

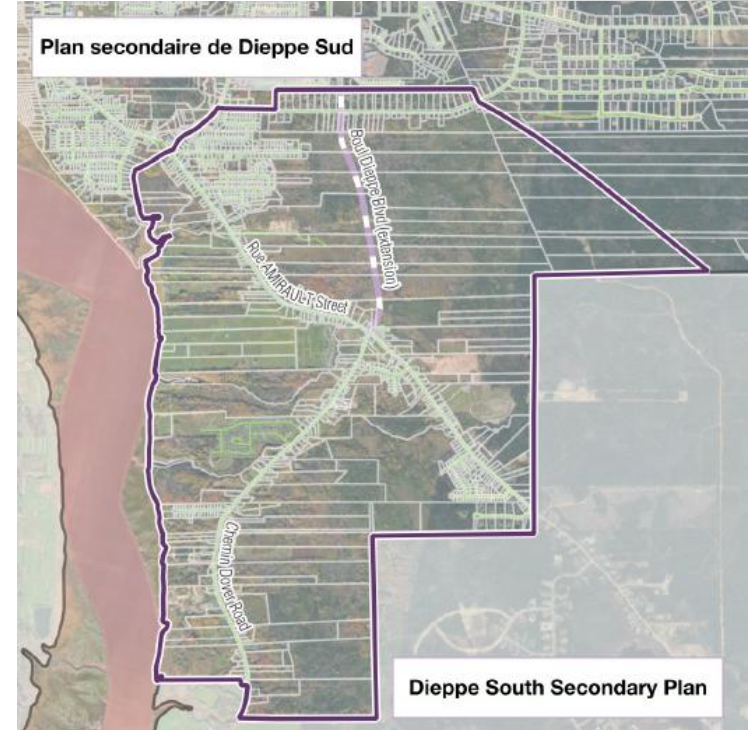
Master Plan Dieppe South Area

Information Session
January 28, 2026



Context of Dieppe South

- Character defined by:
 - Petitcodiac River
 - Amirault Street
 - Dover Road
- New infrastructure:
 - Dieppe Boulevard extension
 - New water tower
- Ecological Study of the area
 - Identification of important ecological cores and corridors
- Urban Growth Strategy
 - 30-year growth projections
 - Distribution across the municipal territory

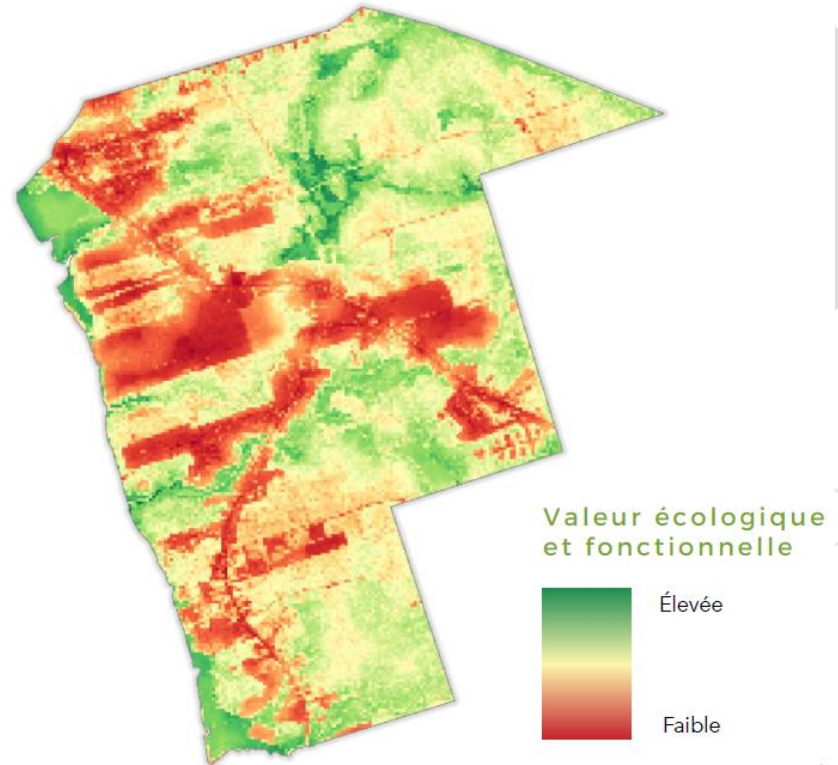


Context of Dieppe South

- October 2024 – Strategic Plan 2025-2029 adoption
 - Includes a mandate to develop a Secondary Plan (Master Plan) for the area
- December 2024 – HAF agreement with CMHC
 - The Secondary Plan (Master Plan) is one of the initiatives included
- February 2025 – Start of the work on the Master Plan
- May/June 2025 – Information and public consultation sessions
- June 2025 – CCNB-Innov Ecological Study submitted to Council
 - Council mandate to integrate the study into our regulations
- November 2025 – Urban Growth Strategy submitted to Council
 - Council mandate to integrate the recommendations into our regulations

Area's Ecological Study

- Conducted in partnership with CCNB-Innov.
 - Identifies the ecological value of different sites
- Presented various scenarios for ecological planification
 - Scenarios of ecological nodes and corridors
- Council mandate to integrate the results of the study
 - Chosen scenario integrated into the land planning

