streets.

**LOT, COVERAGE** means the percentage of the lot area covered by all buildings above ground level.

**LOT, DEPTH** means the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the mid-points of the front and rear lot lines.

**LOT, INTERIOR** means a lot other than a corner lot.

**LOT, FRONTAGE** means the horizontal distance between the side lot lines as measured along the front lot line. In the case of a corner lot with a daylighting triangle, the front and side lot lines shall be deemed to extend to their hypothetical point of intersection for the purpose of calculating lot frontage.

**LOT, THROUGH** means a lot bounded on two (2) opposite sides by streets provided that if any lot qualifies as being both a corner lot and a through lot as herein before defined, such lot shall be deemed to be a corner lot for the purpose of this Plan.

**LOT LINE** means the boundary or exterior line of a lot.

**LOT LINE, FLANKAGE** means, in the case of a corner lot, the longer lot line abutting the street.

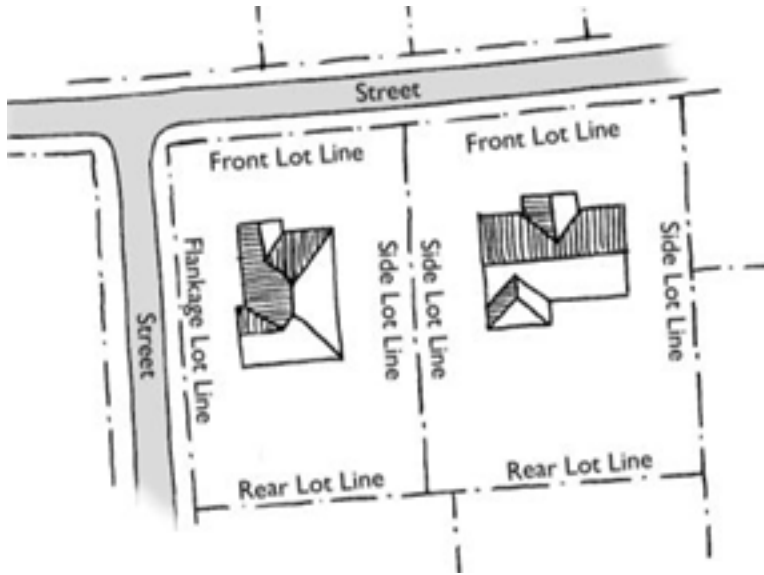
**LOT LINE, FRONT** means:

- a) In the case of an interior lot, the lot line dividing the lot from the street.
- b) In the case of a corner lot, the lot line abutting the street upon which the building or structure erected or to be erected has its principal entrance or feature shall be deemed the front lot line. In the case of no principal entrance or feature, the shorter lot line abutting the street shall be deemed the front lot line.
- c) In the case of a through lot, the lot line abutting the street upon which the main building or structure erected or to be erected has its principal entrance or feature shall be deemed the front lot line.
- d) In the case of a lot that has a shore line of a lake or the bank of a river as one (1) of its boundaries, the lot line facing the access shall be deemed the front lot line.



- e) In the case of a lot on a private access that does not abut any street, the lot line facing the principal entrance or feature of the existing, or to be erected, building or structure shall be deemed the front lot line.

**LOT LINE, SIDE** means a lot line other than a front or rear lot line.



**LOT LINE, REAR** means the lot line farthest from or opposite to the front lot line.

**LOT DRAINAGE AND GRADING PLAN** means a drainage plan, stamped by a professional engineer or by another professional qualified to do such work, providing for drainage and surface water management which will not negatively impact drainage onto surrounding lot(s).

**MAIN BUILDING** means the building designed or used for the principal use on the lot.

**MAIN WALL** means the exterior front, side, or rear wall of a building.

**MANUFACTURING – LIGHT** means a use engaged in the manufacturing of a finished product, predominantly from previously prepared materials and may include associated storage, packaging, and sales.

**MANUFACTURING – HEAVY** means a use engaged in the basic processing and manufacturing of materials or products, predominantly from extracted or raw materials or manufacturing processes that potentially involve an obnoxious emission of odour, smoke, dust, soot, dirt, noise, gas fumes, vibration, water-carried waste, or other obnoxious emissions or refuse and may include associated storage, packaging and sales.

**MEDICAL CLINIC** means a use where human health services are provided through diagnostic, therapeutic, preventative, or rehabilitative treatment without overnight stays for patients. This use includes surgical, dental, physiotherapy, chiropractic, or other similar uses.

**MICRO-BREWERY** means a use where the production and packaging of beverages of low alcoholic content takes place and may include distribution, retail or wholesale, on or off the premises, with a capacity of not more than 8000 hectolitres per year.

**MINERAL WORKING** means land or buildings used for the working or extraction of any naturally occurring substance, including a pit or quarry.

**MINI AND/OR MOBILE HOME PARK** means an area of land used for the development of mini or

mobile home dwellings. Mini or mobile home dwellings may be situated on individual pads or lots.

**MINI STORAGE WAREHOUSE** means a building containing at least three (3) self-storage units divided from the floor to the ceiling or roof by a wall with an independent entrance to each unit.

**OFFICE** means a room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government including, but not limited to data processing and storage operations.

**OUTDOOR FURNACE** means an outdoor solid-fuel-combustion appliance used as a heating source for a building or a series of buildings.

**OUTDOOR STORAGE** means the storage of merchandise, goods, inventory, materials, or equipment or other items outside a building on the same lot, but does not include a display court use.

**PARK – ACTIVE** means an area for recreation that typically has tennis courts, playing fields, mini golf, golf driving range and practice facility, or other equipment associated with it. This definition may also include recreational facility – outdoor.

**PARK – PASSIVE** means areas of natural open space used for low intensity recreational activities such as walking, cycling, nature study and interpretation. This definition also includes linear passive parks and recreational facility – outdoor.

**PARK – PUBLIC** means an active or passive park specifically set aside for recreational uses by the general public.

**PARKING FACILITY** means any building, structure, landscaping feature, or any other feature integral to the parking of vehicles and is limited to the foregoing definitions.

**PARKING FACILITY, BARRIER FREE SPACE** means a rectangular space used for the parking of one (1) motor vehicle associated with person(s) with a physical or sensory disability. The dimensional requirements must be in accordance with the Barrier-Free Design Building Code Regulation, NB Reg 2011-61 of the Act.

**PARKING FACILITY, COMMERCIAL LOT** means a surface parking lot where parking spaces are rented or leased, but does not include parking lots as accessory to a main use.

**PARKING FACILITY, DRIVEWAY AISLE** means the area within a parking lot designed or intended for internal vehicular circulation providing direct access to a parking aisle, but does not provide direct access to a parking space.

**PARKING FACILITY, GARAGE** means a building containing parking of motor vehicles.

**PARKING FACILITY, INTERNAL AISLE** means the area within a parking lot designed or intended for internal vehicular circulation providing direct access to one(1) or

more parking spaces, but does not include a portion of a driveway aisle.

**PARKING FACILITY, LOT** means an area of land for surface parking of motor vehicles.

**PARKING FACILITY, SPACE** means a barrier free space parking facility or a standard space parking facility. This definition is also referred to as parking space throughout this Plan.

**PARKING FACILITY, STANDARD SPACE** means a rectangular space measuring no less than 2.8m (9.2ft) by 5.8m (19.0ft) used for the parking of one (1) motor vehicle. This definition is also referred to as standard parking space throughout this Plan.

**PARKING – LONG-TERM** means the parking/placement of a motor vehicle on a lot for a continual period of ten (10) days or more.

**PAVED** means the hardening or smoothing of a surface through the use of tar and gravel, asphaltic or Portland cement, concrete or other similar substance, including bituminous penetration, but does not include the use of clay, dirt, or slag.

**PET CARE SERVICES** mean a use where domestic animals are washed and groomed and may include the ancillary sale of products related to the service provided, excluding exterior enclosures. Kennel is a separate use.

**PLACE OF WORSHIP** means a use where people gather for religious or spiritual purposes and may include rooms for childcare, social, administrative, or food preparation functions.

**PLAN** means the Village of Doaktown Rural Plan.

**POLICY** means a general statement of intent.

**PORTABLE GARAGE** means a collapsible structure covered with plastic or fabric, used for the purpose of temporarily storing vehicles and/or the covering of driveways.

**PRAC** means the Planning Review and Adjustment Committee.

**PRIVATE ACCESS** means a road right-of-way that provides access to a lot and has not been vested in the Minister of the DTI.

**PROCESSING PLANT** means the use of buildings or lands that accommodates a series of operations, usually a continuous and regular action or succession of actions taking place or carried on in a definite manner. Processing does not include uses specifically listed elsewhere in this Plan.

**PROPOSAL** means a statement outlining specific and tangible measures to satisfy or implement a policy.

**QUARRY** means a quarry defined and regulated under the Blasting Code Approval Regulation under the Municipalities Act, R.S.N.B., 1973, c. M-22.



**QUEUEING LANE** means a lane used for a drive-thru facility and is entirely contained on the lot in which services are provided. A queueing lane has a minimum width of 3.0m and accommodates motor vehicles for travel and queueing spaces.

**QUEUEING SPACE** means a rectangular space with a minimum length of 6.0m and is used for the queueing of motor vehicles at drive-thru facilities.

**RACE TRACK** means a use where animals and non-motorized vehicles are in competition against each other or against time and includes seating for spectators.

**RECYCLING DEPOT** means a use where bottles, cans, or other drink containers are taken for reimbursement of the containers deposit and/or where other recyclable materials are taken for salvage or processing off-site. Activities associated with the use primarily take place inside the building with some external drop-off, storage, and shipping activity.

**RECYCLING FACILITY** means a use where discarded items are received, sorted, and broken down into components for removal from the site.

**RESIDENTIAL CARE FACILITY** means a facility, as regulated by the Family Services Act, S.N.B. 1980, c. F-2.2, or by other provincial legislation, which provides social, physical, or mental care to persons that are under full-time staff supervision. This definition excludes assisted living facility, any public or private hospital, sanatorium, jail, prison, reformatory, or hostel.

**RESIDENTIAL USE** means a use for permanent residence, or continuous habitation, which encompasses dwelling unit(s).

**RESOURCE EXTRACTION** means a use where earth, gravel, sand, stone, or other forms of aggregate or materials are extracted. This use includes any related mining, oil and gas exploration and extraction activities.

**RESTAURANT** means a use where food is prepared and sold for consumption on the premises and may include ancillary entertainment and the sale of food for consumption off the premises.

**RETAIL SHOP** means a building or part thereof in which goods, wares, merchandise, substances, articles, or things are offered for sale directly to the public, and may include minor food processing and packaging in connection with the sale of food products.

**RETAIL WAREHOUSE** means a use where a limited range of large bulky goods requiring large floor areas for direct display are sold to the public and include such items as furniture, major appliances, building materials, and floor coverings.

**SALVAGE YARD** means a use where land and buildings are used for the storage, wrecking, dismantling, refurbishing or handling of goods, machinery, or motor vehicles including the retail sale of salvaged items and administrative functions associated with the use.

**SCRAP YARD** means the use of land, buildings, or structures for the storing, wrecking, dismantling, refurbishing or handling of goods, machinery and vehicles, and their retail sale, and may include a recycling depot or outdoor storage.

**SCREENING** means the total or partial concealment of a building, equipment, structure, or activity by a berm, fence, vegetation, or wall.

**SEASONAL RESIDENCE** means discontinuous habitation, wherein a building or portion thereof is primarily used for recreational purposes by users. Seasonal residence implies that said users occupy a dwelling separate from the place of seasonal residence. In the case of camp uses, seasonal residence may also entail per-night rental of individual units.

**SETBACK** means the minimum required horizontal distance between a lot line and the nearest point of a foundation or exterior wall of a building, whichever is the lesser, or another part of a building or structure if specified elsewhere in this Plan.

**SIGN** means a structure, landscaping feature, or any assembly of manufactured or natural objects used to communicate a visual message.

**SIGN, AREA** means the area of message display on the sign face, but does not include any structural elements lying outside the limits of the sign that do not form an integral part of the message display of the sign. In the case of a double- or multi-sided sign, sign area is taken from one (1) face only.

**SIGN, BILLBOARD** means a ground sign with a sign area in excess of 12m<sup>2</sup> (129ft<sup>2</sup>).

**SIGN, CANOPY** means a sign that is part of or attached to an awning, canopy or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

**SIGN, DIGITAL AND PROJECTED ADVERTISING DISPLAY (DPAD)** means any type of stationary advertising display that is visible from the road and is capable of displaying dynamic content or automatically changing content.

**SIGN, FACIAL WALL** means a sign that is attached directly to or painted upon a building wall, and does not extend there from nor extend above the roof line.

**SIGN, GROUND** means any sign supported independently of a building and permanently fixed to the ground with a sign area of not more than 12m<sup>2</sup> (129ft<sup>2</sup>).

**SIGN, INSTALLATION** means to construct, erect, or place a sign that did not previously exist in the location of the proposed development; or the significant alteration of an existing sign including, but not limited to changes to structural features, wiring, or illumination.

**SIGN, OFF-SITE ADVERTISING** means any sign, except an electronic message board sign, which advertises for a business or businesses independent of the land use(s) of the lot upon which the sign is located.

**SIGN, PORTABLE** means any sign that is specifically designed or intended to be readily moved from one (1) location to another and which does not rely on a building or fixed foundation for its structural support. This definition includes

sandwich board sign.

**SIGN, PROJECTING** means a sign that is wholly or partially dependent upon a building for support and which projects more than 0.3m (1ft) beyond said building.

**SIGN, RE-FACING** excludes sign installation and relates to the changing or updating of messages displayed on an existing sign face.

**SIGN, ROOF** means any sign erected upon, against, or directly above a roof, or on top of, or above the parapet of a building.



**SIGN, SANDWICH BOARD** means a two-sided A-frame style self-supporting sign which is not permanently affixed to the ground and designed to be moveable.

**SITE PLAN** means a drawing submitted by an applicant showing proposed changes to a lot(s), which typically focuses on a development proposal. The site plan illustrates existing features and proposed changes to a

lot(s). A Development Officer assesses a site plan, and edits thereto, to ensure that any proposed changes to a lot(s) are in conformance with the Zoning Regulations, Section C of this Plan. Site plan requirements are pursuant to Section C.2.7.

**SPECIAL FUNCTION TENT** means a use where a temporary collapsible shelter is erected on a lot for a social, cultural, recreational, educational, or entertainment event for a maximum of 14 days and may include the sale and consumption of food and alcohol on the premises.

**STOREY** means the portion of a building which is situated between the top of a floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it.

**STREET** means the whole and entire right-of-way of every public highway, road, or road allowance.

**STREET, HIGHWAY** means the New Brunswick Route 8 Highway.

**STREET, LINE** means the boundary line of a street.

**STREET, LOCAL/COLLECTOR** means all streets within Doaktown, except for highway street.

**STRUCTURE** means anything that is erected, built, or constructed of parts joined together.

**SWIMMING POOL** means a tank or body of water which is intended to be used for swimming and which has a possible maximum depth greater than 1m (3.3ft), but does not include an existing natural body of water or stream.

**TOTAL FLOOR AREA** means the sum of the areas of all above grade floors of a building measured to the outside surface of the exterior walls; or where buildings are separated by firewalls, to the centre line of the common firewalls. This includes all mechanical equipment and open areas inside a building that do not contain a floor including atriums, elevator shafts, stairwells, and similar areas.

**TOURISM ACCOMODATION** means a commercial use building providing temporary accommodations for travelers or transients on a year-round basis, and may have a public dining room and convention room.

**TRANSIT SERVICE** means a use where people are transported by vehicle and may include the maintenance and repair of vehicles. Dispatch service is a separate use.

