

**NOTICE  
TOWN OF FLORENCEVILLE-BRISTOL  
PUBLIC PRESENTATION  
PROPOSED MUNICIPAL PLAN BY-LAW #12 AND ZONING BY-LAW #13A  
AMENDMENTS**

Notice is hereby given that the Council of the Town of Florenceville-Bristol is considering updating the Municipal Plan By-Law #12 and Zoning By-Law #13A as part of its required 10-year review. A summary of the recommended changes to the Municipal Plan and Zoning By-law are below, with further information available on the Town website.

- 1) Text dealing with community context has been updated in multiple locations in the document. Preamble sections have been updated to reflect changes within the community in the last decade.
- 2) A new Mixed Use Main Street (MU-1) Zone and map areas have been added. This is a revision of the previous C1 Zone, which now permits rear lot apartment buildings. The intent of these changes is to make it easier to develop residential buildings near the traditional shopping area in both Florenceville and Bristol.
- 3) A new Mixed-use Core (MU-2) Zone and map areas have been added. This new zone enables a range of institutional, residential, and commercial uses near the more urban parts of the community, near the traditional shopping areas of both Florenceville and Bristol. The intent of this change is to continue to encourage a range of uses in the area, and limit the amount of rezoning applications needed.
- 4) The previous Agricultural and Rural zone is proposed to be split into two zones. For existing farmed areas, an Agricultural Reserve (AR) Zone would be applied. For areas on the periphery of town which are not actively being farmed; a Rural Use (RU) Zone would be used. The intent of this change is to clarify which lands are actively used for agriculture to assist the Town in decision making relative to the protection and development of agricultural lands.
- 5) Text has been added for a new Business Park (C4) Zone, which may be applied to properties in the future if major commercial or industrial areas are expanded.
- 6) The Neighbourhood Commercial (C2) Zone now permits residential uses to limit the need for a rezoning if a property owner wishes to convert the property to a residential use.
- 7) Provincial Floodplain mapping has been added to the zoning map for informational purposes.
- 8) A number of intent statements were updated in the Municipal Plan to reflect Council's priority on the arts, growing the population of the Town through retaining newcomers, and protecting the environment.
- 9) Mapping updates have taken place to pre-zone a portion of land near Bristol Heights to Multiple Unit Residential (R3) Zone.
- 10) A number of additional options have been added to diversify developer housing options in the town, including regulations for group dwellings, and expanded opportunities for conversion dwellings and townhouses.

As mentioned above, a Public Presentation is set for Tuesday, March 10, 2020 at 7 pm in the Council Chambers, 19 Station Road. Following the presentation, Florenceville-Bristol Town Council will set a Public Hearing date to receive submissions regarding the proposed By-law amendments.

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