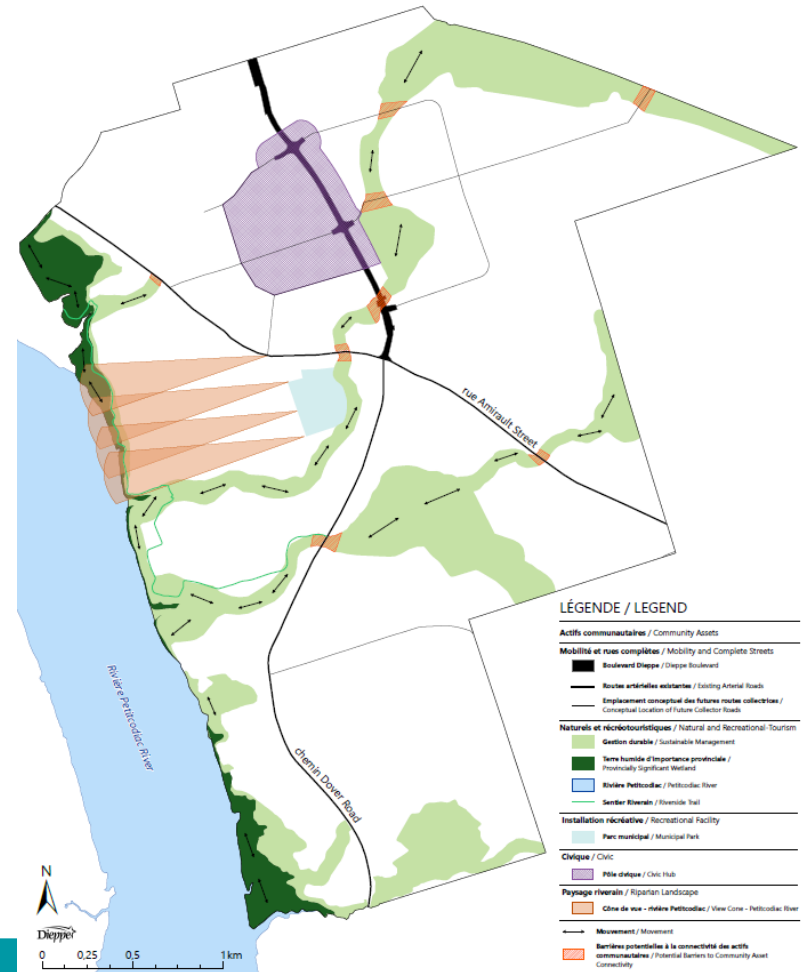


South Dieppe Master Plan

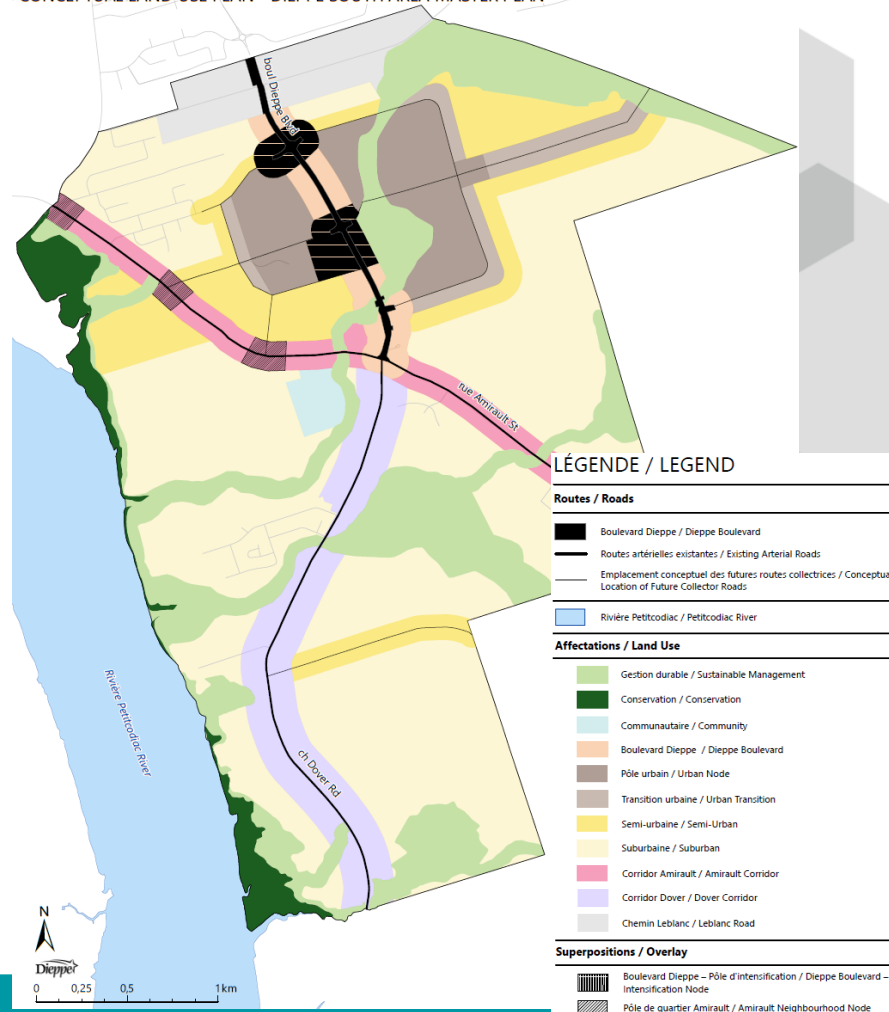
- Planning document establishing a vision for the area
 - Conceptual Land Use Map
 - Municipal Assets Map
 - Planning principles
- NOT a zoning regulation
 - Adoption of the Master Plan does not automatically changes zoning
 - Will serve to guide in the redaction of a new zoning by-law
- Allows for a consistent planning vision for the area
 - Land use planning
 - Enhancement of natural and community assets
 - Healthy management of municipal infrastructure

