

Town of St. George Municipal Plan 2022

By-law No. 24-C



TOWN OF ST. GEORGE

Town of St. George Municipal Plan

By-Law No. 24-C

Under the Authority vested in it by Section 24 of the *Community Planning Act*, the Municipal Council of the TOWN OF SAINT GEORGE enacts as follows: This By-law may be cited as the "Town of Saint George Municipal Plan"; The document entitled "Town of Saint George Municipal Plan" attached hereto is adopted;

Read a first time this 8th day of August, 2022.

Read a second time this 12th day of September, 2022.

Read a third time and passed this 12th day of September, 2022.

Mayor

Clerk

I, Jason Gaudet, of the Town of Saint George, in the County of Charlotte and the Province of New Brunswick, Clerk, DO SOLEMNLY DECLARE;

THAT I am the Clerk of the Town of Saint George, a Municipal Corporation, and have personal knowledge of the facts herein declared;

THAT the requirements of Sections 25, 110 and 111 of the *Community Planning Act* have been complied with in respect to By-law No. 24-C, a Bylaw to Adopt the Municipal Plan By-law, which was passed by the Council of the Town of Saint George on this 12th day of September, 2022;

AND, I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*. Declared before me at the Town of Saint George, County of Charlotte and Province of New Brunswick, this day of _____, A.D., 2022.

Clerk

Commissioner of Oaths

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Municipal plan prepared by:

Southwest New Brunswick Service Commission – Planning Division

Alex Henderson, RPP (NB), MCIP

Alexander Gopen, RPP (NB), MCIP

Vivian Peng, MEM



Part 1. Background

2.0 Introduction

2.3 Title

The Town of St. George, under the provisions set out in Sections 24 to 27 of the *Community Planning Act*, hereby adopts the Town of St. George Municipal Plan By-law No. 24-C. The By-law hereby repeals By-law No. 24-B, The Municipal Plan By-law adopted in 2011.

2.4 Area of Coverage

The statements of policy in this Municipal Plan By-law to the Town of St. George municipal boundaries as outlined in under the *Municipalities Act*.

2.5 Purpose

The Municipal Plan By-law (hereinafter, “the Municipal Plan”) has been prepared in accordance with Sections 24 to 27 of the *Community Planning Act*. The Municipal Plan is the preeminent document directing growth and development while providing guidance to Council in long-term planning for the Town. This document will provide supporting principles for the implementation of land use regulations within the Town through by-laws such as zoning, subdivision, and building by-laws.

In accordance with the *Community Planning Act*, this Municipal Plan should be reviewed every ten years. Over the timeframe that this Municipal Plan is in effect, periodic amendments may be required and these must be undertaken in accordance with the provisions outlined in the *Community Planning Act*.

Adoption of the Municipal Plan shall not commit the Municipality or the Province to undertake any proposal that is suggested or outlined in this Plan, but shall prevent the undertaking of any development in any manner inconsistent with or in opposition to:

- (a) In the case of the Municipality or the Minister, any policy or proposal so outlined or suggested; or
- (b) In the case of an individual, any proposal so outlined or suggested

It is recognized that this Municipal Plan was enacted during the period of Local Governance Reform. This Municipal Plan may be subject to any subsequent changes induced by the process.

2.6 Objectives, Policies, and Proposals

Each section outlines the goals, policies, and proposals pertaining to the specific objectives. Policies answer the question, “what are the right things to do?”. Proposals are generally more specific than policies and are binding on individuals and Town Council. If policies ask what the right things to do are, proposals answer the questions of, “how do we do the right things?”.

Part 2. Goals, Policies, and Proposals

3.0 Overall Plan Goals



Plan land use efficiently and sustainably.



Conserve and preserve natural resources and ecosystems.



Protect water, land, and air from pollution.



Provide infrastructure systems that connect residents.



Ensure that the use of municipal land provides high value for residents.



Ensure sewage is safely collected, treated, and disposed of.



Ensure potable water resources are safely treated and distributed efficiently.



Ensure solid waste is safely disposed of.



Encourage the development of educational and cultural institutions.



Supporting the provision of high-quality recreational spaces and places to meet the needs of all residents.



Ensure community safety.



Continual improvement of downtown and community spaces.



Provide safe, affordable, and dignified housing to meet the needs of all residents.



Preserve and celebrate local architectural and cultural heritage.



