

Town of St. Stephen Municipal Plan Review

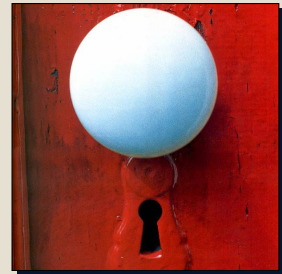
Presentation by:
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Terrain Group
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Presentation Outline

- Statutory Requirements
- Study Process
- Study Time Line



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Statutory Requirements

- Governed by *Community Planning Act*
- Four Documents Reviewed
 - Municipal Development Plan
 - Zoning By-Law
 - Subdivision By-Law
 - Building By-Law

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Statutory Requirements

- Municipal Development Plan
 - Sets overall framework for development
 - Section 23 of *Community Planning Act*
- Contents
 - Policies and proposals (land use, municipal services, environment)
 - Five-year capital plan
 - Vision for future development

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Statutory Requirements

- Zoning By-Law
 - Carry out intent of Municipal Plan
 - Section 34 of *Community Planning Act*
- Contents
 - Lot Sizes, yard depths,
 - Building height, placement, appearance,
 - Landscaping, parking, loading zones
 - Excavations, cutting and filling of land

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Statutory Requirements

- Subdivision By-Law
 - Standards for land subdivision
 - Section 42 of *Community Planning Act*
- Contents
 - Lands for Public Purposes
 - Approval fees and format of plans
 - Street and block standards

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Statutory Requirements

- Building By-Law
 - Standards for building construction and alterations
- Section 59 of *Community Planning Act*
- Contents
 - Adoption of National Building Code
 - Permit requirements

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Methodology

- Three Phases
 - Background /Issues Review and Identification
 - Prepare Draft By-Laws
 - Finalize By-Laws and Adoption Process
- 11-month schedule
- 3 Steering Committee Meetings
- 1 Open House

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Background / Issues Review and Identification

- Project Initiation Meeting (*August*)
- Community Consultation (*October to November*)
 - Website Programming
 - Mailout
 - Open House
- Background Data Review (*August to November*)
 - Existing Land Use
 - Census Data
 - Servicing
 - Topography and Natural Features

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Background / Issues Review and Identification

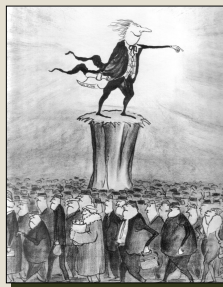
- Stakeholder Consultation (*October to November*)
 - Community Groups
 - Town Staff
- Public Open House (*November*)
- Issues Analysis (*November*)
 - Future Land Use, Development Constraints
 - Municipal Services
 - Population, Housing, Economic Base

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Background / Issues Review and Identification

- Prepare Background Report (*November*)
 - Section 23(2)(b) of Act
 - Summary of Review
- Review with Steering Committee (*December*)



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Prepare Draft Revisions

- Revise Municipal Plan and By-Laws (*January - February*)
 - Background Study provides Policy Direction
 - Review by-laws with Community Planning Act requirements
 - Update mapping and Five-year capital plan
- Steering Committee Meeting (*February*)
 - Review draft by-laws

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Finalize Plan and Adoption Process

- Finalize Plan and By-Laws (*March*)
 - Steering Committee Input
 - Provincial Review
- Adoption Process (*March - July*)
 - PAC / Council Review (Section 66)
 - Public Presentation - Municipal Plan
 - 30-day comment period
 - Public Hearing - Municipal Plan and Zoning By-Law
 - Council Adoption and Registration

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Conclusion

Comments or Questions?

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