

# Plain Language Summary – Draft Municipal Planning Strategy



The Municipal Planning Strategy (MPS) sets the long-term vision for how land is used and developed in the Municipality of Clare. It helps guide decisions about housing, business development, recreation, infrastructure, and environmental protection.

## Key Objectives:

- **Support growth in appropriate areas** while preserving the rural and coastal character of Clare.
  - **Protect the environment** and natural resources.
  - **Improve housing choices**, especially affordable and seniors housing.
  - **Encourage local economic development** like tourism, fisheries, agriculture, and small businesses.
  - **Plan for climate change** and protect coastal areas from erosion and flooding.
  - **Preserve heritage and cultural assets**, including Acadian culture and the French language.
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## Land Use and Development:

- New growth will be encouraged in **municipally serviced areas**, for example, in areas serviced by municipal wastewater treatment systems (Meteghan, Meteghan River, Meteghan Centre, Church Point, Belliveau Cove) and active transportation options like sidewalks.
  - **Rural areas** will remain primarily for resource-based uses and low-density housing.
  - **Mixed-use development** (housing + businesses) will be encouraged in certain areas to create walkable communities.
  - A clear **zoning system** will help control what types of buildings and activities can happen where, to avoid unwanted development.
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## Housing:

- Encourage a mix of housing types to meet needs for seniors, newcomers, seasonal workers, and families.
  - Support secondary suites and accessory dwellings (like basement apartments or backyard units) to address various types of housing needs.
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## **Environment and Climate:**

- Protect wetlands, watercourses, and forests.
  - Restrict development in high-risk coastal areas prone to sea-level rise or erosion.
  - Promote sustainable practices like low-impact development, energy efficiency, and green infrastructure.
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## **Infrastructure and Services:**

- Encourage compact growth where there is sewer service and active transportation infrastructure.
  - Plan for future upgrades to infrastructure as needed.
  - Support active transportation like walking and cycling paths, through the development of an active transportation plan.
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## **Culture and Heritage:**

- Recognize and protect historical buildings and cultural landscapes when it is fiscally appropriate.
  - Promote use of French in public signage and communications.
  - Support Acadian traditions and heritage tourism.
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## **Implementation:**

- The MPS will be followed by a **Land Use By-law**, which sets detailed rules about what can be built where.
- Regular reviews will keep the plan up to date with community needs and provincial requirements.