Enhancement of community assets

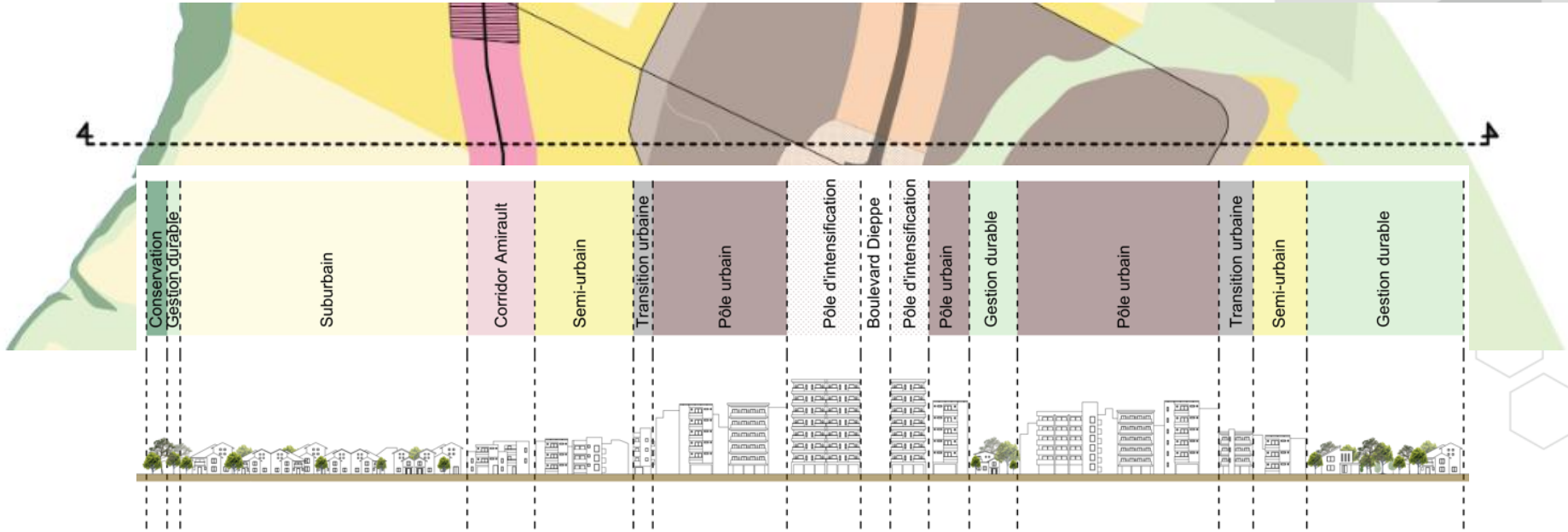
- Enhancement of the Petitcodiac River
 - Riverside wetlands
 - Riverside trail
 - Point of views
- Enhancement of ecological assets
 - Natural movement areas for humans, fauna and flora
 - Limit connectivity barriers
- Enhancement of community nodes
 - Dover Park
 - Development of a community node along Dieppe Boulevard