**TRANSPORTATION USE** means a use of land, buildings, or structures to support transportation services and infrastructure, including but not limited to ports, airports, train or bus terminals, maintenance shops, and the storage of road maintenance equipment, but does not include automotive establishment uses.

**USE** means the purpose for which land or a building or structure or any combination thereof, is designed, arranged, erected, occupied, or maintained.

**USE, CONDITIONAL** means a use of property, which is permitted within a zone subject to such terms and conditions as may be imposed by the PRAC pursuant to Section 34 (4)(c) of the Act. Where compliance with such terms and conditions is not possible, the PRAC may prohibit the use. Permitted conditional uses are listed in the 'Permitted Uses' table within each zone under Section C.5.

**USE, MAIN** means the primary purpose for which a lot, building, or dwelling is used. Permitted main uses are listed in the 'Permitted Uses' table within each zone under Section C.5.

**USE, NON-CONFORMING** means non-conforming use in the Act, subject to Section A.6.7.

**USE, SECONDARY** means a use that is naturally and normally incidental, subordinate, and exclusively devoted to the main use, or to the main building or structure, and located on the same lot with such main use or building or structure. Permitted secondary uses are listed in the 'Permitted Uses' table within each zone under Section C.5.

**USE, SIMILAR OR COMPATIBLE** means a use that is not permitted as-of-right in the respective zone, but may be deemed sufficiently similar to or compatible with a use permitted in said zone, subject to Section A.7.2.

**USE, TEMPORARY** means a use and/or structure permitted to exist for a limited amount of time, subject to Sections A.6.11 and A.7.4.

**UTILITIES** mean uses where energy and electricity, water, storm water or sanitary sewage systems, or cable, telephone and telecommunication services are provided for public consumption, benefit, or use. Commercial and non-commercial wind energy systems are separate uses.

**VEHICLE** means a vehicle as defined under the Motor Vehicle Act, R.S.N.B., 1973, c. M-17.

**VEHICLE, COMMERCIAL** means a vehicle that is licensed as a commercial vehicle under the Motor Vehicle Act, R.S.N.B., 1973, c. M-17.

**VEHICLE, MOTOR** means a motor vehicle as defined under the Motor Vehicle Act, R.S.N.B., 1973, c. M-17.

**VEHICLE, MOTOR HOME** means a motor vehicle intended for temporary accommodations and living, and to be regularly transported, which includes kitchen, sleeping, and sanitary facilities. A motor home vehicle must be registered pursuant to the Motor Vehicle Act, R.S.N.B., 1973, c. M-17 as a ‘passenger vehicle’ in order to operate on a highway within New Brunswick.

**VEHICLE, TRAILER** means a trailer as defined in the Motor Vehicle Act, R.S.N.B., 1973, c. M-17.

**VEHICLE, TRAVEL TRAILER** means a trailer vehicle intended for temporary accommodations and living, and to be regularly transported, which includes kitchen, sleeping, and sanitary facilities, and is towed, either by hitch or fifth wheel, by a motor vehicle. A travel trailer must be registered pursuant to the Motor Vehicle Act, R.S.N.B., 1973, c. M-17 as a trailer vehicle in order to operate on a highway within New Brunswick. A travel trailer has an overall length not exceeding 13.8m (45.0ft) and an overall width not exceeding 2.6m (8.53ft). Mobile home dwelling is a separate use.

**VEHICLE, TRUCK TRACTOR** means a truck tractor as defined in the Motor Vehicle Act, R.S.N.B., 1973, c. M-17.

**VEHICLE, TRUCK-MOUNTED CAMPER** means a component that is designed to mount on the storage compartment of a pickup truck and is intended for temporary accommodations and living, and to be regularly transported, which includes kitchen, sleeping, and sanitary facilities. The component may be dismounted from the pickup truck and used for temporary accommodations and living. A truck-mounted camper need not be independently registered pursuant to the Motor Vehicle Act, R.S.N.B., 1973, c. M-17 as a vehicle in order to be transported on a highway within New Brunswick.

**VENDING FACILITY** means a readily moveable building or structure where produce or goods are offered or kept for sale, primarily on a seasonal basis, including but not limited to ice cream/food stands or garden centres.

**VETERINARY CLINIC** means a facility for the medical care and treatment of animals, including provision for their overnight accommodation, but does not include outdoor facilities such as kennels, pen runs, and enclosures.

**WAREHOUSE** means a building used primarily for the storage of goods and materials.

**WASTE DISPOSAL FACILITY** means a use where land and buildings are used for the storage, handling, or disposal of waste including garbage container service and effluent tanker service. Recycling facility is a separate use.

**WATERCOURSE** means watercourse as defined in the Clean Water Act, S.N.B. 1989, c. C-6.1.

**WHOLESALE STORE** means buildings or structures in which commodities are offered for sale in bulk, primarily for resale or business use.

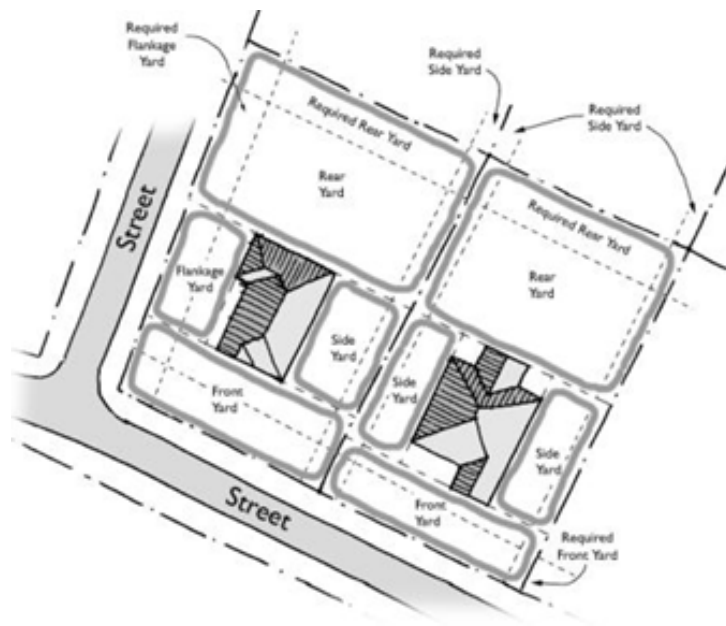
**WIND ENERGY SYSTEM, COMMERCIAL** means one (1) or more large-scale wind turbine generators that are connected to the transmission or a local distribution grid. This use typically requires a central computerized monitoring system that monitors the operation of the turbine(s). Usually small buildings on-site house this system and there is a link to a headquarters off-site.

**WIND ENERGY SYSTEM, NON-COMMERCIAL** means a small-scale wind turbine generator that is subordinate and incidental to the main use on the lot, and does not produce any net revenue from its operation.

**YARD** means an open, uncovered space on a lot appurtenant to a building, except a court bounded on two (2) or more sides by buildings. Yards are represented as rounded solid lines in the adjacent diagram.

**YARD, DAYLIGHTING** means the area within the 'Required Yard Setback', represented as A in the daylighting triangle definition diagram.

**YARD, FRONT** means a yard extending across the full width of a lot between the front lot line and the nearest main wall of a



main building or structure on the lot.

**YARD, REAR** means a yard extending across the lot width between the rear lot line and nearest main wall of a main building or structure on the lot.

**YARD, REQUIRED** means the minimum permissible breadth of any yard determined in extent from the applicable lot line to a line specified within the given zone requirements. Required yards are represented as dotted lines in the adjacent diagram.

**YARD, SIDE** means a yard extending between the front yard and the rear yard between a side lot line and the nearest main wall of a main building or structure on the lot.

**ZONING MAP** means the Village of Doaktown – Rural Plan Zoning Map, Schedule ‘A’

## C.2. 2 APPLICATION AND GENERAL PROVISIONS

### C.2.1. Measurements and Units

- a. All numerical requirements in this Plan are provided in metric units of measurement.
- b. Imperial units of measurement, where provided, are for user convenience only. Where a discrepancy between metric and imperial measurements occurs, the metric measurement shall prevail.
- c. Metric place value equal to or greater than five (5) shall be rounded up to the nearest whole number. Metric place value less than five (5) shall be rounded down to the nearest whole number.
- d. Despite the unit of metric measurement, all measurements shall be rounded to one (1) decimal place when applying the zoning provisions of this Plan (e.g. 2.24cm > 2.2cm and 2.25m > 2.3m).
- e. When measuring a required distance between a lot line and a building or structure, or between two (2) buildings or structures, the measurement is made at the least distance between the two (2).
- f. All measurements and distances must be made along horizontal planes and not by following the topography or slope of the land.

### C.2.2. General Prohibitions

- a. No land, building or structure may be used or occupied, and no building or structure may be placed, constructed, erected, moved, sited, altered or enlarged, and no subdivision may be approved, except in conformity with this Plan.
- b. No building or structure may be placed, constructed, erected, moved, sited, altered or enlarged, and no subdivision may be approved, so as to cause any existing building or structure on the same lot to violate the provisions of this Plan.

### C.2.3. Requirement of a Development Permit

- a. No person shall undertake a development without a development permit, pursuant to Section A.9.1 (fee schedule) of this Plan.
- b. No development permit shall be issued unless the proposed development conforms to all provisions of this Plan.
- c. Where any development permit is issued, such permit may include permission of any single development, more than one (1) development, or of any or all elements related to any development, provided that such are specified by the development permit.
- d. No development permit shall pertain to more than one (1) lot.
- e. A development permit shall be in force for a period of two (2) years from the date of issue or until the development has been completed. A development permit may be reissued upon request, subject to review by the Development Officer.
- f. Despite C.2.3 (a), no development permit shall be required for the following:
  - i. Sign re-facing;
  - ii. Signs exempted under sections Section C.3.3 (m) and (n);
  - iii. Fence;
  - iv. Flag pole;
  - v. Planter structure for flower, vegetable, or other similar garden for private use;
  - vi. Swimming pool designed to be temporary and portable;
  - vii. Internal renovation of a building with no change in use or change in intensity of use;
  - viii. Swing set, slide, or other similar children's play structure designed for private use associated with a dwelling; and
  - ix. The following in association with camp cottages, or dwelling uses except for a multi-unit dwelling:
    - a) Portable garage or other portable tent or tarp shelter;
    - b) Accessory building equal to or less than 28m<sup>2</sup> (300ft<sup>2</sup>) in total floor area (this exemption does not apply to accessory buildings accommodating home businesses or industries); and
    - c) Deck or other exterior platform, including exterior stairs and ramps, equal to or less than 13.4m<sup>2</sup> (144.0ft<sup>2</sup>) in total floor area.

### C.2.4. Existing Undersized Lots



Nothing in this Plan shall prevent the use of an undersized lot in existence on the effective date of this Plan, provided that the use of such lot is permitted in the zone in which said lot is located.

**C.2.5. Enlarging Existing Buildings and Structures**

Where a building or structure has been constructed on or before the effective date of this Plan, the building may be enlarged provided that:

- a. The enlargement does not further reduce any yard or setback requirement; and
- b. That all other provisions of this Plan are satisfied.

**C.2.6. Multiple Main Buildings and Associated Main Uses**

- a. Unless specifically provided for in this Plan, one (1) main building and associated main use is permitted per lot.
- b. Where one (1) or more main buildings and associated main uses are permitted in Section C.5, such main buildings shall be separated a minimum of 10.0m (32.8ft).

**C.2.7. Site Plan Requirements**

Application for a development permit shall be accompanied by a site plan; the Development Officer may require all or some of the following to assess the nature and scale of the proposed development:

- a. An appropriate scale (e.g. 1:100, 1:250, 1:300, 1:400, 1:500);
- b. Metric units of measurement for all dimensions, pursuant to Section C.2.1 of this Plan;
- c. North arrow;
- d. Shape and dimensions of the lot(s) to be used;
- e. Size, shape, bulk, location, and use of existing and proposed buildings, equipment, structures, and utilities;
- f. Distance from lot lines and sizes of buildings or structures proposed to be constructed, already constructed, or partly constructed, on the lot(s);
- g. Proposed locations and dimensions of any parking spaces, loading spaces, driveway accesses, and landscaping;
- h. Locations of any fences, signs, or retaining walls;
- i. Locations of any natural features including, but not limited to watercourses and wetlands, and the location of any existing or proposed buildings or structures in relation to natural features;
- j. Details of lot dimensions and related street lines, including locational identifiers;
- k. Locations, dimensions, and sizes including, but not limited to the number of units, height,

and floor area of all proposed buildings and accessory buildings;

- l. Dimensions of all yards;
- m. Landscaping, including screening and other natural and artificial features, including easements, railway lines, power lines, culverts, drainage infrastructure, ditches, utilities, etc.;
- n. Existing and proposed streets, private accesses, right of ways, or easements;
- o. Where appropriate, provision for post construction drainage of the site;
- p. Where appropriate, elevation and perspective drawings of any buildings or structures;
- q. Where appropriate, pre- and post-elevation drawings of land where the proposed development will significantly alter existing topography; and
- r. Any other information the Development Officer deems necessary to determine whether the proposed development conforms to the requirements of this Plan or other regulatory requirements.

#### **C.2.8. Site Drainage**

- a. No person shall alter the land levels insofar as this may affect surface drainage, except where the altered land levels provide that the resulting surface drainage shall be retained on the land, discharged into an existing ditch, or other watercourse capable of carrying such additional water.
- b. Attention shall be given to proper site surface drainage so that removal of surface water will not adversely affect neighbouring lot(s), streets, or other public infrastructure.
- c. Storm water shall be removed from all roofs and paved areas and carried away in an efficient and approved manner.
- d. A lot drainage and grading plan prepared by a licensed engineer may be required depending on the scale of the development or the potential for increased surface drainage.
- e. Zero (0) net runoff of drainage water may be required for the development of extensive areas of impervious surface (e.g. paved areas or new buildings).

#### **C.2.9. Temporary Construction Uses**

Nothing in this Plan shall prevent the use of land or the use or erection of a temporary building or structure, or the temporary storage of materials and equipment, which is accessory to construction in progress provided that all other permits required by federal, provincial, or municipal authorities are attained and that the above-noted is removed within 14 days of completion of the work.

#### **C.2.10. Access**

- a. No person shall erect or use a building or structure or use any lot regulated by this Plan unless the lot to be used, or the lot upon which the building or structure is situated or to be situated, abuts or fronts on a street or otherwise achieves satisfactory access to a street as approved by the PRAC.
- b. The decision to approve a private access, or any other non-street access considered by the PRAC, shall be in accordance with the GMRSC ‘Policy for Private Accesses’ policy guideline.

**C.2.11. Street Line Setback**

Prohibitions

- a. No building, structure, or part thereof shall be permitted within 7.6m (24.9ft) of a street.

Exemptions

Despite Section C.2.11 (a):

- b. The following structures are exempt from street line setback, but must conform to Section 2.18:
  - i. Fences;
  - ii. Signs;
  - iii. Special function tent; and
  - iv. Structures associated with utilities, including utility distribution structures/buildings.
- c. A reduced street line setback is permitted in the event that:
  - i. Two (2) buildings on adjacent lots (on the same side of the street) are within 30.0m (98.4ft) of the location of the proposed building, wherein the average of the two (2) reduced street line setbacks of the existing buildings is taken; or
  - ii. One (1) building on an adjacent lot (on the same side of the street) is within 30.0m (98.4ft) of the location of the proposed building, wherein the average of the reduced street line setback of the existing building and the required street line setback is taken.

**C.2.12. Other By-laws, Permits, and Licenses**

Nothing in this Plan shall relieve any person from the obligation to comply with the requirements of any By-law of Doaktown in force from time to time, or the obligation to obtain any license, permit, authority, or approval required under any By-law of Doaktown. In the event of conflict between this Plan and any other By-law, the more restrictive By-law shall prevail.