Encourage the development of mental and physical health services for residents.



Coordinate municipal development efforts.



Encourage economic development.

3.1 General Land Use

3.1.1 Policies

Land use policy

- (1) Council shall adopt a generalized future land use map attached hereto this Municipal Plan By-law on Schedule "A" to identify the following Plan features:
 - (a) Urban Service Boundary – Council shall map the boundaries of the municipal sewer and/or water system in order establish separate urban development zones and rural development zones that generally correspond with the development capacity of the land. Council shall encourage the development and servicing of land within the urban service boundary, and it shall be prioritized for growth over land outside of the urban service boundary.
 - (b) Priority Areas – Council shall map priorities for broad areas of the municipality according to the land use pattern, geography, or development potential/constraints of those landscapes. Consideration of these priority areas shall be considered by Council in planning and evaluation stages large-scale development proposals, such as rezonings or subdivisions of land, subject to section 3.1.1.(2). These priority areas include:
 - Conservation – the purpose of the conservation priority area is to protect groundwater recharge areas from potential pollution, protect environmentally sensitive areas, or to protect developments from the risks of flooding.
 - Rural Settlement – the purpose of the rural priority area is to maintain low-density residential or other rural uses that do not require municipal services.
 - Industrial – the purpose of the industrial priority area is to emphasize industrial development in and around the St. George and not permit additional incompatible developments into these areas.
 - Agricultural – the purpose of the agricultural priority area is to protect farmland and rural resource developments and not allow an intrusion of

incompatible uses into these areas, especially by way of permitting small residential lots.

- (c) Expansion Areas – Council shall map the locations of planned expansion areas for new development (residential, commercial, and industrial) where public investment in municipal infrastructure may be given extra consideration by Council as these locations are particularly suited logical and efficient expansion now or in the future, depending on the infrastructure and service capacity. These expansion areas include:
- Residential – the purpose of the residential expansion area is to identify land in the municipality for this type of growth and encourage or facilitate primarily multi-unit residential developments.
 - Industrial – the purpose of the industrial expansion area is to identify land in the municipality for this type of growth and encourage or facilitate eco-industrial developments.
 - Commercial – the purpose of the industrial expansion area is to identify land in the municipality for this type of growth and encourage or facilitate large format commercial developments.
- (d) Infrastructure Improvements – Council shall map specific infrastructure proposals as outlined in the Municipal Plan on the generalized future land use map but shall not be bound to initiate these infrastructure projects as shown or as detailed in the capital budget.
- (2) Council shall establish zones that largely correspond with the intent of the policy areas of the generalized future land use map but shall not amend the generalized future land use map to accommodate a rezoning request for a particular development proposal where, in the opinion of Council, the development, and/or subsequent subdivision, does not compromise the overall intent of the priority or expansion area.
- (3) Council shall consider proposals to rezone properties per the zoning by-law where the applicant demonstrates how they will reasonably limit potentially negative impacts on adjacent land uses. In approving a rezoning application, the Council may establish reasonable terms and conditions to ensure that impacts are limited, having specific regard for:
- (a) the massing and scale of the proposed buildings as compared with existing buildings on adjacent properties;
 - (b) the viability of nearby industrial, commercial, resource or agricultural operations in relation to a proposed new development;
 - (c) noise-mitigation, night-sky friendly lighting, visual screening of parking or loading areas, setbacks and buffering to limit any land use conflicts related to the new development proposal;

- (d) environmental protection, landscaping and drainage plans that incorporate and preserve any existing natural features to a reasonable extent; and,
- (e) the capacity of municipal services or the land to accommodate the utility needs of the proposed development.

3.1.3 Proposals

General development proposals

- (1) Council proposes to restrict the development of any land that cannot be efficiently or sustainably serviced.