Conceptual Land Use Plan

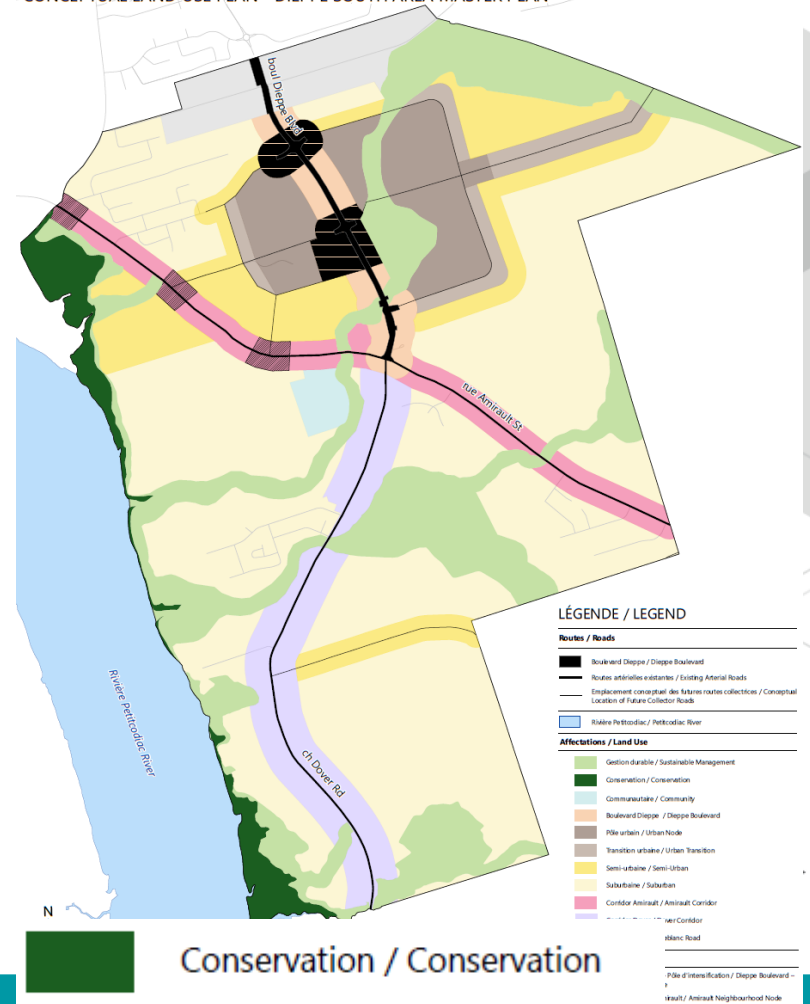


Conceptual Land Use Plan



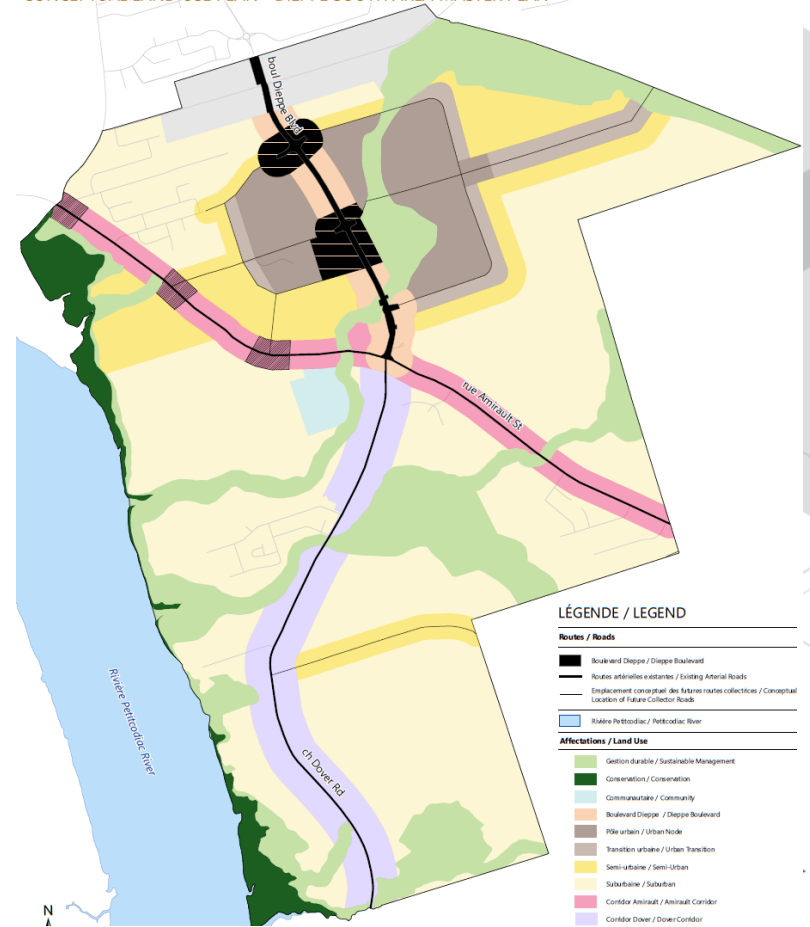
Conservation

- Includes the provincially significant wetlands
- Covers the existing EC Zone
- Strict regulations and prohibition of development



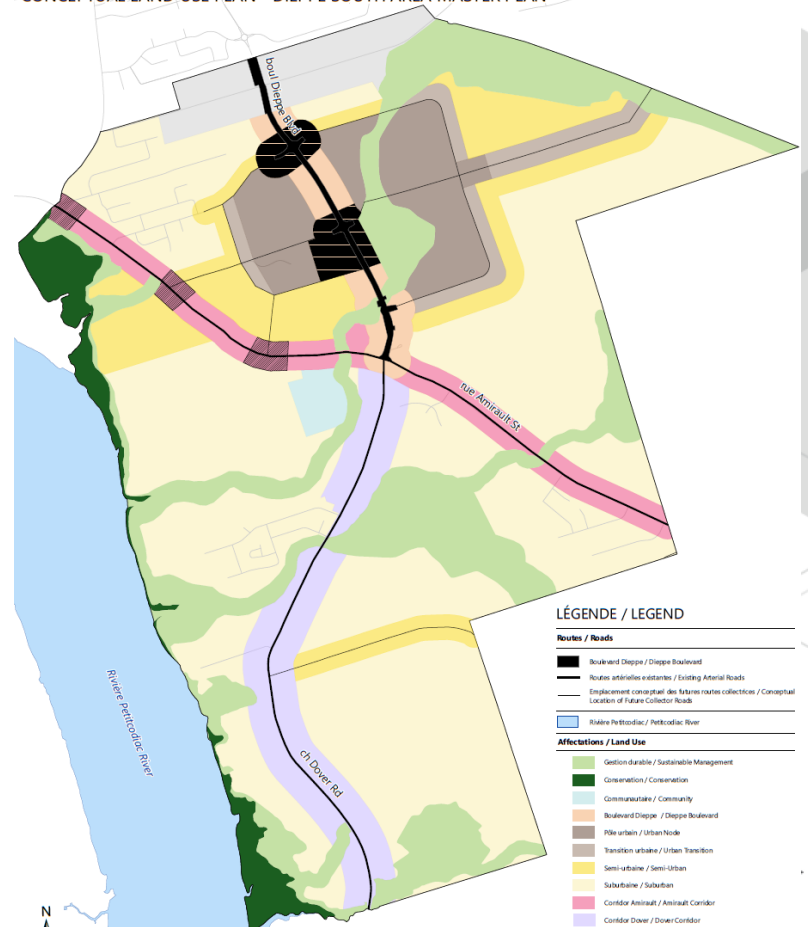
Sustainable Management

- Inspired by the CCNB-Innov Study
 - Targeting areas of ecological importance
 - Target of 20% of land preservation
- Allows for limited development opportunities
 - 1 dwelling per 20 000 m²; same as in the current RA Zone
- Restrictions about landscaping



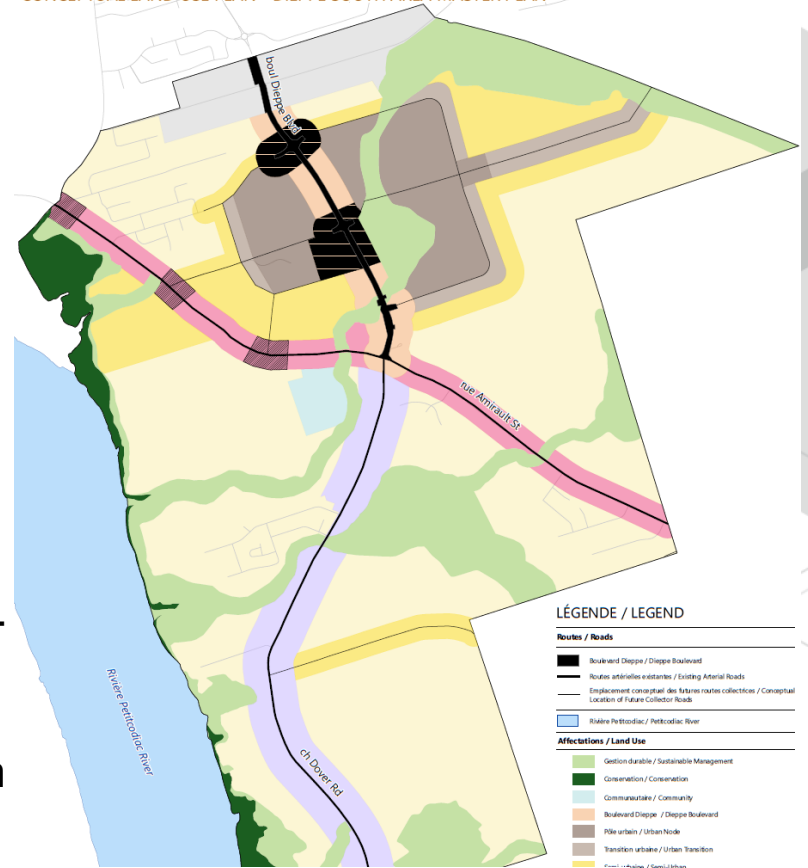
Sustainable Management

- Road control within the designation
 - Development of new local roads prohibited
 - Development of collector roads with high standards to protect ecological connectivity
- Usage of different municipal tools for control
 - Zoning By-law
 - Tree By-law
 - Possible land acquisition
 - Retention pond standards
 - Etc.