**C.2.13. Height Regulations**

The height regulations of this Plan shall not apply to church spires, water tanks, elevator enclosures, silos, flagpoles, television or radio antennae, ventilators, skylights, barns, chimneys, clock towers, windmills, or solar collectors attached to a main building or structure, except where specifically regulated in this Plan or by other federal, provincial, or municipal requirements.

#### **C.2.14. Uses Requiring the Disposal of Sewage**

Where a proposed use requires the disposal of sewage, no development permit shall be issued unless sewage can be managed by on-site sewerage facilities such as, but not limited to a septic tank and disposal field and be approved by the applicable branch of DH or DELG.

#### **C.2.15. Reduced Frontage on a Curve**

Where the front lot line of any lot is a curved line, or when the side lot lines of a lot are not parallel, a minimum lot width which is equal to the minimum lot frontage required by this Plan shall be required in lieu of such minimum lot frontage. For the purpose of this section, such minimum lot width shall be measured along a horizontal line between the side lot lines, whose end points are defined by the intersection of said side lot lines with the minimum setback as required by the applicable provision of this Plan.

#### **C.2.16. Landscaping Strip**

- a. A minimum landscaping strip of 1.5m (4.9ft) shall be provided and maintained along all lot lines provided that such landscaping may be interrupted by driveways. This provision applies to all new building developments including a conversion of uses within an existing building, except where a development permit is not required pursuant to Section C.2.3.
- b. Despite Section C.2.16 (a), a landscaping strip is not required for the following uses:
  - i. Camp cottage;
  - ii. Camp cluster private;
  - iii. Residential Dwelling Uses (see Schedule B);
  - iv. Uses permitted in all zones, pursuant to Section C.3.19.
- c. Landscaping shall be completed no later than one (1) year from the date of issuance of the development permit for the main building located thereon.
- d. No buildings or required parking shall be located in any required landscaping area.

#### **C.2.17. Screening**

General

- a. Except for new uses listed under Section C.2.16 (b), screening shall be provided to the satisfaction of the Development Officer.
- b. In establishing the screening requirement for a proposed development, the Development

Officer shall give consideration to the following:

- i. Nature of proposed use(s);
- ii. Nature of adjacent existing land use(s);
- iii. Proximity from adjacent existing buildings;
- iv. Size and scale of proposed parking areas including any proposed lighting; and
- v. Established character of the neighbourhood.

Materials

- c. Plant materials characterized by dense growth that will form an effective year-round screen shall be planted, or a fence or wall shall be constructed to form the screen.
- d. Screening may consist of both natural and man-made materials.
- e. Where a fence is used as screening, the fence shall be constructed such that the framework and any supports shall not be visible from the adjacent lot.
- f. To the extent practical, existing trees and vegetation shall be retained and used to satisfy the provisions of this Section.

Height

- g. Except within a daylighting triangle, screening shall be at least 1.5m (4.9ft) in height.
- h. Plant materials, when planted, may be less than 1m (3.3ft) in height if of a species or variety that shall normally attain the required height and width within three (3) years of planting.
- i. No garbage shall be stored in any garbage storage area so as to exceed the height of the surrounding fence or screening.

Width

- j. Screening shall be in a landscaping strip of at least 1.5m (4.9ft) in width pursuant to Section C.2.16.

Maintenance

- k. All required plant materials shall be maintained in a healthy condition and whenever necessary replaced with new plant materials to ensure continued compliance with screening requirements.
- l. All required fences and walls shall be maintained in good repair and presentable appearance and whenever necessary repaired or replaced.

**C.2.18. Daylighting Triangle**

Except for a column of up to 0.2m (0.7ft) in diameter supporting an upper storey projection, a fence, sign, hedge, shrub, bush, tree, or any other structure or vegetation shall not be erected or permitted to grow to a height of 0.6m (2.0ft) or more in the daylighting triangle (note: definition in Section C.1.2 (b) contains diagram).

### **C.2.19. Parking**

For proposed new developments requiring a development permit pursuant to Section C.2.3:

#### General

- a. All required parking spaces shall be provided on the same lot as the proposed building(s) or structure(s).
- b. The surface of any parking lot in excess of twenty (20) parking spaces, and driveway and internal aisles thereto, shall be adequately drained including the prevention of discharge of sediment to adjacent lots and treated to prevent the raising of dust.
- c. In paved parking lots, each parking space must be painted, marked, or otherwise delineated.
- d. Despite Section C.2.19 (a), off-site parking on a lot in the vicinity of the proposed development may be permitted to the satisfaction of the Development Officer, provided that there is a written agreement between both parties that provides sufficient detail regarding the off-site parking arrangement.
- e. There shall be adequate provision for access to a street for each parking space.
- f. Unless otherwise permitted, each parking space shall be readily accessible and maintained at all times for the parking and manoeuvring of a motor vehicle without the necessity of moving another motor vehicle.
- g. If the parking area is to be used in the winter, an additional area of equal to 1% of the proposed parking area shall be provided for snow storage.

#### Number of Parking Spaces

- h. Where there is more than one (1) use on a lot or in a building, required parking is the sum of all parking required for each use.
- i. If the calculation of the minimum number of parking spaces results in a fraction, the requirement shall be the next higher whole number.
- j. For residential uses, the following minimum number of parking spaces is required:
  - i. One (1) per dwelling unit for a single unit dwelling, mobile home, mini home dwelling, two-unit, and row house dwelling
  - ii. One (1) per bachelor or one (1) bedroom dwelling unit;
  - iii. 1.5 per two (2) bedroom dwelling unit;

- iv. 1.75 per three (3) or more bedrooms dwelling unit;
  - v. One (1) per two (2) guest rooms in a bed and breakfast / tourist home, plus the parking requirement of the associated main residential use;
  - vi. One (1) per two (2) guest rooms in a dormitory / residence; and
  - vii. One (1) per four (4) beds, plus one (1) per two (2) employees on a maximum shift, in a residential care facility.
- k. For camp uses, the following number of parking spaces is required:
- i. One (1) per camp cottage; and
  - ii. The parking requirement of any mixed use building of a camp cluster resort is pursuant to Section C.2.19 (h).
- l. For institutional (community) uses, the following number of parking spaces is required:
- i. One (1) per four (4) persons of projected occupancy load for assembly halls, which include but are not limited to an arena or auditorium, community centre, conference and event facility, cultural establishment, educational use, funeral home, governmental use, library, place of worship, or social organization;
  - ii. One (1) per four (4) beds, plus one (1) per two (2) employees on a maximum shift, in an assisted living facility or hospital; and
  - iii. Three (3) per examining room in a medical clinic.
- m. For commercial uses, the following number of parking spaces is required:
- i. One (1) per unit in a hotel/motel/inn;
  - ii. One (1) per two (2) guest rooms in a hostel;
  - iii. One (1) per 9.3m<sup>2</sup> (100.1ft<sup>2</sup>) of floor area in a service – small or large automotive establishment; and
  - iv. One (1) per 232m<sup>2</sup> (2497.3ft<sup>2</sup>) of floor area in a warehouse or storage related use.
- n. For all other uses, the following number of parking spaces, whichever is the greater, is required:
- i. One (1) per 38m<sup>2</sup> (409.0ft<sup>2</sup>) of floor area; or
  - ii. One (1) per four (4) persons of projected occupancy load.
- o. Where the parking requirement cannot be calculated using total floor area or projected occupancy load, the applicant must submit a parking study or detailed rationale that demonstrates that the number of proposed parking spaces is sufficient for the associated proposed use(s), and that the conclusions of the study or rationale are found to be acceptable

by the Development Officer.

#### Barrier-Free Parking

- p. Barrier-free parking shall be in accordance with the Barrier-Free Design Building Code Regulation, 2011-61 of the Act, and where there is conflict between this Plan and the Regulation, the Regulation including amendments subsequent thereto shall prevail.

#### Variance from Minimum Number of Spaces Required

- q. The Development Officer may consider varying from the minimum number of spaces required pursuant to Section A.6.2 when an applicant submits a technical study or detailed rationale that demonstrates that the number of required spaces for a development should be less than the minimum requirement of this Plan due to unique site, location, or use characteristics, and that the conclusions of the study or detailed rationale are found to be acceptable by the Development Officer. This provision applies to the minimum number of parking, loading, and queueing spaces required by this Plan, except for minimum requirements under the Barrier-Free Design Building Code Regulation, 2011-61 of the Act; requirements under the Regulation cannot be varied.

### C.2.20. Loading

#### Loading

- a. A loading space shall be required for every building or structure used for any purpose involving the use of vehicles for the receipt or distribution of materials, in accordance with the following Figure:

Total Floor Area	Loading Spaces Required
< 185m <sup>2</sup> (1991.4ft <sup>2</sup> )	0
185m <sup>2</sup> (1991.4ft <sup>2</sup> ) – 1,860m <sup>2</sup> (20,021.5ft <sup>2</sup> )	1
1,860m <sup>2</sup> (20,021.5ft <sup>2</sup> ) – 4,650m <sup>2</sup> (50,053.8ft <sup>2</sup> )	2
For each additional 4,650m <sup>2</sup> (50,053.8ft <sup>2</sup> ) > 4,650m <sup>2</sup> (50,053.8ft <sup>2</sup> )	+1

- b. If the calculation of the minimum number of loading spaces results in a fraction, the requirement shall be the next higher whole number.
- c. Loading spaces shall be readily accessible and usable at all times.
- d. All (un)loading shall occur on site and not block any street.
- e. The Development Officer may consider varying from the minimum number of loading spaces required pursuant to Sections A.6.2 and C.2.19 (q).

### C.2.21. Drive-Thrus and Queueing

- a. Queueing lanes shall encompass screening pursuant to Section C.2.17.



- b. Queueing lanes shall be located so that queued vehicles do not block or obstruct general motor vehicle circulation throughout the site, building entrances, access to loading spaces, or required parking.
- c. Any outdoor speakers used for a drive-thru facility shall be separated from a lot line abutting a RES zone boundary or existing residential use at a minimum distance of 20m unless otherwise separated by a building.
- d. A minimum of 12 in-bound queueing spaces and one (1) out-bound queueing space are required, except for a financial institution in which case a minimum of four (4) in-bound queueing spaces are required.
- e. A queueing lane shall be separated from any lot line abutting a street by a minimum of 3m (9.8ft).
- f. At least one (1) building entrance shall be located so that pedestrian access to that entrance either:
  - i. Does not cross a queueing lane; or
  - ii. Crosses a queueing lane only in a location behind the required queueing spaces.
- g. Any building entrance location that requires pedestrians to cross a queueing lane shall incorporate signage and a change in surface material, height, or use of paint to distinguish the pedestrian crossing from the queueing lane surface.
- h. Any outdoor lighting for a drive-thru facility shall be located and arranged so that no direct rays of light are oriented at any lot used for residential purposes.
- i. Despite Section C.2.21 (d), a queueing/traffic study shall be required if the expected number of drive-thru motor vehicle trips will exceed 40 motor vehicles per hour during peak periods; in such case, the minimum number of queueing spaces required shall increase accordingly to the satisfaction of the Development Officer.
- j. The Development Officer may consider varying from the minimum number of queueing spaces required pursuant to Sections A.6.2 and C.2.19 (q).

**C.2.22. Permitted Encroachments**

Despite any provisions in this Plan, encroachments are permitted as follows:

- a. Enclosed patios, fire escapes, walkways, wheelchair ramps, lifting devices, or steps may be located a maximum of 1.5m (4.9ft) into any required front or rear yard, and 0.9m (3.0ft) into any minimum side yard.
- b. There may be erected or maintained in any yard the usual projections of sill, cornices, eaves, gutters, chimneys, pilasters, canopies, or other architectural features, provided that no such structure or feature shall project more than 0.6m (2.0ft) into any required yard.

- c. Window bays and solar collectors may be permitted to project not more than 0.9m (3.0ft) from the main wall into a required front, rear, or side yard.
- d. Exterior staircases, steps, balconies, porches, verandas, and sun decks shall be permitted to project a maximum of 2.0m (6.6ft) into any required front or rear yard and 0.9m (3.0ft) into any required side yard provided that said structures do not extend closer than 1.0m (3.3ft) from the nearest lot line.
- e. Pumps and islands for the distribution of automotive fuel shall be allowed to locate within any required yard to the satisfaction of the Development Officer.
- f. Sign setbacks, and any permitted encroachments, are pursuant to Section C.3.3 (o) i.

### C.3. SPECIAL USES, BUILDINGS, AND STRUCTURES

#### C.3.1. Accessory Buildings

##### General

- a. Where this Plan provides that any land may be used or a building may be erected, altered or used for any purpose, that purpose shall include accessory buildings.
- b. An accessory building shall be clearly incidental and accessory to the main use of the lot.
- c. Despite the setback requirements in Sections C.3.1 (d), (e), (f), and (g) an accessory building less than 13.4m<sup>2</sup> (144.0ft<sup>2</sup>) in total floor area and 2.5m (8.2ft) in height can be erected or placed up to 0.9m (3.0ft) from any lot line.

##### Zones

- d. In the RES and VC zones, no accessory building shall be:
  - i. Erected or placed in the front yard, except where a lot has a shore line of a lake or a bank of a river as one (1) of its lot line boundaries; and
  - ii. Erected or placed closer to any lot line or exceed the total floor area for all accessory buildings as controlled by lot size in the following Table:

Lot Size	Accessory Building Setback from Any Lot Line	Total Floor Area of All Accessory Buildings
< 4000m <sup>2</sup> (1 acre)	1.5m (4.9ft)	110m <sup>2</sup> (1184.1ft <sup>2</sup> )
4000m <sup>2</sup> (1 acre) – 8000m <sup>2</sup> (2 acres)	1.5m (4.9ft) or ½ building height, whichever is greater	140m <sup>2</sup> (1507.0ft <sup>2</sup> )
> 8000m <sup>2</sup> (2 acres)	1.5m (4.9ft) or ½ building height, whichever is greater	12% of total lot area

- e. In the CON zone:

- i. No accessory building shall be erected or placed closer than 1.5m (4.9ft) to any lot line; and
  - ii. The total floor area of all accessory buildings shall not exceed 60.0m<sup>2</sup> (645.9ft<sup>2</sup>).
- f. In all other zones:
- i. No accessory building shall be erected or placed closer than 1.5m (4.9ft) from any lot line or ½ building height, whichever is greater; and
  - ii. The total floor area of all accessory buildings shall not exceed 12% of the total lot area.

Prohibitions

- g. No accessory building shall be erected or placed within 3.0m (9.8ft) of any building.
- h. No accessory building shall be used for human habitation.

**C.3.2. Fences**

- a. Despite any other provision in this Plan, a fence may be erected or placed in a minimum yard or setback in any zone subject to the prohibitions listed under Section C.3.2 (b).
- b. No fence shall:
  - i. Be erected or placed in the daylighting triangle of a corner lot;
  - ii. Be erected or placed closer than 0.3m (1 foot) to any lot line;
  - iii. Exceed 1.5m (4.9ft) in height in the RES zone;
  - iv. Exceed 2.0m (6.6ft) in height in the VC, CU, CON, or PR zones;
  - v. Exceed 2.5m (8.2ft) in height in any other zone;
  - vi. Be electrified or incorporate barbed or razor wire, or any other dangerous material in its construction in the RES Zone; and
  - vii. Incorporate barbed or razor wire, or any other dangerous materials in its construction, lower than 1.5m (4.9t) in height in all zones.

**C.3.3. Signs**

General

- a. Unless specifically exempted in this Plan, a development permit is required for sign installation.
- b. A development permit is not required for a sign re-facing.
- c. The Development Officer may require an engineered stamped drawing for a proposed sign

where there is concern about structural stability, wiring, or any other issue that may need to be assessed in order to ensure the sign is safe and secure.