Land use by-laws

- (2) Council proposes to establish the following urban zones, through the Zoning By-law, in order of increasing intensity, subject to pedestrian-oriented design and other performance-based standards:
 - (a) "U-1" Zone, a zone with lesser population density with residential, small-scale commercial, small-scale institutional, or small-scale agricultural uses.
 - (b) "U-2", a zone with medium population density with residential, medium-scale commercial, and institutional uses.
 - (c) "U-3" a zone with a higher population density with residential, large-scale commercial and institutional uses, and small-scale industrial uses.
 - (d) "U-4" a zone with the highest population density permissible in the municipality with residential, commercial, institutional, and small-scale industrial uses.
 - (e) "I" Industrial Zone, which encompasses low population density with industrial, agricultural, forestry, resource uses.
- (3) Council proposes to establish the following rural zones, through the Zoning By-law, in order of increasing intensity, subject to conservation design and other performance-based standards:
 - (a) "C" Conservation Zone, a unserviced zone for passive recreation, and other minimal impact land uses, to protect water sources and important natural areas.
 - (b) "RS" Rural Settlement Zone, a unserviced zone with lower population density, with residential and institutional, agriculture, commercial, and resources uses, all developed at a small-scale.
 - (c) "AF" Agriculture & Forestry Zone, a unserviced zone with the least population density with agricultural, forestry, and secondary

residential or commercial uses, as well as industrial and resources uses developed at a small-scale.

- (4) Council shall adopt a Subdivision By-law to implement the policies of this municipal plan in new subdivisions and adopts a design standard for local streets that prioritizes the safety and movement of children and disabled persons, pedestrians, cyclists, and vehicles, in that order.
- (5) Council may adopt a Secondary Municipal Plan By-law or Development Scheme By-law to facilitate the coordinated development on a section of a priority or expansion area as indicated on the generalized future land use map.
- (6) Council shall establish overlay zones to accomplish area-specific goals that are consistent with the municipal plan or a secondary municipal plan.

3.2 Environment and Climate Change

3.2.2 Policies

Climate change

- (1) Council shall plan the development of the community to be prepared for severe climate dangers and act responsibly to reduce pollution by:
 - (a) Council shall set strong greenhouse gas emissions reduction targets for the municipal corporation and to encourage reductions throughout the community, by implementing climate change strategies and action plans;
 - (b) Council shall initiate sustainable community design and promote energy conscious, low-impact developments;
 - (c) Council shall steer new developments away from flood-prone and projected sea-level rise areas unless such developments could be equipped to mitigate those impacts;
 - (d) Council shall develop standards in its Subdivision By-law that prioritize natural solutions (swales, grassed ditches, and preserving wetlands/forests, etc.) over hardscaped engineered solutions (storm sewer, detention ponds, etc.) to handle the additional run-off from climate change.

Natural areas

- (2) Council shall collaborate with community groups, environmental organizations and First Nations to identify and protect important natural areas.

3.2.3 Proposals

Climate change

- (1) Council proposes to reduce emissions from energy use by exploring the feasibility of establishing a local renewable energy project and a regional renewable energy network.
- (2) Council proposes to educate residents and encourage building retrofit and renovation projects that increase energy efficiency by working with external agencies, such as NB Power, and by applying a development incentive policy, where necessary.
- (3) Council proposes to form a climate change action committee to provide oversight and further direction to the implementation of the Partners for Climate Protection: Greenhouse Gas Mitigation Plans for Charlotte County (2015), Charlotte County Climate Change Mitigation Action Plan (2018), and Southwest New Brunswick Regional Climate Adaptation Plan (2019), and support additional efforts that offer further understanding of climate change adaptation and mitigation strategies for the Town of St. George.
- (4) Council proposes to require proactive and adaptative designs in new developments in high-risk areas of flooding, sea-level rise, and other climate change impacts, through the zoning by-law.
- (5) Council proposes to conduct a vulnerability assessment on stormwater and sewage lagoon infrastructure to identify vulnerabilities (eg. sea-level rise) and strategically improve these infrastructures to minimize flood, erosion damage, and financial stress on the community.

Natural Areas

- (6) Council proposes to protect water quality, estuary habitat, and shore integrity by controlling runoff to watercourses in new subdivisions and the zoning by-law.
- (7) Council proposes to develop Town-owned green and open space into publicly accessible parks to increase urban tree cover and naturally shaded area with local, native plants, where feasible and appropriate, such as in new subdivisions land (up to 8%) is dedicated for public purposes.

3.3 Housing and Residential Development

3.3.2 Policies

- (1) Council shall encourage the sustainable population growth of a working-age population cohort by permitting small-scale multi-unit housing and accessory dwelling units in all urban residential zones in compliance with the Municipal Plan and the Zoning By-law.