Dieppe Boulevard

- Extension of the current development along Dieppe Boulevard
 - Multiple unit dwellings with possibility of commercial uses
- Identification of intensification nodes
 - At intersections with collector roads
 - Mandatory commercial uses in mixed-use buildings
 - Higher buildings allowed
 - Design criterias to create a pedestrian friendly environment



Boulevard Dieppe / Dieppe Boulevard

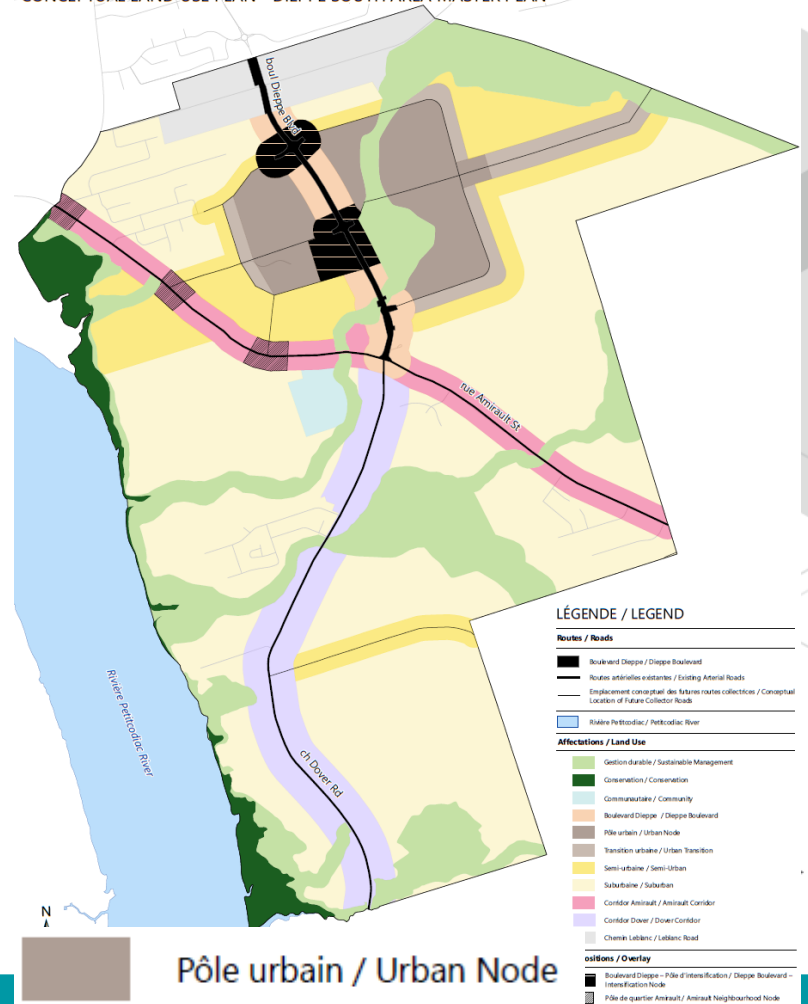
Boulevard Dieppe – Pôle d'intensification / Dieppe Boulevard –
Intensification Node

Dieppe Boulevard



Urban Node

- Higher built form area
 - In proximity with the Dieppe Boulevard extension
 - Mainly multiple unit dwellings
- Quality design and planning criterias
 - Higher height for buildings
 - Importance of transition criteria towards lower built form areas
 - Requirement of quality building design

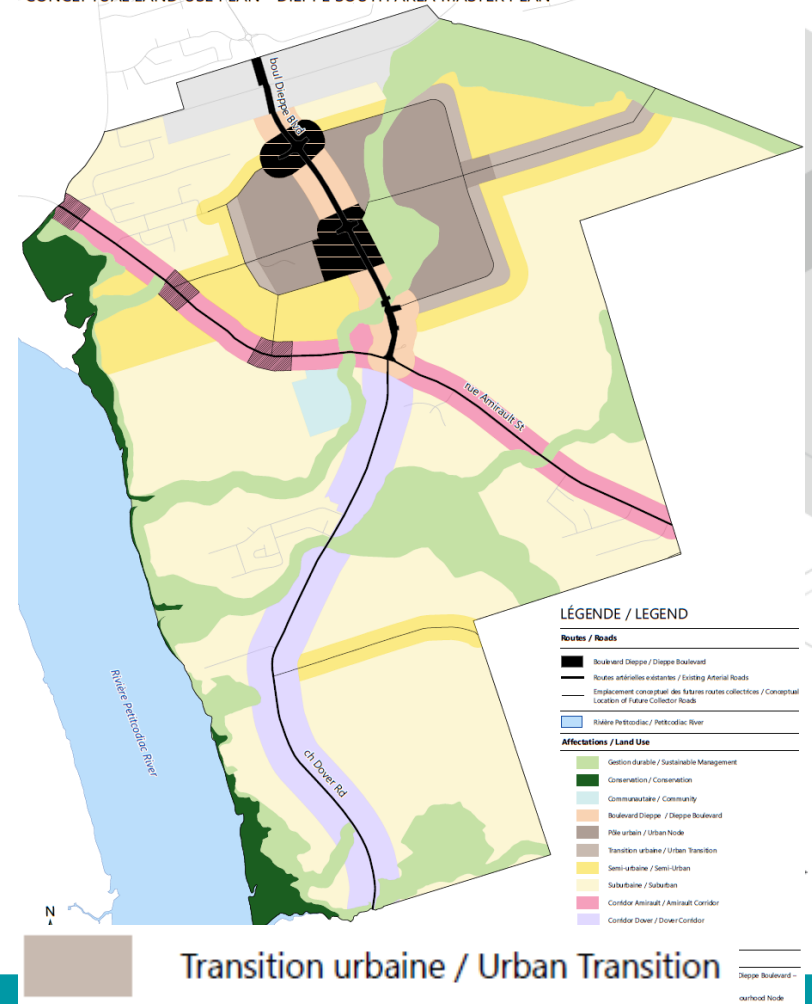


Urban node



Urban Transition

- Mid-height built form area
 - Along collector roads around the urban node
 - Mainly mid-height multiple unit dwelling
- Quality design and planning criteria
 - Mid-height building
 - Importance of transition criteria towards lower and higher built form areas
 - Requirement of quality building design