- d. Provisions in this Plan regarding signage are not intended to be retroactive and incumbent upon existing signs.
- e. Where a sign meets multiple definitions under Section C.1.2 (b), all applicable provisions of this Plan apply.
- f. Despite any other provision in this Plan, a sign that incorporates both official languages equally may be 25% larger than otherwise permitted in this Plan. The total sign area permitted in Section C.3.3 (g) is also increased by 25% where every sign on the lot, including exempted signs under Sections C.3.3 (m) and (n), incorporates both official languages equally.

#### Zones

- g. A maximum of one (1) sign per lot is permitted in the RES zone. This sign shall not exceed 1.1m<sup>2</sup> (12ft<sup>2</sup>) in sign area.
- h. A maximum of three (3) signs per lot is permitted in the VC zone. The main sign shall not exceed 1.1m<sup>2</sup> (12ft<sup>2</sup>) in sign area, where each sign thereafter shall not exceed 0.6m<sup>2</sup> (6ft<sup>2</sup>).
- i. In all other zones, any number of signs is permitted on a lot to a maximum total sign area of 2.0m<sup>2</sup> (21.5ft<sup>2</sup>) for each 1.0m (3.3ft) of lot frontage.

#### Sign Types

- j. Unless otherwise specified, all sign types are permitted in all zones.
- k. An off-site advertising sign is permitted as a conditional use in the RES and CU zones and prohibited in the CA and PR zones.
- l. Despite Section C.3.3 (g), a billboard sign shall not exceed one (1) per lot in all zones and shall not exceed 15.0m (49.2ft) in height and 24.0m<sup>2</sup> (258.3ft<sup>2</sup>) in sign area.
- m. A ground sign shall not exceed 10.0m (32.8ft) in height or 12.0m<sup>2</sup> (129.2ft<sup>2</sup>) in sign area.
- n. A digital and projected advertising display sign shall:
  - i. Not be installed in the RES zone;
  - ii. Be permitted as a conditional use in the VC and CU zones;
  - iii. Despite Sections C.3.3 (f) and (g), not exceed one (1) per lot;
  - iv. Not exceed 8.0m<sup>2</sup> (86.1ft<sup>2</sup>) in sign area;
  - v. Message sequencing or text scrolling shall not be permitted
  - vi. Minimum DPAD frame duration shall be 20 seconds;

- vii. Transition times between frames shall be instantaneous;
- viii. Not be installed within 100 m distance of interchanges, intersections, roundabouts, pedestrian crossings and railroad crossings of an illuminated traffic control device, and not within 50m of a RES zone boundary, or existing residential use;
- ix. Have a maximum brightness setting of 500 nits between the nighttime hours of 10:00pm and 6:00am and a maximum of 5000 nits during all other daytime hours; and
- x. Be capable of automatic freeze in the case of malfunction.

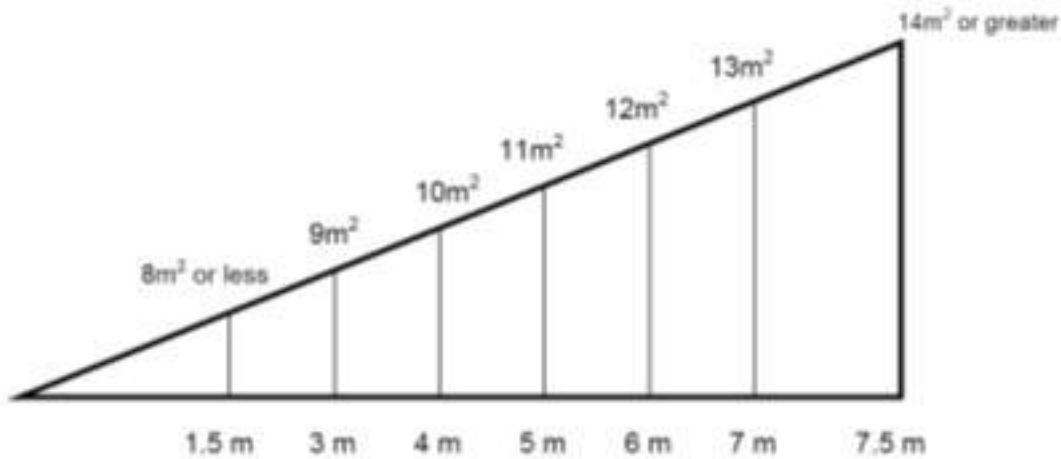
Exemptions

- o. Despite Section C.3.3 (a), and subject to all other provisions in this Plan, canopy, facial wall, portable, projecting, roof, and sandwich board signs that do not meet any other sign definition under Section C.1.2 (b) do not require a development permit.
- p. Despite Section C.3.3(a), and subject to all other provisions in this Plan, the following signs do not require a development permit and are not included in the total number of signs or total sign area permitted per lot as regulated under Sections C.3.3 (e), (f), and (g):
  - i. A memorial or historical plaque or tablet;
  - ii. A flag of any governmental, religious, charitable, or fraternal organization;
  - iii. A nameplate not exceeding 0.2m<sup>2</sup> (2.2ft<sup>2</sup>) in sign area on a dwelling, or within the courtyard of a dwelling;
  - iv. A nameplate not exceeding 0.2m<sup>2</sup> (2.2ft<sup>2</sup>) in sign area relating to the practice of a professional person carried on in the premises of a dwelling or within the courtyard of a dwelling;
  - v. A notice board not exceeding 1.0m<sup>2</sup> (10.1ft<sup>2</sup>) in sign area and relating to a place of worship, educational use, library, art gallery, museum, or cemetery located on the lot;
  - vi. A notice board not exceeding 1.0m<sup>2</sup> (10.1ft<sup>2</sup>) in sign area and relating to resource operations being conducted on the land including agriculture and farming, forestry, quarry, or resource extraction;
  - vii. A sign that does not exceed 0.4m<sup>2</sup> (4.3ft<sup>2</sup>) in sign area;
  - viii. Up to two (2) real-estate signs per lot, each not exceeding 3.0m<sup>2</sup> (32.3ft<sup>2</sup>) in sign area;
  - ix. A sign that does not exceed 1.1m<sup>2</sup> (12ft<sup>2</sup>) in sign area and that regulates or denotes the direction or function of various parts of buildings or premises including parking facilities;
  - x. A warning or caution sign that does not exceed 1.1m<sup>2</sup> (12ft<sup>2</sup>) in sign area which pertains to site safety;

- xi. A sign that does not exceed 4.6m<sup>2</sup> (49.5ft<sup>2</sup>) in sign area that is incidental to construction.
- xii. A sign constructed or placed under the direction of a governmental body including signs for identification, public information, or regulating traffic control;
- xiii. A sign formed by landscaping design;
- xiv. An election sign that does not exceed 3m<sup>2</sup> (32.3ft<sup>2</sup>) in sign area. Any such sign shall be removed within seven (7) days following the date of the election;
- xv. A maximum of two (2) signs, each not exceeding 28m<sup>2</sup>(301.4ft<sup>2</sup>) in sign area and 6.1m (20.0ft) in height, installed for promotional purposes on the associated lot for which there is a proposed subdivision or other development;
- xvi. A temporary sign constructed or placed under the direction of an official union, which shall be removed within two (2) months of sign installation; and
- xvii. A temporary sign to advertise festivals, sporting, special and community events, which shall be removed within seven (7) days after the closing of the event.

Prohibitions

- q. Despite any other provision in this Plan, no sign shall:
  - i. Except for facial wall signs and exempted signs under Sections C.3.3 (n) (ii), (ix), (x), (xii), and (xiii), be installed closer than 1.5m (4.9ft) from any lot line and in accordance with the minimum street line setback as provided for in the following Figure:



- ii. Exceed 24m<sup>2</sup> (258ft<sup>2</sup>) in sign area;
- iii. Be installed in a daylighting triangle;
- iv. Be located or kept on a lot unless such sign is properly maintained including, but not

- limited to the sign’s face, supports, electrical system, or anchorage;
- v. Be mounted on a vehicle which is placed for the purpose of advertising;
- vi. Be attached to any publicly owned structure, utility pole, hydrant, traffic control device, bridge, fence, barrier, or any other surface on public property, excepting signs under direction of a governmental body;
- vii. Be part of a series of two (2) or more signs in sequence, each carrying a part of a single advertising message;
- viii. Project over lot lines;
- ix. Obstruct pedestrian traffic along any publicly owned land such as a sidewalk or street, fire lane, or queueing space;
- x. Create a hazard to public safety or health;
- xi. Obstruct the vision of a driver leaving a roadway or driveway, or detract from the visibility or effectiveness of any traffic sign or control device on a street;
- xii. Displace required amenity areas including parking and loading spaces as provided for in this Plan;
- xiii. Obstruct free ingress or egress from a fire escape, window, door, or other required exit;
- xiv. Except a traffic control sign installed by a governmental body, use words such as ‘stop’, ‘look’, ‘danger’, ‘one way’, ‘yield’, or any other similar words, phrases, symbols, lights, or characters used in a manner that may mislead, confuse, or otherwise interfere with traffic;
- xv. Incorporate a searchlight;
- xvi. Emit sound;
- xvii. Be painted on or attached to a tree, stone, cliff or other natural object; or
- xviii. Be installed as to be closer to an energized utility line or utility line equipment than the distances specified in the following Table:

Phase to Phase Voltage of Energized Electrical Utility Line or Utility Line Equipment – Volts	Distance
Up to 750v	0.9m (3ft)
751v – 100,000v	3.6m (11.8ft)
100,001v – 250,000v	5.2m (17.1ft)
250,001v – 345,000v	6.1m (20.0ft)

#### **C.3.4. Vehicle Bodies**

No motor vehicle, commercial vehicle, truck tractor, trailer, road building machine, farm tractor, other heavy equipment, or any vehicle drawn, propelled, or driven by any kind of power shall, whether operational or not:

- a. Constitute a dwelling unit; or
- b. Be used as a building for storage.

#### **C.3.5. Private Garages and Carports**

Where a garage or carport is attached to or incorporated in a dwelling, it becomes part of the building for the purposes of applying minimum coverage, yard, and setback requirements, or any other requirement in this Plan that may apply to a building addition.

#### **C.3.6. Swimming Pools**

A swimming pool is permitted in all zones, but shall not be located:

- c. In the front yard of a lot in the RES zone; or
- d. Under any electrical service wires.

#### **C.3.7. Commercial Vehicles in Residential Zones**

In the RES zone, only one (1) commercial vehicle may be parked on a lot appropriated for the dwelling wherein the operator of the vehicle resides, provided the vehicle does not contain cargo including hazardous or flammable materials and has a current and valid licence plate attached thereto.

#### **C.3.8. Row House and Semi-Detached Dwellings**

In any zone where a row house or semi-detached dwelling is permitted, and despite the side yard requirement of said zone, a side yard of 0.0m is permitted for the common side wall dividing each dwelling unit.

#### **C.3.9. Bed and Breakfasts / Tourist Homes**

A bed and breakfast / tourist home containing up to five (5) rooms for guests shall be permitted as a secondary use in the appropriate zones pursuant to Section C.3.16.

#### **C.3.10. Propane Tanks or the Storage of Other Explosives**

No person shall erect or use a tank for the storage of propane for sale within 15.2m (49.9ft) of an existing residential use, or CU or RES zones.

#### **C.3.11. Temporary Real Estate Offices**

Temporary real estate offices may be set up in new display homes within new subdivisions for a period of not more than 24 months.



### C.3.12. Camp Uses

Where permitted, camp uses are subject to the following:

- a. A site plan is required pursuant to Section C.2.7.
- b. All camps and other main buildings that do not have direct access to a street shall abut upon an internal private access roadway of not less than 6.0m (19.7ft) width in accordance with the GMRSC 'Policy for Private Accesses.' Said internal roadway shall be constructed and maintained in a condition to permit safe, unobstructed access by emergency and service motor vehicles, and otherwise to provide access to a street outside of the camp cluster.
- c. It is not necessary for an internal roadway within a camp cluster to be constructed to provincial standards; however, an internal roadway shall be covered with a durable, clean surface in order to avoid the raising of dust.
- d. All internal roadways within a camp cluster that provide access to camp cottages and other main buildings shall be regarded as fire routes.
- e. Any proposed camp shall be for seasonal residence only, and such development shall not be converted into a permanent dwelling unit unless they meet the requirements of this Plan for a mobile home dwelling, mini home dwelling, or single unit dwelling in the respective zone.
- f. The lot upon which a camp cluster is situated shall not be subdivided into one (1) or more distinct lots, unless the requirements of this Plan are met with respect to a mobile home dwelling, mini home dwelling, or single unit dwelling in the respective zone.
- g. Because a camp cluster use is permitted as a conditional use in each zone, any proposed development is subject to any conditions that the PRAC may impose, pursuant to Section A.7.1.

### C.3.13. Garden Suites

Any lot within a RES, VC, or RU zone may host a Garden Suite provided the following regulations are complied with:

#### General

- a. Be limited to one (1) as a secondary use to residential dwelling use;
- b. Be erected or placed no closer than the established street line setback or front yard of the existing main building, whichever is the greater;
- c. Have a total maximum floor area of 75.0m<sup>2</sup> (807.3ft<sup>2</sup>);
- d. Have a maximum height of 6.0m (19.7ft); and
- e. In addition to being permitted as a secondary use, be permitted as a conditional use in each zone, and therefore subject to any conditions that the PRAC may impose, pursuant to Section A.7.1.

## Application

To the satisfaction of the Development Officer, an application for a garden suite must include the following:

- f. A site plan pursuant to Section C.2.7;
- g. Servicing details for potable water and the disposal of sewage;
- h. Provisions for lot grading and/or drainage pursuant to Section C.2.8;
- i. Provisions for access and parking, wherein one (1) space is required; and
- j. A letter of intent detailing the temporary nature of the proposed garden suite including the removal of the dwelling unit when it is no longer required and a restoration plan upon its removal. These details shall be included as conditions under Section C.3.14(e).

### **C.3.14. Non-Commercial Wind Energy Systems**

- a. Where permitted, a non-commercial wind energy system is subject to the following:
  - i. Minimum lot area of 4000m<sup>2</sup> (1 acre);
  - ii. Maximum tower height of 45.0m (147.6ft);
  - iii. Maximum of one (1) turbine generator per lot;
  - iv. Minimum setback of one and a half (1.5) times the height of the wind turbine generator, including the topmost reach of the rotor, from all lot lines;
  - v. Any climbing apparatus shall be a minimum height of 3.0m (9.8ft);
  - vi. The rotor clearance shall be a minimum of 4.5m (14.8ft) from finished grade;
  - vii. Except for an accessory building; camp cottage; mobile home, mini home, single unit, two-unit, or row house dwelling, a system under 6m (19.7ft) may be mounted on or attached to another building or structure subject to the National Building Code; and
  - viii. Anchor points for guy-wires shall be located on the lot upon which the system is located. The minimum setback for a guy-wire anchor is 3.0m (9.8ft) from all lot lines.
- b. In addition to the requirement of a site plan, the Development Officer may require the following from the applicant:
  - i. Manufacturer's information regarding the type of turbine, height, rotor diameter, rated output, and Canadian Standards Association certification; and
  - ii. Authorization documents from Transport Canada and Nav Canada where applicable.

### C.3.15. Home Businesses and Industries

This section permits and regulates the conduct of home business as a secondary use in a dwelling and / or accessory building, whether owner or renter occupied, and to ensure that such home business is compatible with the neighbourhoods in which it is located. The intent is to protect residential areas from adverse effects of activities associated with home business, while allowing residents of the community to utilize their homes as a work place and a source of livelihood under certain conditions.