- (2) Council may permit short-term rentals for tourism in all residential zones subject to limitations in the Zoning By-law to ensure that it does not significantly impact the long-term rental unit supply.
- (3) Council shall encourage a wide variety of home-based businesses in residential zones as secondary uses where they are not overly prominent on a lot and do not generate excessive impacts on surrounding residential uses.
- (4) Council shall work together with other governmental and non-governmental partners to support the provision of safe, affordable, and dignified housing to meet the needs of all residents.

3.3.3 Proposals

- (1) It is proposed that Council identify and make available appropriately located municipally owned land for the provision of affordable and workforce housing.

3.4 Economy and Commercial Development

3.4.2 Policies

- (1) Council shall pursue the development of a vibrant downtown by encouraging new commercial, retail, and service businesses to locate in the historic commercial area by applying permissive U-4 Zoning and design standards.
- (2) Council shall encourage the establishment of new and diverse retail and commercial services throughout the municipality by procuring business consulting expertise in identifying commercial opportunities and by applying permissive U-3 Zoning in high-visibility transportation corridors.
- (3) Council shall implement development incentive programs that both have a return on investment through increased assessment values and also achieve the policies and objectives of the Municipal Plan.
- (4) Council shall pursue economic development through the development of mixed-income and affordable multi-unit housing in locations that are walkable to large centers of employment, recreational amenities, trails, and municipal services, and provide working-age residents with an attractive place to live.

- (5) Council shall partner with business development organizations and other associations to provide support to business start-ups and families of newcomers.

3.4.3 Proposals

- (5) It is proposed that Council work with a partner organization to sponsor and publish a business gap analysis that identifies potential start-up opportunities in the local retail and commercial services sector.

3.5 Municipal Services and Institutional Development

3.5.2 Policies

Emergency Services

- (1) Council shall regularly review the needs of the Fire Department with respect to services, equipment and training, and develop a schedule for acquiring or upgrading equipment and training personnel where necessary.
- (2) Council shall maintain an Emergency Preparedness Plan for the community.
- (3) Council shall support programs to educate residents on the use of the Sentinel Emergency Alert System

Healthcare Facilities

- (4) Council shall work with other government and non-governmental partners to ensure that appropriate medical services and facilities are available and appropriately located.

Cemeteries

- (5) Council shall support the provision of safe and dignified after-life services such as cemeteries, which may be permitted in any Zone subject to terms or conditions, or crematoria, which may be permitted in the Industrial Zone.

Education

- (6) Council shall advocate to the Province of New Brunswick for the NBCC Saint Andrews campus in offering training and education for trades highly demanded by St. George's industrial sector and Council shall explore the concept of attracting a post-secondary institution to St. George, potentially in the form of a marine research facility or small campus.

- (7) Council shall advocate to the Province of New Brunswick for the redevelopment of the St. George Elementary School and for continual investment into Fundy High School so that both institutions may serve as high-quality places of education for students and provide recreational space to residents as community schools.

3.6 Industrial Development

3.6.2 Policies

General

- (1) Council shall provide development standards in the Zoning By-law for industrial uses that help mitigate potential impact on adjacent land uses, natural features, and the community.

A Renewed and Expanded Business Park

- (2) Council shall coordinate management and expansion of the Business Park, primarily as an eco-industrial park, by encouraging industrial waste reuse and efficiency among Business Park tenants but also to strengthen the competitive advantage of the Park.
- (3) Council shall work towards establishing a diversified industrial portfolio to increase the Town's economic resilience and employment opportunities.
- (4) Council shall advocate for sustainable and climate-resilient industrial operations and collaborate with industrial partners to act on opportunities to reduce emissions from the industrial sector, such as LEED (leadership in Energy and Environmental Design), and industry-approved, sustainable operation standards, such as the ISO standards.

3.6.3 Proposals

General

- (1) Council proposes to collaborate with community groups, the provincial and federal governments, and other agencies to retain existing industrial operations and attract new and diverse industrial operations to the Town through incentive policies, or by extending municipal infrastructure and associated amenities, where it provides a return-on-investment to the Town over a period of five to ten years.
- (2) Council proposes to develop a site master plan or a similar management tool in support of the effective long-term management of the Business Park and consider future industrial needs in infrastructure and municipal asset management.