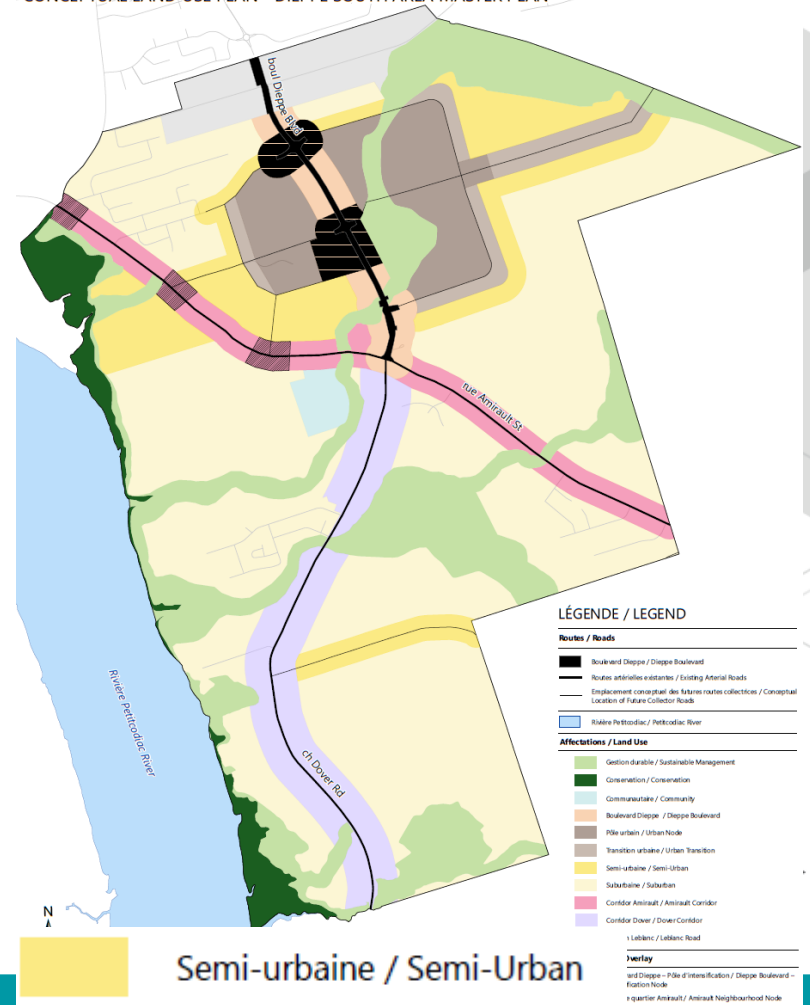


Urban Transition



Semi-Urban

- Lower built form area
 - Between ground-oriented and higher built form areas
 - Mainly small multiple unit dwellings and townhouses
 - Also allows for single and two-unit dwellings
- Quality design and planning criteria
 - Buildings of a smaller height
 - Importance of transition criteria towards lower and higher built form areas, and more importantly towards existing areas
 - Requirement of quality building design