- a. Any person may carry on or engage in a home business on a lot with an existing dwelling unit in which they reside provided the following regulations are complied with:

#### General

- i. Because the use is subordinate and incidental to the main residential use, the home business or industry shall not alter the residential character of the lot.
- ii. No structural alterations shall be made to the dwelling unit conducting the home business or industry that would jeopardize future use of the building exclusively as a dwelling.
- iii. The floor area of the building(s) in which the home business is conducted shall not exceed 30% of the total floor area of the associated dwelling unit (home business only, does not apply to home industry).
- iv. The home business or industry may be conducted within the dwelling unit or accessory building(s).
- v. Traffic generated by the home business or industry shall be consistent with the residential character of the neighbourhood.
- vi. No goods or services other than those directly pertaining to the home business or industry shall be supplied or sold therein or therefrom.
- vii. The home business or industry shall not generate off-site electrical interference, dust, noise, or smoke.
- viii. Any additional parking required for the home business or industry must be accommodated on the lot upon which the enterprise is being conducted.
- ix. There shall be no external or outside storage of materials or containers to indicate that any part of the lot is being used for any other use than residential (home business only, does not apply to home industry).
- x. A maximum of one (1) commercial vehicle, not in excess of one (1) ton capacity, is permitted to park on the lot upon which the home business is being conducted (home business only, does not apply to home industry).

## Uses

### b. A home business is limited to one (1) of the following:

- i. Bed and breakfast / tourist home;
- ii. Catering service;
- iii. Family home daycare;
- iv. Community home daycare;
- v. Instructional use;
- vi. Medical practice;
- vii. Office;
- viii. Personal service shop;
- ix. Pet care services;
- x. Craft workshop;
- xi. Printing centre; and
- xii. Retail store.

### c. A home industry is limited to one (1) of the following:

- i. Automotive service establishment;
- ii. Equipment sales and rental – light;
- iii. Small engine service repair shop ; and
- iv. Equipment storage and servicing related to off-site resource extraction or forestry uses.

## Use Prohibitions

### d. The following are explicitly prohibited as a home business as a secondary use in all zones:

- i. Adult establishment uses;
- ii. Kennel;
- iii. Recycling depot;
- iv. Restaurant;
- v. Retail store selling firearms or ammunition;

- vi. Scrap yard; or
  - vii. Any other use not listed in Section C.3.15 (b).
- e. No home business shall be permitted where the main residential use has an existing secondary use on the lot.

**C.3.16. Long-Term Parking of Travel Trailers, Motor Homes, and Truck-Mounted Campers**

- a. Accessory to a mobile home, mini home, or single unit dwelling; or camp cottage, camp cluster private or resort, a combination of up to two (2) of the following vehicles are permitted for parking – long-term: travel trailer, motor home, or truck-mounted camper.
- b. Accessory to a two-unit dwelling or row house dwelling, one (1) of the vehicles outlined in Section C.3.16 (a) per dwelling unit are permitted for parking – long-term.
- c. As a main use in any zone, a combination of up to three (3) of the vehicles outlined in Section C.3.16 (a) are permitted for parking – long-term;
- d. A camp – mobile is not a permitted main use in any zone and may be considered as a temporary use by the Development Officer or the PRAC in accordance with Sections A.6.11 and A.7.4 respectively. The following will be considered when assessing a camp – mobile application for a temporary use application:
  - i. The camp – mobile is contained on one lot;
  - ii. Land use impact including, but not limited to the number of vehicles making up the camp-mobile and the duration of parking – long-term requested;
  - iii. Compatibility with surrounding land uses;
  - iv. Street access, pursuant to Section C.2.10;
  - v. Provisions for the disposal of sewage; and
  - vi. Other health and safety issues deemed pertinent by the Development Officer or the PRAC.
  - vii. Despite Sections C.3.16 (a) to (c), the following uses are permitted for parking – long-term, as they are separate uses from a camp – mobile: campground; automotive establishment, dealership – seasonal; and the private storage of travel trailers, motor homes, and truck-mounted campers.

**C.3.17. Outdoor Furnaces**

**Buffers**

- a. In addition to all other required yards and setbacks in this Plan, an outdoor furnace shall not be located closer than 15.0m (49.2ft) to any lot line or existing residential use.

- b. An outdoor furnace shall not be located closer than 3.0m (9.8ft) to any tree or non-habitable structure.

#### Construction Requirements

- c. An outdoor furnace shall be supported by a non-combustible base or foundation to adequately support the weight of the appliance.
- d. Despite the manufacturer's installation instructions, the base or foundation shall extend a minimum of 0.3m (1.0ft) beyond the appliance on all sides.
- e. The top of the chimney for an outdoor furnace shall have a minimum height of 5.0m (16.4ft) and shall be equipped with a spark arrestor and a rain cap.

#### C.3.18. Uses Permitted in All Zones

Despite Section C.4.6, the following uses are permitted in all zones; (nz) means no zone standards shall apply:

- a. Accessory uses as per section C.3.20
- b. Area of natural, scientific, or historic interest;
- c. Interpretive centre;
- d. Licensed premises; excluding the RES zone
- e. Park – public (nz);
- f. Safety emergency services;
- g. Vending facility;
- h. Public and private utilities (nz), including a utility distribution structure/building and the temporary storage of materials and equipment associated with installation and upgrading of utilities, provided that:
  - i. The use is necessary for the provisions of service or the delivery of public or private utilities;
  - ii. The storage of material be done in a manner to reduce impacts on adjacent and abutting lot(s);
  - iii. The land used for storage of material be rehabilitated to its previous condition;
  - iv. The use shall be screened from adjacent lot(s) where deemed appropriate by the Development Officer, pursuant to Section C.2.17; and
  - v. Installations are made compatible with surrounding lots(s) in terms of appearance and scale.

### C.3.19. Accessory Uses

Where this By-law provides that any land may be used or a building may be erected, altered or used for any purpose, that purpose shall include accessory uses.

### C.3.20. Agricultural Uses

Agricultural uses shall be subject to the following conditions:

- a. The proposed use is managed in accordance with accepted agricultural best management practices (to the satisfaction of the Development Officer) to control odours, noise, dust, and environmental impacts.
- b. Pursuant to Section C.3.20(a), the Development Officer shall give consideration to the following:
  - i. Nature of proposed use(s);
  - ii. Nature of adjacent existing land use(s);
  - iii. Proximity from adjacent existing buildings;
  - iv. Size and scale of proposed agricultural use including type of livestock; and
  - v. Established character of the neighbourhood.
- c. The proposed use satisfies the requirements of the Provincial Government, Department of Agriculture, Aquaculture and Fisheries Branch.

## C.4. INTERPRETATION OF ZONES

### C.4.1. Zoning Map

- a. The Zoning Map is attached hereto as Schedule ‘A’ of Schedule C of this Plan. The Zoning Map divides Doaktown into land use zones for which the regulatory provisions of Section C apply.
- b. The zones on Schedule “A” are classified and referred to as follows:

Land Use Zone	Symbol
Residential	RES
Village Centre	VC
Commercial	C
Industrial	IND
Community Use	CU
Rural	RU
Parks and Recreation	PR
Conservation	CON
Protected Water Supply	PWS
Flood Risk Area	FRA

## C.4.2. Zone Boundaries

### General

Where the zone boundary is uncertain, the boundary shown on the Zoning Map:

- a. That follows a street, railway right-of-way, trail, walkway, or easement is the zone boundary;
- b. That follows a shore line of a river or other watercourse, the mean high water mark is the zone boundary; or
- c. Is the lot line shown on the registered plan of subdivision and/or Service New Brunswick property maps.

### Street Closure

- d. A zone boundary, as shown on the Zoning Map relating to this Plan, that follows a street and the street is subsequently closed, the land in the closed street is included in the zone of the abutting land, and if such street forms the boundary between two (2) or more different zones, the centre line of the closed street is the boundary.

## C.4.3. Multiple Zones on One Lot

Where a lot falls within two (2) or more zones, the provisions of each zone shall apply to each applicable portion of the lot as if each zoned portion is a separate lot.

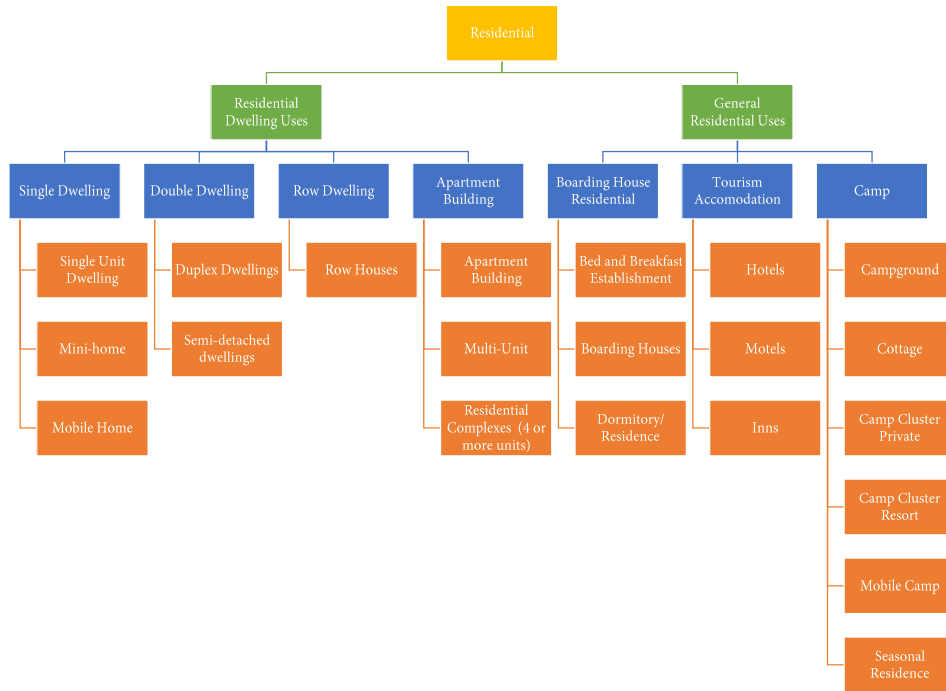
## C.4.4. Multiple Uses on One Lot

Where a lot contains more than one (1) permitted main use, each use shall conform to the applicable provisions of this Plan.

## C.4.5. Permitted and Prohibited Uses in Zones

- a. No land, building, or structure may be used for a use that is not specifically listed under the 'Permitted Uses' heading in the zone that the land, building, or structure is located.
- b. No building or structure may be placed, constructed, erected, moved, sited, altered, or enlarged for any use other than a specifically permitted use in that zone.
- c. Schedule B is intended to assist in the interpretation of the types of permitted uses within each respective zone in Section C.5 Zones of this Rural Plan. As illustrated in the Figure right, land uses and buildings are classified in a hierarchy beginning with a main classification (■), followed by divisions (■), use classes (■), and ending with specific uses (■). When a zone lists a main classification (i.e. Residential Uses) as a permitted use, it includes all subsequent divisions, use classes, and specific uses. Similarly, when a zone lists a division as a permitted use, it includes all associated use classes and specific uses as being permitted.





**C.4.6. Lot Creation Standards**

- a. Every new lot created must meet the minimum lot area, frontage, and depth standards outlined in the table under the 'Lot Creation Standards' heading for each respective zone.
- b. If no zone standards are present in a respective zone, it means that no standard applies.
- c. A proposed lot that contains more than one zone must meet the most stringent lot creation standards of all said zones.

**C.4.7. Development Standards**

No main building or structure may be placed, erected, or altered to become one (1) of the permitted main uses on a lot, except in accordance with the criteria set out in the table under the 'Lot Development Standards' heading for each respective zone.

## C.5. ZONES

### C.5.1. Residential (RES)

#### C.5.1.(1) Lot Creation Standards

##### Minimum Lot:

- (i) Area 672m<sup>2</sup> (0.17 acre)
- (ii) Depth 30m (98.4ft)
- (iii) Frontage 23m (75.5ft)

#### C.5.1.(2) Development Standards

##### I. Minimum Main Building/Structure:

- (a) Front Yard 3.0m (9.8ft)
- (b) Rear Yard 7.6m (24.9ft)
- (c) Side Yard 3.0m (9.8ft)
- (d) Street line setback See Section C.2.11

##### II. Maximum Main Building/Structure:

- (a) Height 8.5m (27.8ft)
- (b) Coverage 50%

#### C.5.1.(3) Permitted Uses

##### I. Main – Only one (1) main use in one (1) main building per lot:      II. Conditional:

- |   |                        |
|---|------------------------|
| Residential Uses  | Residential Uses       |
| (a) Single Unit Dwelling  | (a) Double Dwelling    |
| (b) Mini-home   | (b) Row Dwelling       |
| Non-building Uses   | (c) Apartment Building |
| (c) Conservation  |                        |
| (d) Recreational Open Space, excluding Golf Courses and Campgrounds |                        |
| (e) Wind Energy System – Non-Commercial                             |                        |

## C.5.2. Village Centre (VC)

### C.5.2.(1) Lot Creation Standards

#### Minimum Lot:

- (i) Area 672m<sup>2</sup> (0.17 acre)
- (ii) Depth 30m (98.4ft)
- (iii) Frontage 23m (75.5ft)

### C.5.2.(2) Development Standards

#### I. Minimum Main Building/Structure:

- (a) Front Yard 1.8m (5.9ft)
- (b) Rear Yard 3.6m (11.8ft)
- (c) Side Yard 1.8m (5.9ft)
- (d) Street line setback See Section C.2.11

#### II. Maximum Main Building/Structure:

- (a) Height 17.0m (55.8ft)
- (b) Coverage 40%

### C.5.2.(3) Permitted Uses

#### I. Main – One (1) or more of the following main uses and main buildings per lot:      II. Conditional:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>Residential Uses</li> <li>(a) All</li> <li>Assembly Uses</li> <li>(b) All</li> <li>Business and Personal Service Uses</li> <li>(c) All</li> <li>Retail Uses</li> <li>(d) All</li> <li>Industrial Uses</li> <li>(e) Light Industry</li> <li>(f) Service Station Uses</li> <li>Non-building Uses</li> <li>(g) Cemetery</li> <li>(h) Conservation</li> <li>(i) Recreational Open Space</li> <li>(j) Transportation</li> <li>(k) Wind Energy System – Non-Commercial</li> </ul> | <ul style="list-style-type: none"> <li>Institutional Uses</li> <li>(a) Institutional Uses</li> <li>Non-building Uses</li> <li>(b) Agriculture</li> <li>(c) Animal</li> <li>(d) Antenna</li> </ul> |
|--|---|

### C.5.3. Commercial (C)

#### C.5.3.(1) Lot Creation Standards

##### Minimum Lot:

- (i) Area 4000m<sup>2</sup> (1 acre)
- (ii) Depth 38.0m (124.7ft)
- (iii) Frontage 54.0m (177.2ft)

#### C.5.3.(2) Development Standards

##### I. Minimum Main Building/Structure:

- (a) Front Yard 1.8m (5.9ft)
- (b) Rear Yard 3.6m (11.8ft)
- (c) Side Yard 1.8m (5.9ft)
- (d) Street line setback See Section C.2.11

##### II. Maximum Main Building/Structure:

- (a) Height 17.0m (55.8ft)
- (b) Coverage 40%

#### C.5.3.(3) Permitted Uses

##### I. Main – One (1) or more of the following main uses and main buildings per lot:

- Residential Uses
  - (a) Boarding House Residential
  - (b) Tourism Accommodation
- Assembly Uses
  - (c) All
- Business and Personal Service Uses
  - (d) All
- Retail Uses
  - (e) All
- Industrial Uses
  - (f) Light Industry
- Non-building Uses
  - (g) Conservation
  - (h) Recreational Open Space
  - (i) Wind Energy System – Non-Commercial

