

**SUMMARY OF CHANGES TO DRAFT MUNICIPAL PLAN & DEVELOPMENT REGULATIONS  
STEMMING FROM PUBLIC CONSULTATIONS**

ITEM NAME	SECTION	COMMENT
<b>MUNICIPAL PLAN</b>		
Environment and Climate Change Goals & Objectives	MP 2.3	Add Goal No. 4 regarding street connectivity and active transportation networks
Sustainable Development	MP 2.9	Add Objective No. 10
Provincial Land Use Overlays	MP 3.2.1 and DR 3.3	- Remove subsection 1 'Agricultural Leases' and replace with new subsection 'Agricultural Referral Buffer' - Remove subsection 10 'Habitat Management Unit' and replace with new subsection 'Environmental Protection'
Environmental Protection	MP 3.2.1	Remove subsection 5 (Floodway and Floodway Fringe) and add
Remediation	MP 3.3.2	Add Policy GE-13 regarding remediation of lands
Land use designations and zones	MP 3.4.1	Created Arts, Wellness and Heritage (AWH) and Rural Industry land use classes and designations. Moved AWH and Conservation-Cultural land use zones to AWH designation, and moved Rural Industry land use zone to Rural Industry designation
Agriculture buffers	MP AG-4 and AG-5	Added reference to provincial guidelines
Arts, Wellness and Heritage	MP 3.4.5	- Re-organization: Moved Arts, Wellness & Heritage and Conservation Culture zones into new AWH designation - Changed location of sub-section for Arts, Wellness and Heritage by creating its own section and re-numbering accordingly
Arts, Wellness and Heritage and Conservation-Cultural	MP 3.4.5, DR 3.2.3 and DR 3.2.12	Moved 'Garage, public parking, parking/taxi stand' from Conservation-Cultural to Arts, Wellness and Heritage
Mixed Development	MP 3.4.8.2	Changed references of 'Mixed Use' to 'Mixed Development' -TYPO
Mixed Development	MP 3.4.8.2 and DR 3.2.7	Move 'Apartment building' and 'Plex housing' from permitted use to discretionary use
Traditional Community	MP 3.4.9	Add Policy TC-9 to also apply Residential & Public Use policies, as applicable
RSS	MP 3.4.11.7	- Created subsection - Moved RES-11 to RES-13 and re-numbered accordingly - Added RES-12 to require Planning Impact Analysis

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Residential General Subdivision Policies	MP 3.4.11.8	Created subsection
Rural Mineral Workings	MP 3.4.12.2 and DR 3.2.18	Removed 'Mineral Workings' from Permitted Uses (it is included in Discretionary Use)
Protected Water Supply	MP 3.4.15	Changed location of sub-section for Protected Water Supply by creating its own section and re-numbering accordingly
<b>DEVELOPMENT REGULATIONS</b>		
No Permit Required	DR 2.2.1	Remove reference to Plastic and Resin in No. 10
Boarding house	DR 3.2.9, 3.2.13, 3.2.16	Removed 'Boarding house' from discretionary use as it is already included in 'Home business' (typographical error)
Residential Sustainable Subdivision	DR 3.2.17	- Added No. 3 to require Planning Impact Analysis and re-numbered accordingly - Removed reference to RSS # 3 in No. 5
Eco-Village Cluster	DR 3.2.19	Added reference to Condition 1 for permitted use home businesses
Fully Serviced Lots w/ Pond Frontage	Multiple	Undue proposed changes for Fully Service Lots w/Pond Frontage back to 2014-2024 larger standards
Minimum House Sizes	Multiple	Reduce minimum floor area for residential dwellings and non-residential buildings to 50m <sup>2</sup>
Outdoor Storage	DR 3.4.1.3	Removed No. 3 regarding storage of vehicles and equipment
Accessory Buildings on Residential Lots	DR 3.4.2.2	- Add increased maximum height provisions for lot areas 4,001 m <sup>2</sup> or greater - Change "Another Building" to "Dwelling or Primary Building" in relation to minimum separation standard - Referenced exemption for buildings not requiring permits in RSL table - Clarified in No. 1 that accessory building shall be no greater than 25% larger than the main building
Accessory Dwelling Units	DR 3.4.2.3	Increased Max Ground Coverage to 70% of Single Unit Residential Dwelling
Driveway Access	DR 4.4.1	Deleted reference to road types to establish consistent standard across all roads
Keeping of Animals	DR 5.2.9	- Increased maximum animals allowed on property size 1,860m <sup>2</sup> to 3,999 m <sup>2</sup> - Increased KOAU to 3 on property size 4,000m <sup>2</sup> to 7,999m <sup>2</sup> - Prohibit the keeping of fox or mink in residential designated areas

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Housekeeping Edit - Private Well	DR 6.2.3	Change 2,203m2 to 2,023m2 (typographical error)
Infill Sidewalk	DR 6.3(6)	Replaced language to focus only on acquiring the strip of land required to correct the road reservation and trail/sidewalk
690 Indian Meal Line	Future Land Use & Land Use Zoning Maps	Include full property boundary in the Mixed Development zone
Clements Pond and Farm Road	Land Use zoning map	Change proposed Residential Rural to Residential Low Density
Killick Eco-Village	Future Land Use & Land Use Zoning Maps	Amend Eco-Village Cluster zone boundaries to reflect development as per the sketch submitted by the Owner to the Town
Thorburn Road Mixed Development	MP 3.4.8.2, Future Land Use & Land Use Zoning Maps	- Remove Mixed Development from Thorburn Road. Replace section across from Brookside and Rainbow Gully with Community Mixed and replace the rest with Residential Medium Density - Make corresponding update to MP Policy
Beachy Cove Road Mixed Development	MP 3.4.8 & Future Land Use & Land Use Zoning Maps	- Remove Mixed Development Zone from Beachy Cove Road and Tucker's Hill Road and replace with Residential Medium Density - Make corresponding update to MP Policy
Ocean's Edge Conservation	Future Land Use Map	Add Conservation Zone to the coast of the Ocean's Edge subdivision
Skinner's Road	MP 3.4.11.7 & Future Land Use & Land Use Zoning Maps	- Eliminate RSS #3 area and replace with a large tract of Conservation zone at the end of Skinner's Road. Convert remaining Residential Sustainable Subdivision land to Residential Medium Density - Make corresponding update to MP policy.
Recreation Land on Neary's Pond Road	MP 3.4.10.3 & Future Land Use & Land Use Zoning Maps	- Change 200-206 Neary's Pond Road and 216-222 Neary's Pond Road to Recreation - Make corresponding update to MP Policy
Agriculture Leases	Land Use Zoning Map	Remove from map

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Habitat Management Unit	Future Land Use, Land Use Zoning & Environmental Protection Overlay Maps	Remove Habitat Management Unit layer from Future Land Use & Land Use Zoning maps and add to Environmental Protection Overlay Map
Coastal Buffer & Flood Risk Areas	Future Land Use & Land Use Zoning Maps	Remove features from Future Land Use & Land Use Zoning Maps (remains on Environmental Protection Overlay Map)
Livestock/Poultry Operations	Future Land Use & Land Use Zoning Maps	Add buffers for known operations
<b>SCHEDULES</b>		
Wildlife Division Referral	MP & DR Schedule A A.14, DR Schedule E Waterbodies & Wetlands	Provided clarity that comments only apply to referrals for new Crown lands applications
Steep Slopes	DR Schedule E Steep Slopes	Add No. 4 regarding engineering assessment/grading plan
Wetland Stewardship Agreement	DR Schedule E	Added No. 7 'Wetland Stewardship Agreement Management Unit'