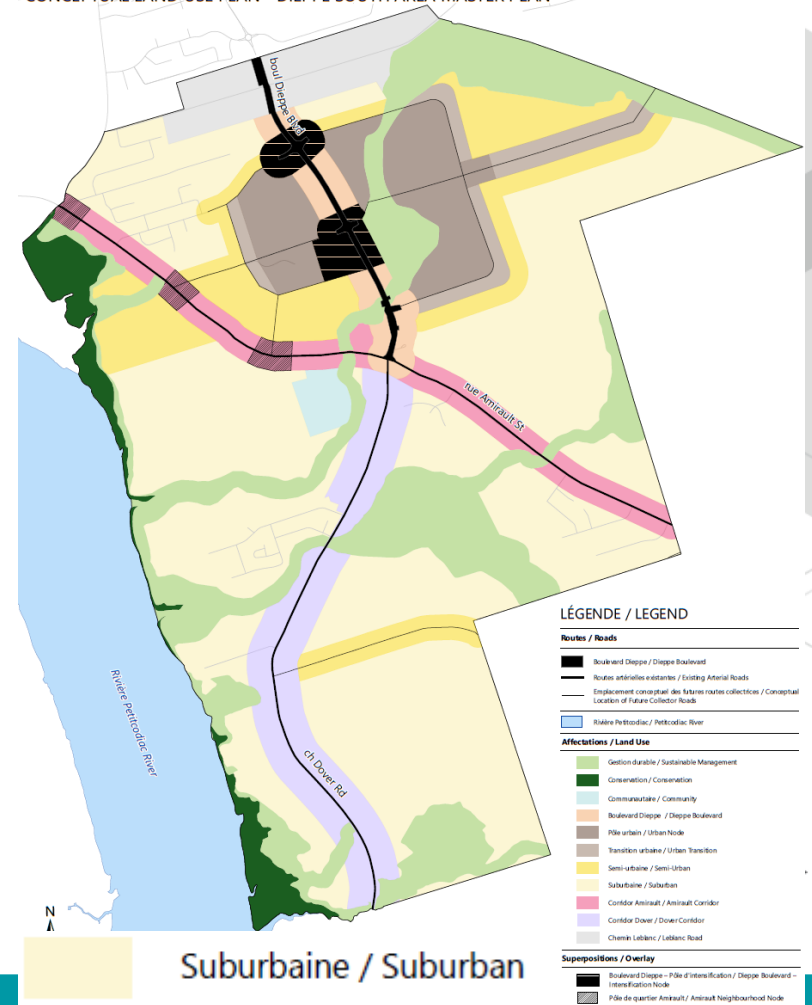


Semi-Urban



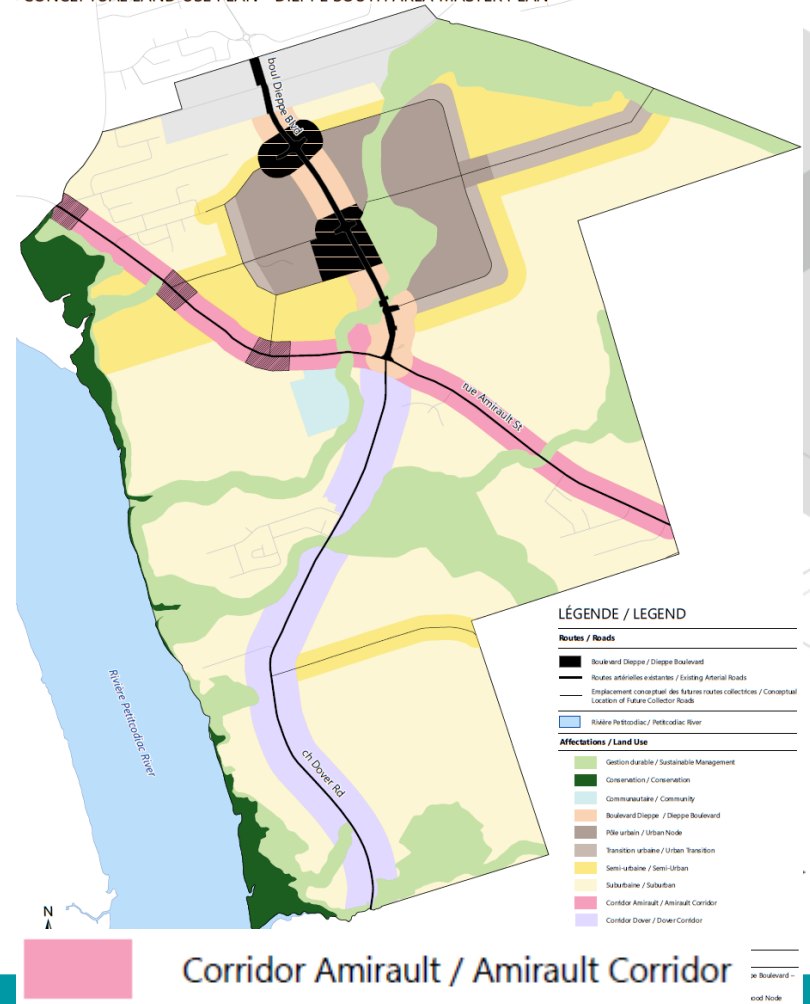
Suburban

- Ground oriented built form areas
 - Includes existing subdivisions and areas not identified for future development in the Urban Growth Strategy
 - Mainly single and two unit dwelling
 - Will not necessarily be included within the urban boundary



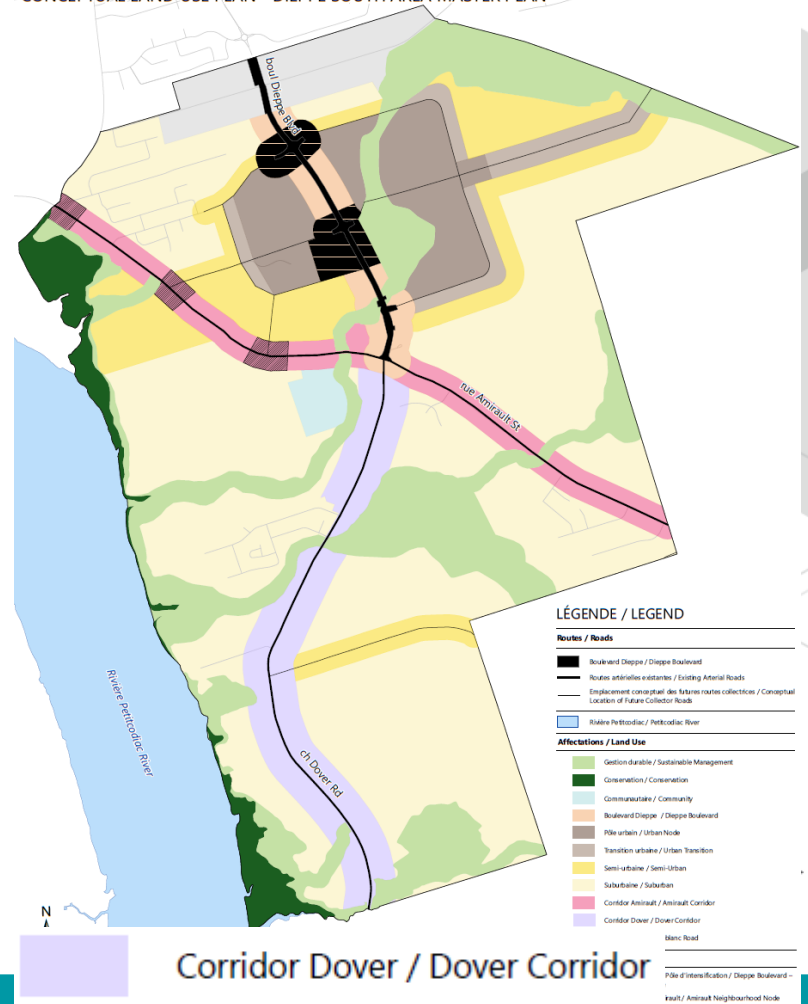
Amirault Corridor

- Recognize the specific context of Amirault Street
 - Existing and complete built environment
 - Importance as an arterial road
- Recommendation of a corridor study
 - Identifying the characteristics of the corridor
 - Allows for the imposition of design criteria to ensure development integrates well into the existing built environment
 - Quality building design required