##### II. Conditional:

- Residential Uses
  - (a) Camp Cluster Resort
  - (b) Campground
  - (c) Residential Dwelling Uses
- Institutional Uses
  - (d) All
- Industrial Uses
  - (e) General Industrial Uses
  - (f) Service Station Uses
- Non-building Uses
  - (g) Agriculture
  - (h) Animal

### C.5.4. Community Use (CU)

#### C.5.4.(1) Lot Creation Standards

**Minimum Lot:**

- (i) Area 4000m<sup>2</sup> (1 acre)
- (ii) Depth 38.0m (124.7ft)
- (iii) Frontage 54.0m (177.2ft)

#### C.5.4.(2) Development Standards

**I. Minimum Main Building/Structure:**

- (a) Front Yard 15.0m (49.2ft)
- (b) Rear Yard 15.0m (49.2ft)
- (c) Side Yard 15.0m (49.2ft)
- (d) Street line setback See Section C.2.11

**II. Maximum Main Building/Structure:**

- (a) Height 15.0m (49.2ft)
- (b) Coverage 50%

#### C.5.4.(3) Permitted Uses

**I. Main – One (1) or more of the following main uses and main buildings per lot:**

- Residential Uses
  - (a) Boarding House Residential
- Assembly Uses
  - (b) All
- Business and Personal Service Uses
  - (c) General Service
- Retail Uses
  - (d) All
- Industrial Uses
  - (e) Light Industry
- Non-building Uses
  - (f) Conservation
  - (g) Recreational Open Space

**II. Conditional:**

- Institutional Uses
  - (a) All
- Non-building Uses
  - (b) Antenna
  - (c) Wind Energy System – Commercial

## C.5.5. Industrial (IND)

### C.5.5.(1) Lot Creation Standards

#### Minimum Lot:

- (i) Area 8000m<sup>2</sup> (2 acres)
- (ii) Depth 61m (200.1ft)
- (iii) Frontage 61m (200.1ft)

### C.5.5.(2) Development Standards

#### I. Minimum Main Building/Structure:

- (a) Front Yard 15.0m (49.2ft)
- (b) Rear Yard 15.0m (49.2ft)
- (c) Side Yard 15.0m (49.2ft)
- (d) Street line setback See Section C.2.11

#### II. Maximum Main Building/Structure:

- (a) Height 15.0m (49.2ft)
- (b) Coverage 50%

### C.5.5.(3) Permitted Uses

#### I. Main – One (1) or more of the following main uses and main buildings per lot:

- Business and Personal Service Uses
- (a) General Service (Use Class)
- Industrial Uses
- (b) General Industrial Uses
- (c) Light Industry (Use Class)
- Non-building Uses
- (d) Animal
- (e) Antenna
- (f) Conservation
- (g) Forestry
- (h) Recreational Open Space
- (i) Transportation (Use Class)

#### II. Conditional:

- Institutional Uses
- (a) All
- Industrial Uses
- (b) Hazardous Industry
- Non-building Uses
- (c) Mineral Working
- (d) Solid Waste
- (e) Wind Energy System – Commercial

### C.5.6. Rural (RU)

#### C.5.6.(1) Lot Creation Standards

a. For a lot with public sewer access:

**Minimum Lot:**

- (i) Area 672m<sup>2</sup> (0.17 acre)
- (ii) Depth 30m (98.4ft)
- (iii) Frontage 23m (75.5ft)

b. For a lot without public sewer access:

**Minimum Lot:**

- (i) Area 4000m<sup>2</sup> (1 acre)
- (ii) Depth 38m (124.7ft)
- (iii) Frontage 54m (177.2ft)

#### C.5.6.(2) Development Standards

**I. Minimum Main Building/Structure:**

- (a) Front Yard 6.1m (20.0ft)
- (b) Rear Yard 6.1m (20.0ft)
- (c) Side Yard 6.1m (20.0ft)
- (d) Street line setback See Section C.2.11

**II. Maximum Main Building/Structure:**

- (a) Height 17.0m (55.8ft)
- (b) Coverage 40%

#### C.5.6.(3) Permitted Uses

**I. Main – One (1) or more of the following main uses and main buildings per lot:**

- Residential Uses
  - (a) Residential Dwelling Uses
- Non-building Uses
  - (b) Agriculture
  - (c) Antenna
  - (d) Cemetery
  - (e) Conservation
  - (f) Forestry
  - (g) Recreational Open Space
  - (h) Transportation
  - (i) Wind Energy System – Non-Commercial

**II. Conditional:**

- Residential Uses
  - (a) Camp Cluster Private
  - (b) Camp Cluster Resort
  - (c) Campground
  - (d) Cottage
  - (e) Tourism Accommodation
- Assembly Uses
  - (f) Open-air Assembly
- Institutional Uses
  - (g) Institutional Uses
- Retail Uses
  - (h) Retail Uses
- Industrial Uses
  - (i) Light Industry
  - (j) General Industrial Uses
  - (k) Hazardous Industry
- Non-building Uses
  - (l) Animal
  - (m) Mineral Working
  - (n) Scrap Yard
  - (o) Solid Waste
  - (p) Wind Energy System – Commercial

### C.5.7. Parks and Recreation (PR)

#### C.5.7.(1) Permitted Uses

**I. Main – One (1) or more of the following main uses per lot:**

Non-building Uses

- (a) Conservation
- (b) Recreational open space uses

### C.5.8. Conservation (CON)

#### C.5.8.(1) Permitted Uses

**I. Main - One (1) or more of the following main uses per lot:**

Non-building Uses

- (a) Conservation uses

**II. Conditional:**

Residential Uses

- (a) All
- Non-building Uses
- (b) Wind Energy System – Commercial

### C.5.9. Protected Water Supply (PWS)

#### C.5.9.(1) Permitted Uses

**I. Main - One (1) or more of the following main uses per lot:**

Non-building Uses

- (a) Conservation uses

**II. Conditional:**

Non-building Uses

- (a) Antenna
- (b) Wind Energy System – Commercial

### C.5.10. Flood Risk Area (FRA)

#### C.5.10.(1) Permitted Uses

**I. Main - One (1) or more of the following main uses per lot:**

Non-building Uses

- (a) Conservation uses

**II. Conditional:**

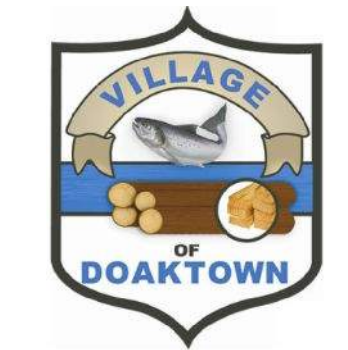
Residential Uses

- (d) Residential Dwelling Uses
- Non-building Uses
- (c) Transportation
  - (d) Wind Energy System – Commercial