3.7 Transportation & Infrastructure

3.7.2 Policies

General

- (1) Council shall introduce Complete Streets and prioritize children and seniors walking, those in wheelchairs, and others who are not within a vehicle, when approving the construction or reconstruction of all residential streets, or on some main streets. These streets shall emphasize intersection design, walkway widths, the placement of trees and vegetation, and any number of other design items necessary to slow vehicles and enhance the overall experience of being in those places.
- (2) Council shall restrict the proliferation of street dead-ends and overly long cul-de-sacs in new subdivisions and consider the construction of new public roads with the aim of achieving an interconnecting grid-like network of both collector and local roads, providing good traffic circulation to St. George.
- (3) Council shall partner with the Coastal Link Trail to further develop related active transportation infrastructure and trail amenities as well as support motorized recreation groups wherever appropriate, separate, safe, and off-road corridors can be identified within municipal limits.
- (4) Council shall leverage St. George's excellent access to the Atlantic Ocean, Maguadavic River, and Lake Utopia, by developing existing boat launches into marinas with separate facilities for commercial and recreational boats.

3.7.3 Proposals

Infrastructure improvements

- (1) Council proposes to develop Complete Streets on those streets indicated with a pink line (—) on the generalized future land use map.
- (2) Council proposes to construct new public roads in locations indicated with a dotted red line (— — —) on the generalized future land use map.
- (3) Council proposes to partner in the development of the Coastal Link Trail in locations as agreed-upon by Council.
- (4) Council proposes to partner in the development of commercial and recreational marinas both the Day Adventure Center and the Maguadavic Basin, as indicated with an anchor symbol (⚓) on the generalized future land use map.

3.8 Agriculture & Resource Uses

3.8.2 Policies

General

- (1) Council shall prioritize building up local food security and access to fresh food by encouraging production of local food and innovative, sustainable, environmentally conscious agricultural practices.
- (2) Council shall provide development standards in the Zoning By-law for agricultural and resource uses that help mitigate potential impacts on adjacent land uses, natural features, and the community.

Agri-tourism

- (3) Council shall strive to develop St. George as the hub of agri-tourism, agricultural events, and homesteading in the region.

3.8.3 Proposals

Agricultural

- (1) Council proposes to work with partner organizations and community groups to conduct a market analysis and a strategic plan to identify opportunities for agricultural practitioners, agri-tourism, and attract skilled immigrants to start agricultural operations.
- (2) Council proposes to allow backyard farming in residential areas and create an open environment for residents to carry out appropriate scales and forms of urban agricultural practices.

Mining

- (3) Council proposes to consider surface mining developments subject to an amendment to the Zoning By-law and to regulate any low-impact resource extraction (eg. gravel pit) in order protect against potential land use conflicts between resource-based uses and other non-compatible land uses.
- (4) Council proposes to require the rehabilitation of lands after aggregate resources have been depleted, to a state that is environmentally safe, stable, and compatible with the adjacent areas.

3.9 Recreation, Culture, and Entertainment

3.9.2 Policies

- (1) Council shall support the development of recreational facilities and programs that are feasible and beneficial for residents' physical, mental, and social well-being and are accessible by being within walking distance of residential areas and schools.
- (2) Council shall support the provision of year-round indoor and outdoor recreation facilities, events, and programs that are available and accessible

to residents and visitors of all ages, with a special emphasis on winter activities.

- (3) Council shall encourage:
 - (a) The conservation of heritage resources in a manner that respects their value to the community, ensures their integrity, and enables their functional viability;
 - (b) The sensitive rehabilitation and reuse of valuable heritage structures and sites, archaeological areas and items of cultural importance; and,
 - (c) The ongoing cultural expression of local First Nations.

Part 3. Administration and Plan Implementation

4.0 By-Law

The various policies and proposals set out above can only be implemented through appropriate By-laws and resolutions of Council and adequate budgetary appropriations. The main tool required to implement the Municipal Plan is the Zoning By-law. This by-law is not part of the Municipal Plan, but it is subject to the Municipal Plan, in that if there are inconsistencies between the provisions of the Municipal Plan and the Zoning By-law, the former shall prevail.

4.3 Capital Budget

For the Municipal Plan to be effective, capital expenditures and public works programs must be consistent with the policies and proposals set out above. A Five-Year Budget of Capital Expenditures, detailing the Town's plans for capital investments during the 2023-2028 period is contained in Schedule "A" of this Municipal Plan. Under Section 24 of the *Community Planning Act*, this budget must be revised every year to make it applicable to the next five-year period, and Council shall provide a copy of the revised budget to the Minister.