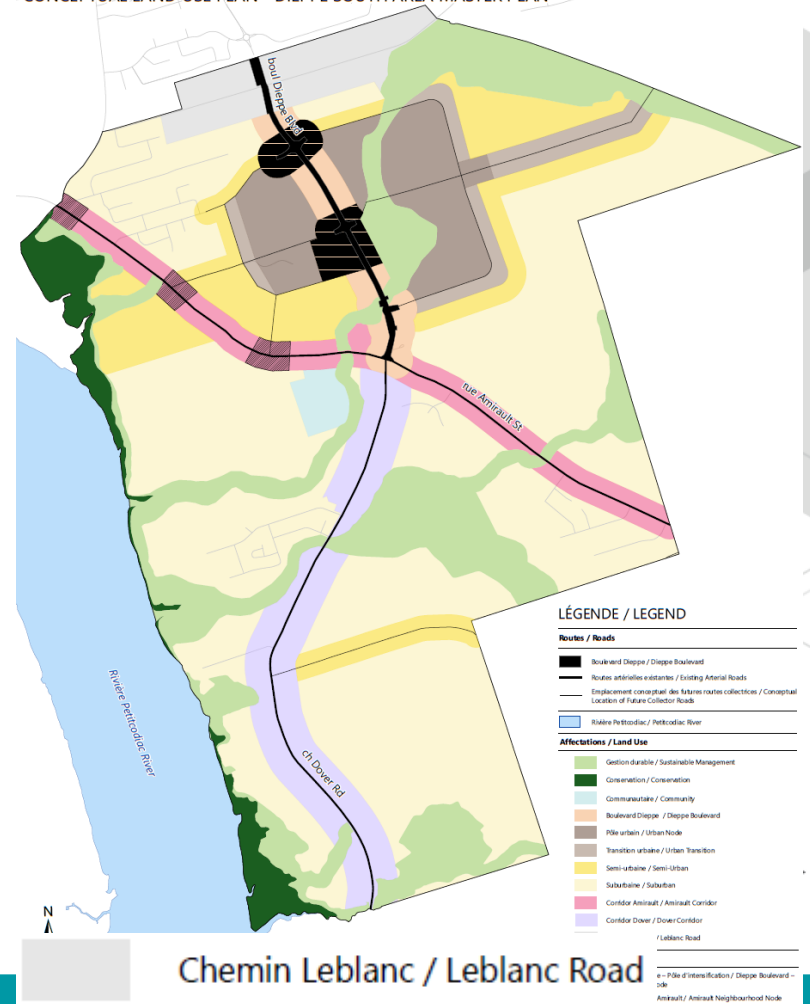
Dover Corridor

- Recognizing the specific context of Dover Road
 - Existing and complete built environment
 - Importance as an arterial road
- Recommendation of a corridor study
 - Identifying the characteristics of the corridor
 - Allows for the imposition of design criteria to ensure development integrates well into the existing built environment
 - Quality building design required



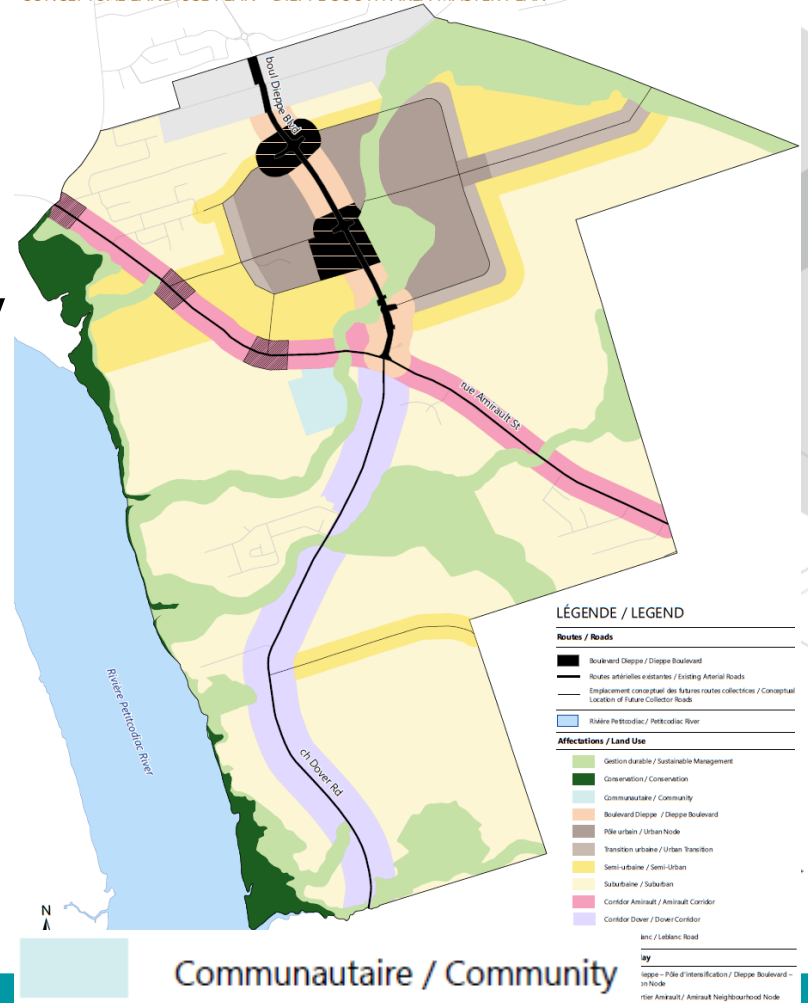
Leblanc Road

- Recognizing the specific context of Leblanc Road
 - Existing and complete built environment
 - No municipal water and sewer services
 - Maintain the existing context



Community

- Recognize the municipal importance of specific community assets
 - Dover Park
 - Allows for the future incorporation or growth of new community assets



Questions and comments

- You can send all your written questions and comments at charles-eric.landry@dieppe.ca

Comments / Questions