Schedule A:  
Zoning Map

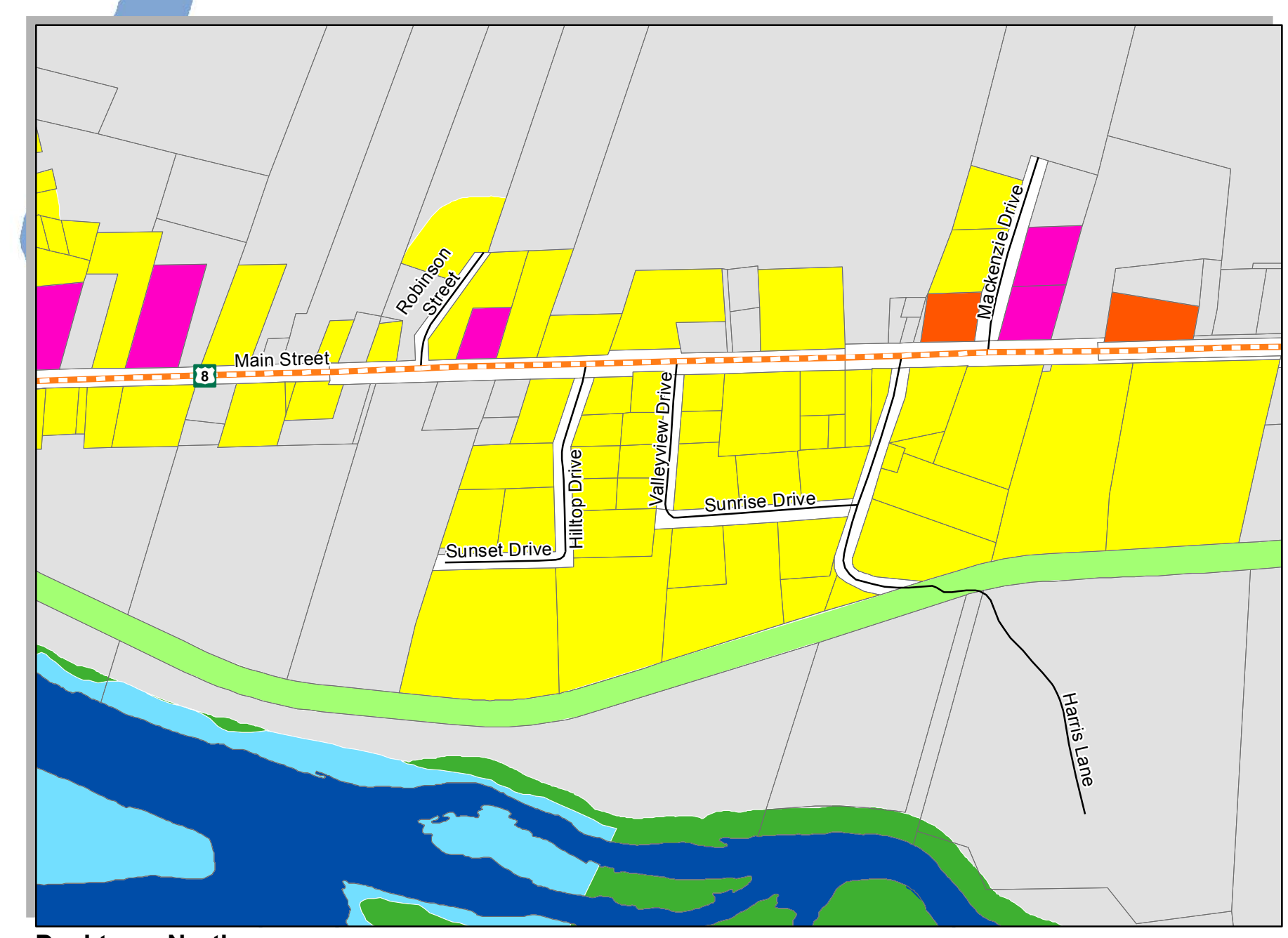
*Village of Doaktown*  
Rural Plan



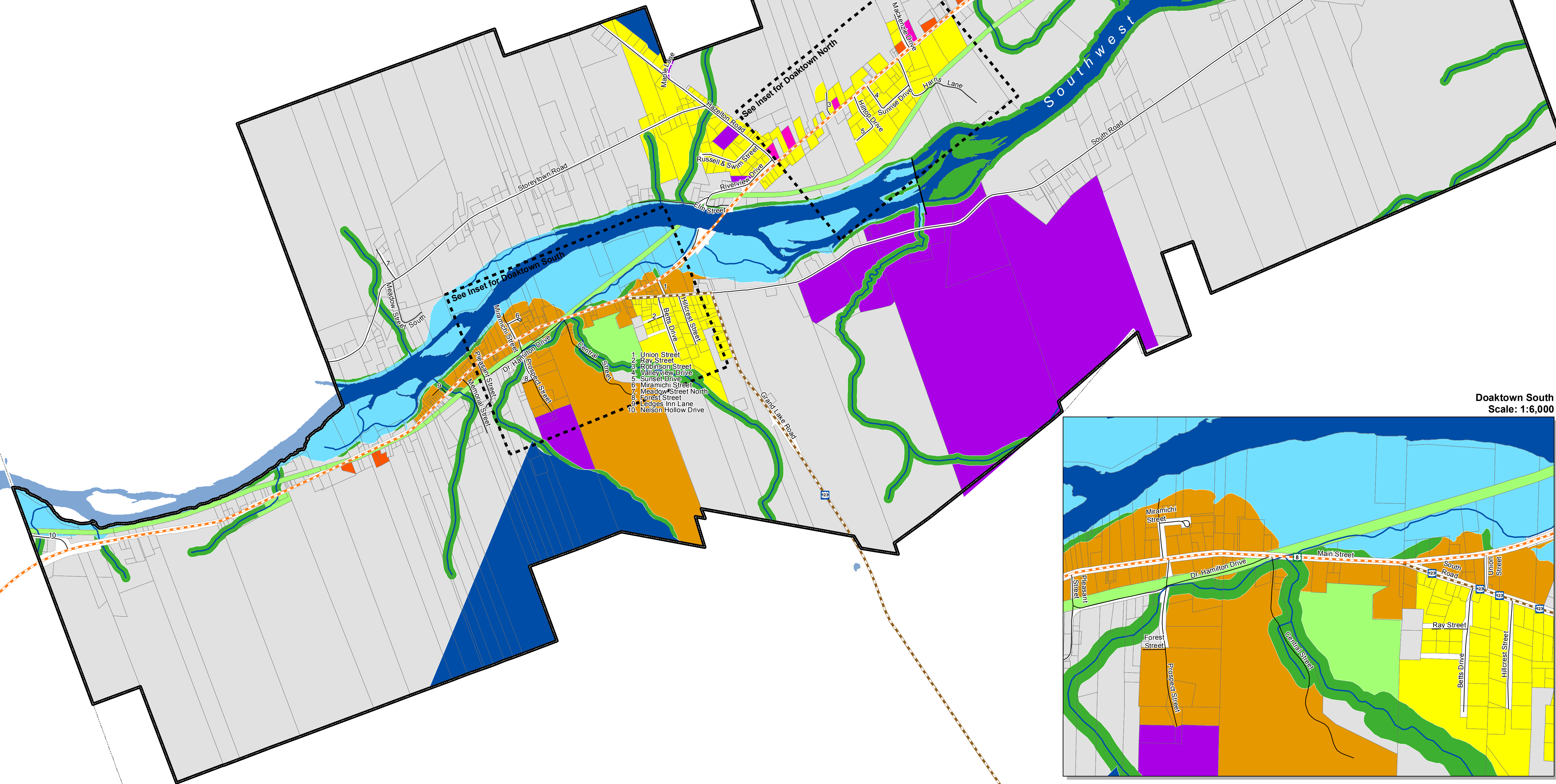
# Schedule A Zoning Map

## Legend

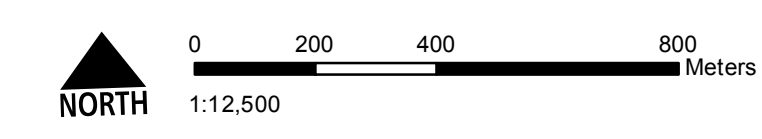
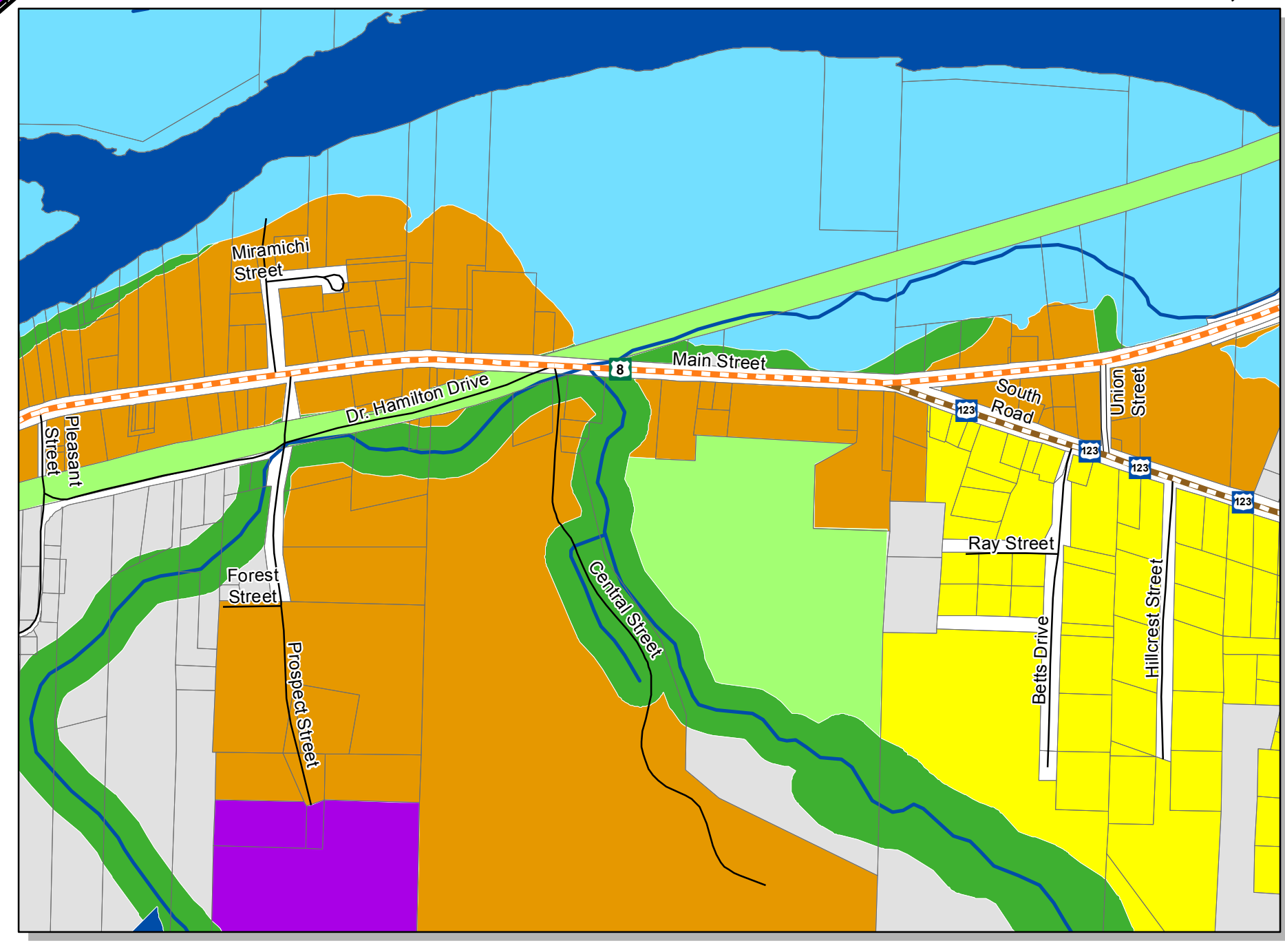
- Village Boundary
- Zones**
  - Residential (RES)
  - Village Centre (VC)
  - Commercial (C)
  - Community Use (CU)
  - Industrial (IND)
  - Rural (RU)
  - Parks and Recreation (PR)
  - Conservation (CON)
  - Protected Water Supply (PWS)
  - Flood Risk Area (FRA)
- Roads**
  - Arterial (Provincial)
  - Ramp (Provincial)
  - Collector (Provincial)
  - Local (Regional)
  - Local (Municipal)
  - Access (Private)



Doaktown North  
Scale: 1:6,000



Doaktown South  
Scale: 1:6,000



### VILLAGE AUTHORIZATION

Beverly K. ("Bev") Gaston, Mayor

Marilyn E. Price, Village Clerk

### METADATA

Date: 9/7/2017  
 Author: Justin Forbes, MCIP, RPP  
 Coordinate System: NAD 1983 CSRS New Brunswick Stereographic  
 Projection: Double Stereographic  
 Datum: North American 1983 CSRS  
 False Easting: 2,500,000.0000  
 False Northing: 7,500,000.0000  
 Central Meridian: -66.5000  
 Scale Factor: 0.9999  
 Latitude Of Origin: 46.5000  
 Units: Meter



**THE ORIGINAL  
DOCUMENT/PLAN  
CONTAINS  
REFERENCES TO  
ITEMS OUTLINED IN  
SPECIFIC COLORS.**

**LE DOCUMENT OU LE  
PLAN ORIGINAL  
COMPRED DES  
RÉFÉRENCES À DES  
ÉLÉMENTS MIS EN  
COULEUR.**

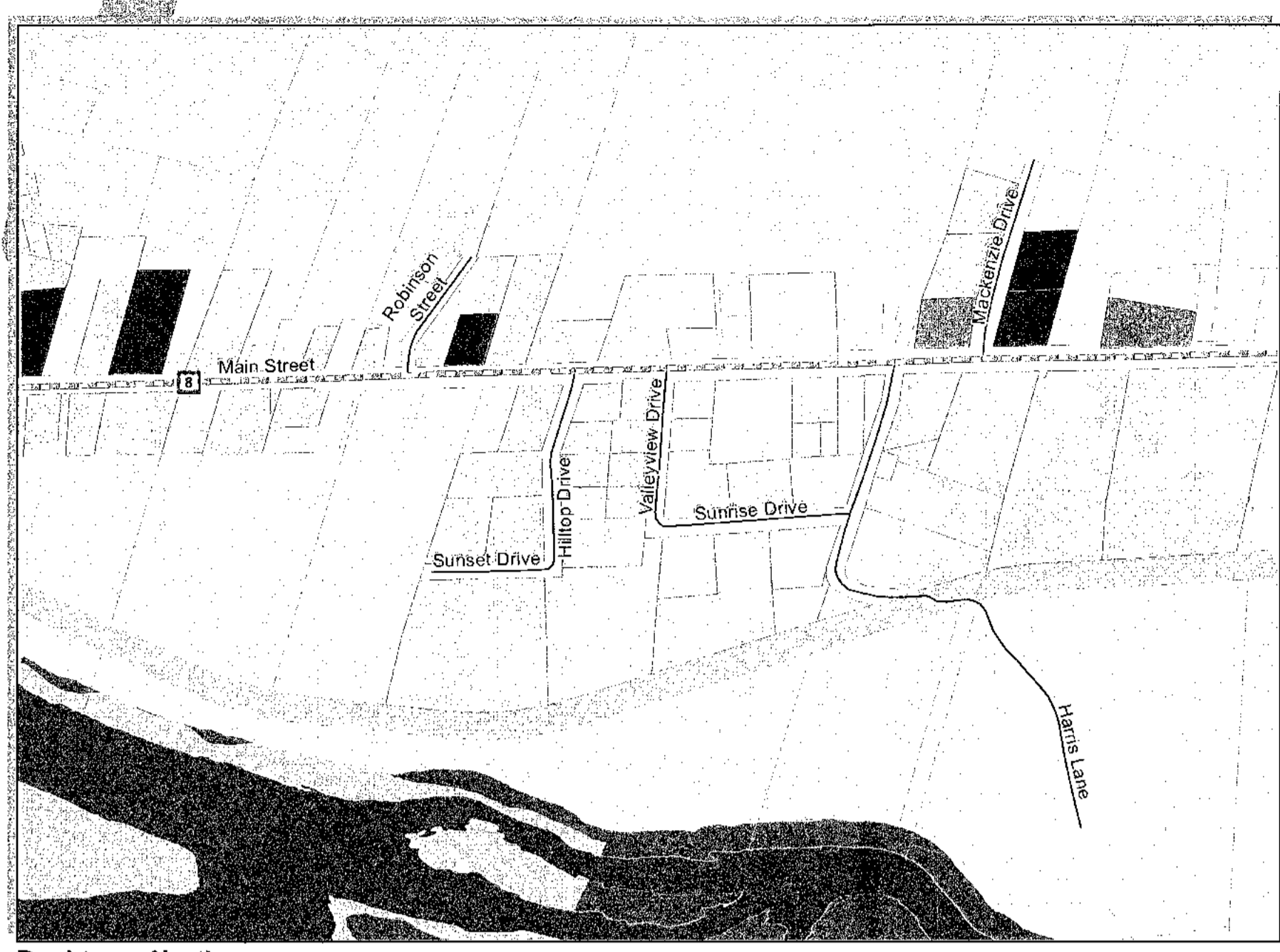
37610384  
NOV 29 2017  
12:28:57



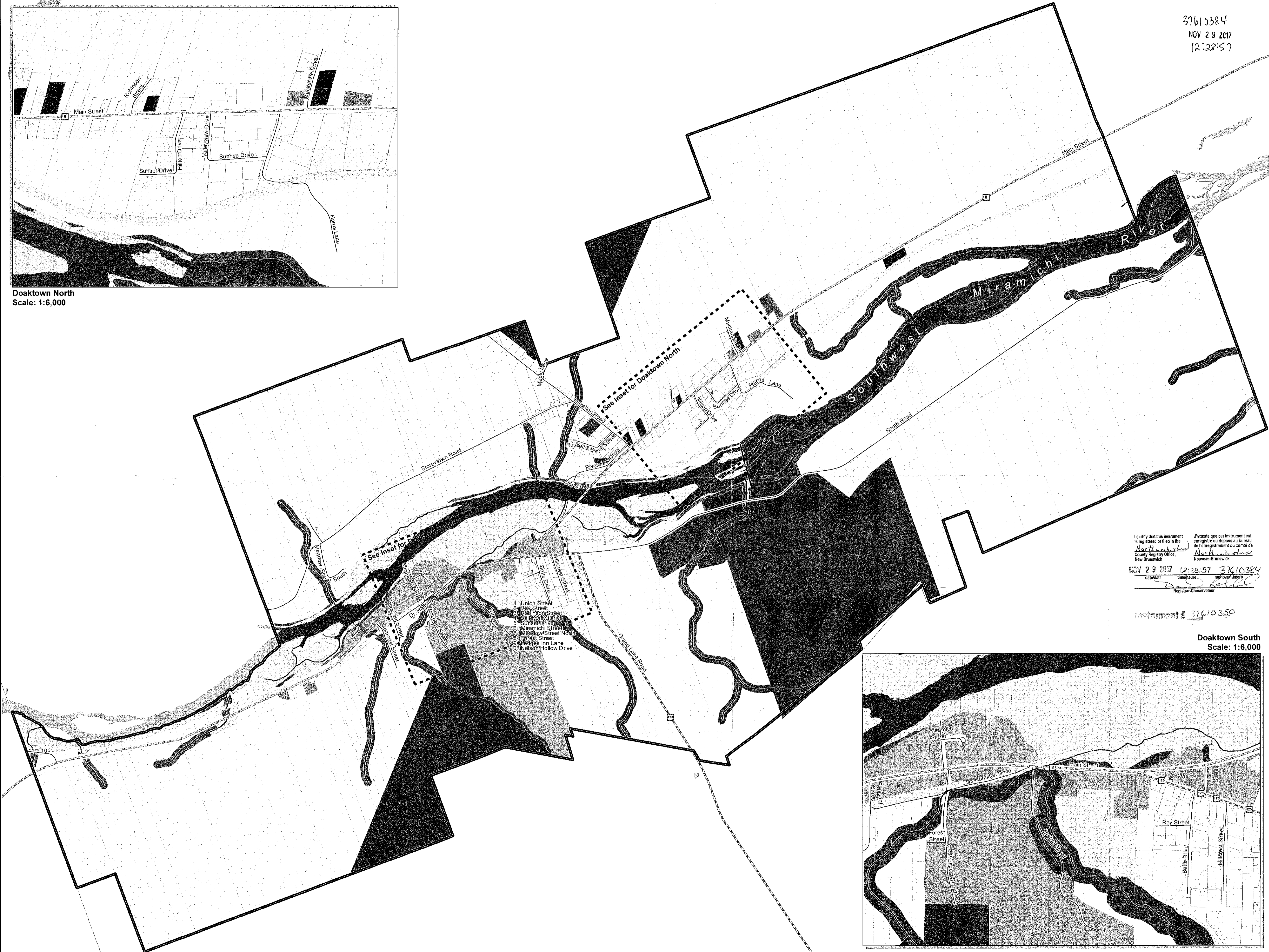
# Schedule A Zoning Map

## Legend

- Village Boundary
- Zones**
- Residential (RES)
- Village Centre (VC)
- Commercial (C)
- Community Use (CU)
- Industrial (IND)
- Rural (RU)
- Parks and Recreation (PR)
- Conservation (CON)
- Protected Water Supply (PWS)
- Flood Risk Area (FRA)
- Roads**
- Classification**
- Arterial (Provincial)
- Ramp (Provincial)
- Collector (Provincial)
- Local (Regional)
- Local (Municipal)
- Access (Private)



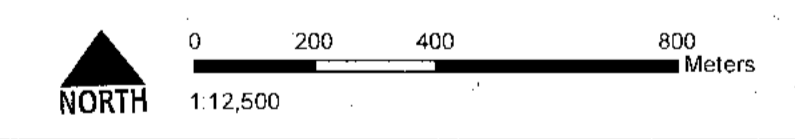
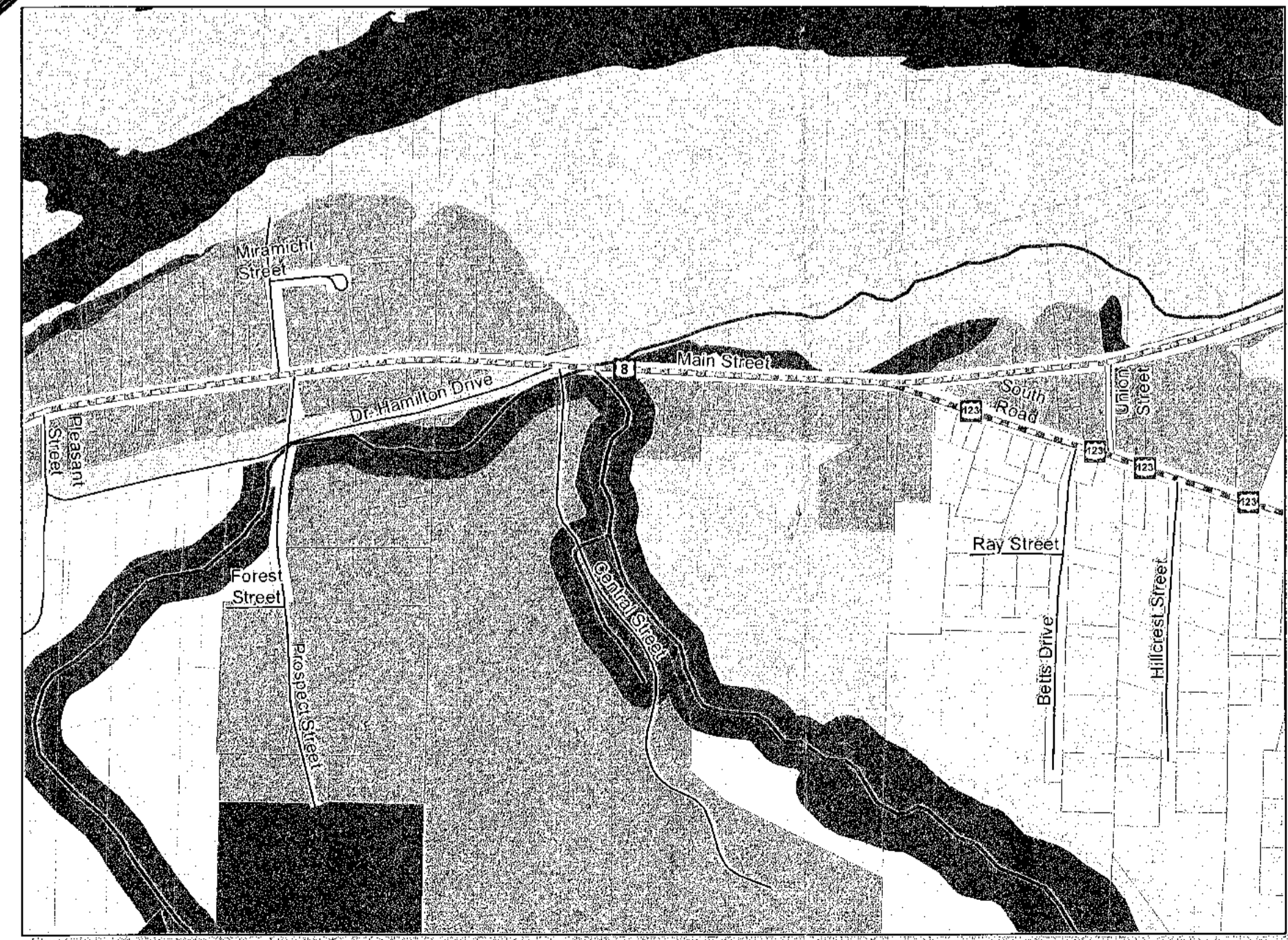
Doaktown North  
Scale: 1:6,000