4.4 Amending the Plan

This Municipal Plan can be amended to suit changing community needs. The *Community Planning Act* requires that a Municipal Development Plan be reviewed every five years. However, it can be amended at any time as long as the requirements of the *Community Planning Act* are met. These include requirements that residents of the Town be given notice that the Municipal Plan is to be amended, and that Council hear objections to any proposed amendment. An amendment to the Municipal Plan is required where any policy or proposal in the plan is to be changed, or where a proposed *Community Planning Act* Section 59 amendment to the Zoning By-law would be inconsistent with the Plan.

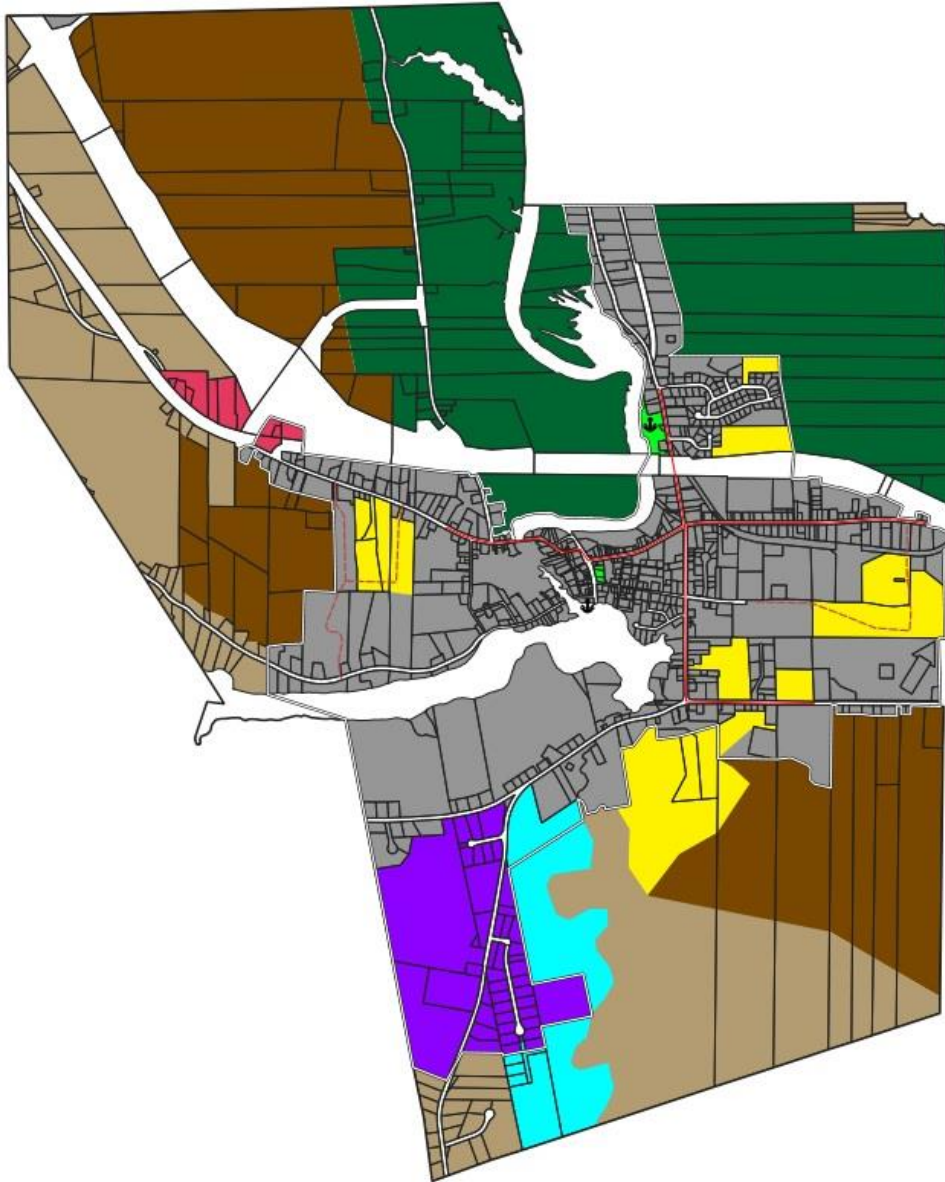
Part 4. Repeal and Transition

The *Town of St George Municipal Plan By-law No. 24-B*, enacted on January 10th, 2011 and all amendments are hereby repealed.