I certify that this instrument is registered or files in the County Registry Office, New Brunswick.  
 J'atteste que cet instrument est enregistré ou déposé au bureau de l'enregistrement du comté de Nouveau-Brunswick.  
 NOV 29 2017 12:28:57 37610384  
 date/heure time/heure  
 Registrar/Conservateur

Instrument # 37610384

Doaktown South  
Scale: 1:6,000



### VILLAGE AUTHORIZATION

Beverly K. ("Bev") Gaston, Mayor

Marilyn E. Price, Village Clerk

### METADATA

Date: 9/7/2017  
 Author: Justin Forbes, MCP, RPP  
 Coordinate System: NAD 1983 CSRS New Brunswick Stereographic  
 Projection: Double Stereographic  
 Datum: North American 1983 CSRS  
 False Easting: 2,500,000.0000  
 False Northing: 7,500,000.0000  
 Central Meridian: -66.5000  
 Scale Factor: 0.9999  
 Latitude Of Origin: 46.5000  
 Units: Meter

Schedule b:  
Classifications  
of Buildings  
and Uses

*Village of Doaktown*  
Rural Plan

This Schedule is intended to assist in the interpretation of the types of uses within the use classes listed Section C.5 Zones of this Rural Plan.

Classification	Division	Use Class	Specific Use
Assembly Uses	Assembly Uses for the production & viewing of the performing arts	Theatre	<ul style="list-style-type: none"> <li>• Movie Theatre</li> <li>• Theatres</li> </ul>
	General Assembly Uses	Cultural and Civic Establishment	<ul style="list-style-type: none"> <li>• Art Galleries</li> <li>• Town Administrative Offices</li> <li>• Court Rooms</li> <li>• Library</li> <li>• Museums</li> <li>• Arts and Culture Centers</li> <li>• Interpretive Centers</li> </ul>
		General Assembly	<ul style="list-style-type: none"> <li>• Auditoria</li> <li>• Bowling Alleys</li> <li>• Assembly Hall</li> <li>• Dance Halls</li> <li>• Exhibition Halls</li> <li>• Fitness Clubs</li> <li>• Gymnasias</li> <li>• Lodge Halls and Private Clubs</li> </ul>
		Educational	<ul style="list-style-type: none"> <li>• Colleges (non-residential)</li> <li>• Private Schools</li> <li>• Public Schools</li> </ul>
		Place of Worship	<ul style="list-style-type: none"> <li>• Church Halls</li> <li>• Churches and similar places of worship</li> </ul>
		Passenger Assembly	<ul style="list-style-type: none"> <li>• Passenger Stations and Depots</li> <li>• Recreational Piers/Docks</li> </ul>
		Catering Service	<ul style="list-style-type: none"> <li>• Bars</li> <li>• Licensed Premises</li> <li>• Lounges</li> <li>• Restaurants</li> <li>• Nightclubs</li> </ul>
		Funeral Home	<ul style="list-style-type: none"> <li>• Crematoria</li> <li>• Funeral Homes and Chapels</li> </ul>
		Child Care	<ul style="list-style-type: none"> <li>• Daycare</li> <li>• Home Child Care Services</li> <li>• Nursery Schools</li> <li>• Early Childhood Education Services</li> </ul>
		Amusement	<ul style="list-style-type: none"> <li>• Commercial Recreation Establishment</li> <li>• Electronic Games Arcade</li> <li>• Pinball Parlors</li> <li>• Poolrooms</li> </ul>
Arena-type Uses	Indoor Assembly	<ul style="list-style-type: none"> <li>• Armories</li> <li>• Ice Rinks</li> <li>• Indoor Swimming Pools</li> </ul>	

Classification	Division	Use Class	Specific Use
	Open-air Assembly Uses	Outdoor Assembly	<ul style="list-style-type: none"> <li>• Amusement Parks and Fair-grounds</li> <li>• Bleachers</li> <li>• Drive-in Theatres</li> <li>• Exhibition Grounds</li> <li>• Grandstands</li> <li>• Outdoor Ice Rinks and Swimming Pools</li> <li>• Outdoor Stadiums</li> <li>• Outdoor Concert Venues</li> <li>• Race Track</li> </ul>
Business and Personal Service Uses	Business, Professional, and Personal Service Uses	Office	<ul style="list-style-type: none"> <li>• Banks</li> <li>• Business and Government Office</li> </ul>
		Medical and Professional	<ul style="list-style-type: none"> <li>• Clinic</li> <li>• Dental Offices and Surgeries</li> <li>• Law Offices</li> <li>• Medical Offices and Consulting Rooms</li> <li>• Professional Offices</li> <li>• Veterinary Clinic</li> </ul>
		Personal Service	<ul style="list-style-type: none"> <li>• Barbers</li> <li>• Beauty Parlors</li> <li>• Domestic and Household Arts</li> <li>• Hairdressers</li> <li>• Tanning Salons</li> <li>• Pet Care Service</li> <li>• Nail Salons</li> </ul>
		General Service	<ul style="list-style-type: none"> <li>• Car Washes</li> <li>• Dry Cleaners (not using flammable or explosive substances)</li> <li>• Laundromats</li> <li>• Small Tool and Appliance Service and Rentals</li> </ul>
		Communications	<ul style="list-style-type: none"> <li>• Call Centres</li> <li>• Radio Stations</li> <li>• Telephone Exchanges</li> </ul>
		Police Station	<ul style="list-style-type: none"> <li>• Police Stations without Detention Quarters</li> </ul>
		Dispatch Service	<ul style="list-style-type: none"> <li>• Taxi</li> <li>• Transit Service</li> <li>• Limousine</li> <li>• Courier Services</li> </ul>
		Take-out Food Service	<ul style="list-style-type: none"> <li>• Take-out Restaurants</li> <li>• Food Stands</li> </ul>
Industrial Uses	Industrial uses involving highly combustible and hazardous substances and processes	Hazardous Industry	<ul style="list-style-type: none"> <li>• Bulk Plants for Flammable Liquids</li> <li>• Bulk Storage Warehouses for Hazardous Substances</li> <li>• Chemical Manufacturing or Processing Plants</li> <li>• Distilleries</li> </ul>

Classification	Division	Use Class	Specific Use
			<ul style="list-style-type: none"> <li>• Dry-cleaning Plants</li> <li>• Feed Mills</li> <li>• Lacquer, Mattress, Paint, Varnish, &amp; Rubber</li> <li>• Manufacturing – Heavy</li> <li>• Factories</li> <li>• Spray Painting Operations</li> <li>• Wastepaper Processing Plants</li> </ul>
	General Industrial Uses involving limited hazardous substances and processes	General Industry	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Aggregate-Related Industries</li> <li>• Aircraft Hangars</li> <li>• Asphalt/aggregate/concrete plant</li> <li>• Bulk Storage Facility</li> <li>• Cold Storage Plants</li> <li>• Contractors' Yards</li> <li>• Factories</li> <li>• Fish Processing Plants</li> <li>• Freight Depots</li> <li>• General Garages</li> <li>• Laboratories</li> <li>• Laundries</li> <li>• Manufacturing – Light</li> <li>• Medical Marijuana Production Facility</li> <li>• Micro-Brewery</li> <li>• Planing Mills</li> <li>• Printing Plants</li> <li>• Sawmill</li> <li>• Warehouses</li> <li>• Workshops</li> </ul>
		Service Station	<ul style="list-style-type: none"> <li>• Automotive Establishment</li> <li>• Auto body Shop</li> <li>• Automotive Repair</li> <li>• Gas Bars</li> <li>• Gasoline Service Stations</li> </ul>
	Light, non-hazardous or non-intrusive Industrial uses	Light industry	<ul style="list-style-type: none"> <li>• Custom Workshops</li> <li>• Indoor Storage</li> <li>• Light Industry</li> <li>• Parking Garages</li> <li>• Recycling Depot</li> <li>• Recycling Facility</li> <li>• Warehouses &amp; Distribution Centres</li> <li>• Wholesale Rooms</li> <li>• Workshops</li> </ul>
Institutional Uses	Penal and Correctional Institutional Uses	Penal and Correctional Detention	<ul style="list-style-type: none"> <li>• Prisons</li> <li>• Police Stations (with Detention Quarters)</li> <li>• Psychiatric Hospitals (with Detention Quarters)</li> </ul>



Classification	Division	Use Class	Specific Use
			<ul style="list-style-type: none"> <li>Youth Correctional Facilities</li> </ul>
	Special Care Institutional Uses	Medical Treatment and Special Care	<ul style="list-style-type: none"> <li>Assisted Living Facility</li> <li>Hospital</li> <li>Personal Care Homes</li> <li>Nursing Homes</li> <li>Residential Care Facility</li> <li>Treatment Centres</li> <li>Medical Clinics</li> </ul>
Non-building Uses	Uses not directly related to building	Agriculture	<ul style="list-style-type: none"> <li>Backyard Poultry Coop</li> <li>Commercial Farms</li> <li>Hobby Farms</li> <li>Market Gardens &amp; Nurseries</li> </ul>
		Forestry	<ul style="list-style-type: none"> <li>Silviculture</li> <li>Sawmills</li> <li>Tree Nurseries</li> </ul>
		Mineral Working	<ul style="list-style-type: none"> <li>Borrow Pits</li> <li>Mineral Exploration including trenching, diamond drilling and line cutting.</li> <li>Mines</li> <li>Oil Wells</li> <li>Quarries</li> <li>Resource Extraction</li> </ul>
		Recreational Open Space	<ul style="list-style-type: none"> <li>Campgrounds</li> <li>Golf Courses</li> <li>Hiking Trails</li> <li>Park – Active</li> <li>Park – Passive</li> <li>Park – Public</li> <li>Playing Fields</li> <li>Playgrounds</li> <li>Sports Grounds</li> </ul>
		Conservation	<ul style="list-style-type: none"> <li>Architectural Historical Sites</li> <li>Area of natural, scientific, or historic interest</li> <li>Buffer Strips</li> <li>Trails and Boardwalks</li> <li>Scenic Lookout Sites</li> <li>Watersheds</li> <li>Wildlife Sanctuaries</li> </ul>
		Cemetery	<ul style="list-style-type: none"> <li>Cemeteries</li> </ul>
		Scrap Yard	<ul style="list-style-type: none"> <li>Car Wrecking Yards</li> <li>Junk Yards</li> <li>Salvage Yard</li> <li>Scrap Dealers</li> </ul>
		Solid Waste	<ul style="list-style-type: none"> <li>Incinerators</li> <li>Landfill</li> <li>Recycling Plants</li> <li>Sanitary Land Fill</li> </ul>

Classification	Division	Use Class	Specific Use	
			<ul style="list-style-type: none"> <li>• Solid Waste Disposal</li> </ul>	
		Animal	<ul style="list-style-type: none"> <li>• Animal Shelter</li> <li>• Kennels</li> <li>• Zoos</li> <li>• Pet Sitting Services</li> </ul>	
		Antenna	<ul style="list-style-type: none"> <li>• Cellular Communications Towers</li> <li>• Satellite Dish Antenna</li> <li>• Television, Radio &amp; Communications</li> <li>• Transmitting and Receiving Masts &amp; Antennae</li> </ul>	
		Transportation	<ul style="list-style-type: none"> <li>• Airfields</li> <li>• Boathouses</li> <li>• Docks and Harbours</li> <li>• Wharves and Marinas</li> </ul>	
		Wind Energy System	<ul style="list-style-type: none"> <li>• Wind Energy System – Commercial</li> <li>• Wind Energy System – Non-Commercial</li> </ul>	
Residential	Residential Dwelling Uses	Single Dwelling	<ul style="list-style-type: none"> <li>• Single Unit Dwelling</li> <li>• Mini-home</li> <li>• Mobile Home</li> </ul>	
		Double Dwelling	<ul style="list-style-type: none"> <li>• Duplex Dwellings</li> <li>• Semi-detached dwellings</li> </ul>	
		Row Dwelling	<ul style="list-style-type: none"> <li>• Row Houses</li> </ul>	
		Apartment Building	<ul style="list-style-type: none"> <li>• Apartment Building</li> <li>• Multi-Unit</li> <li>• Residential Complexes (4 or more units)</li> </ul>	
	General Residential Uses	Boarding House Residential	<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Boarding Houses</li> <li>• Dormitory/Residence</li> </ul>	
		Tourism Accommodation	<ul style="list-style-type: none"> <li>• Hotels</li> <li>• Motels</li> <li>• Inns</li> </ul>	
		Camp	<ul style="list-style-type: none"> <li>• Cottage</li> <li>• Camp Cluster Private</li> <li>• Camp Cluster Resort</li> <li>• Mobile Camp</li> <li>• Seasonal Residence</li> </ul>	
	Retail Uses	Retail Sale and Display Uses	Shopping Centre	<ul style="list-style-type: none"> <li>• Shopping Centers</li> <li>• Strip Malls</li> </ul>
			Shop	<ul style="list-style-type: none"> <li>• Automobile Dealership</li> <li>• Department Stores</li> <li>• Equipment Sales and Rental – Heavy</li> <li>• Equipment Sales and Rental – Light</li> <li>• Liquor Stores</li> <li>• Retail Shops</li> <li>• Retail Warehouse</li> <li>• Showrooms</li> </ul>

Classification	Division	Use Class	Specific Use
			<ul style="list-style-type: none"> <li>• Supermarkets</li> <li>• Used Car Lots</li> </ul>
		Indoor Market	<ul style="list-style-type: none"> <li>• Auction Halls</li> <li>• Exhibition Halls</li> <li>• Indoor Farmers Markets</li> </ul>
		Outdoor Market	<ul style="list-style-type: none"> <li>• Animal Markets</li> <li>• Fish Stalls</li> <li>• Market Grounds</li> <li>• Produce and Fruit Stands</li> <li>• Outdoor Farmers Markets</li> <li>• Flea Markets</li> </ul>
		Convenience Store	<ul style="list-style-type: none"> <li>• Confectionary Stores</li> <li>• Corner Stores</li> <li>• Gift Shops</li> <li>• Specialty Shops</li> <li>• Video Stores</li> </ul>

Prepared By:

**GREATER MIRAMICHI REGIONAL SERVICE COMMISSION**  
*Planning Services*  
*Services d'aménagement*  
**COMMISSION DE SERVICES RÉGIONAUX DU GRAND MIRAMICHI**