The repeal of By-law No. 24-B, the Town of St. George Municipal Plan By-law, shall not affect any penalty, forfeiture, or liability, incurred before such repeal or any proceedings for enforcing the same completed or are pending at the time of repeal; not shall it repeal, defeat, disturb, invalidate, or prejudicially affect any matter or thing whatsoever completed, existing, or pending at the time of repeal.

Schedule "A" Generalized Future Land Use Map

Town of St. George Generalized Future Land Use Map



- | | | | |
|-----------------------|------------------|--------------------|------------------------|
| Residential Expansion | Industrial | Conservation | Urban Service Boundary |
| Commercial Expansion | Rural Settlement | Agriculture | Complete Streets |
| Industrial Expansion | Recreation | Urban Service Area | Future Streets |
| | | | Marina |

Schedule "B" Capital Budget

Five-Year Utility Capital Budget	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Upgrade Lift Stations	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Wallace St. Water & Sewage Renewal	\$ 290,000				
Portage St. Water & Sewage Renewal, incl. Roy Jackson Sewage		\$ 405,000			
Brunswick St - Water & Sewage - Wallace to Upper Bridge			\$ 370,000		
Brunswick St - Water & Sewage - Upper Bridge to Campbell Hill				\$ 501,000	
Brunswick St. - Water & Sewage - Campbell Hill to Harvest Lane					\$ 571,000
Upgrade Lift Stations	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
TOTALS	\$ 325,000	\$ 440,000	\$ 405,000	\$ 536,000	\$ 606,000
5-Year Utility Total	\$ 2,312,000				

Five-Year Local Roads Capital Budget	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Street/Road Resurfacing Projects (<i>gas tax project</i>)	\$ 234,199				
Roads/Streets - Manor Road (500-600m)	\$ 114,000				
Curb & Sidewalk Reconstruction - Mount Pleasant - L'Etete Road to Fundy High			\$ 499,000		
Roads/Streets - Fundy Bay Drive/Route 172 - Salar Court to Town Limits				\$ 408,000	
Roads/Streets - Prince William Street (450m)		\$ 110,000			
Roads/Streets - Kent Street (70m)		\$ 57,000			
Roads/Streets - Main Street East (920m)					
TOTALS	\$ 348,199	\$ 167,000	\$ 499,000	\$ 408,000	\$ -
5-Year Local Roads Total	\$ 1,536,199				

Five-Year Municipal Highway Capital Budget (DTI)	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Route 172 intersection of L'Etete to FHS 0.65 km Curb & Sidewalk Reconstruction	\$ 464,000				
Route 172 L'Etete to Town limits 1.2 km Pulverizing & Paving		\$ 408,000			
Route 172 Fundy Bay Dr. Salar Ct. to Town limits 1.7 km Padding & Paving			\$ 380,000		
Route 172 just below NBDTI driveway to Town limits 1 km Milling & Paving				TBD	
TOTALS	\$ 464,000	\$ 408,000	\$ 380,000	\$ -	\$ -
5-Year DTI Highway Total	\$ 1,252,000				

Infrastructure Improvement Proposed in Municipal Plan	Description	Grant and Funding Partner(s)	Project Lead	Priority	Estimated Cost/ Study
New street connections	<ul style="list-style-type: none"> • Carleton & Hillcrest • Harvest & Henry 	Town of St. George, Province	Town	Low	Engineer's study required ~\$1,000/m
Complete streets (safety for all-users)	<ul style="list-style-type: none"> • Main • Riverview • L'Etete • Mount Pleasant 	Town of St. George, Province, FCM, Federal	Town, DTI	Medium	Engineer's study required
Climate-actions	Adapt vulnerable infrastructure & energy conservation	FCM, Federal, Provincial, Town of St. George	Town	High	Engineer's study required
Marinas	<ul style="list-style-type: none"> • DAYC • Mag. Basin 	Town, Province, Federal, Private Sector	Town, Private Sector	Low	Engineer's study required
Expansion Areas Infrastructure	Infrastructure contributions for industrial, residential, and commercial growth areas	FCM & CMHC for housing, Federal & Province for industrial and commercial	Town, Non-Profit, Private Sector	High	~\$750,000
Coastal Link Trail	Active transportation corridor	Foundations, Province, Coastal Link Trail Inc.	Town, CLTi	Low	\$1,024,000