

**BY-LAW NO. Z-9(2017)**

**BY-LAW RELATING TO THE CITY OF DIEPPE MUNICIPAL DEVELOPMENT PLAN**

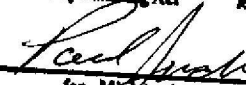
The Council of the City of Dieppe under the authority vested in it by the *Community Planning Act*, R.S.N.B. 1973, c. C-12, enacts as follows:

1. By-law No. Z-9(2017) entitled "*BY-LAW RELATING TO THE CITY OF DIEPPE MUNICIPAL DEVELOPMENT PLAN*" is adopted.
2. By-law No. Z-9 entitled "*A BY-LAW RELATING TO THE CITY OF DIEPPE MUNICIPAL DEVELOPMENT PLAN*" and filed in the Westmorland County Registry Office under the number 35537340 on December 15<sup>th</sup>, 2015, including amendments thereto, is hereby repealed.
3. The legislative provisions and schedules below form an integral part of this by-law.

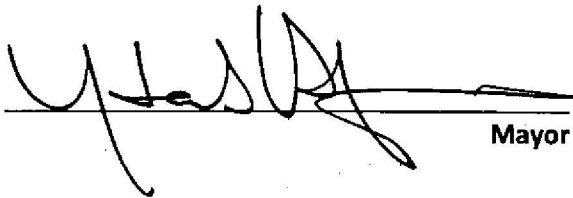
First Reading by Title:	July 10, 2017
Second Reading by Title:	July 10, 2017
Read by title and section numbers: (12(1)(b) & 11.1(1)(b)Municipalities Act)	September 11, 2017
Third Reading by Title & Adoption:	September 11, 2017

APPROVED  
pursuant to S. 69  
Community Planning Act

APPROUVÉ  
En application de l'article 69  
loi sur l'urbanisme

  
for - Minister / pour le/la Ministre  
Environment and Local Government  
Environnement et Gouvernements locaux

Oct-27-2017  
Date

  
Mayor

  
Municipal Clerk

**SOLEMN DECLARATION**

I, **Marc Melanson**, of the City of Dieppe, in the County of Westmorland and Province of New Brunswick, Municipal Clerk, **DO SOLEMNLY DECLARE:**


1. **THAT** I am the City Clerk of the City of Dieppe, a municipal corporation, and have personal knowledge of the facts herein declared.

2. **THAT** the requirements of sections 25, 66 and 68 of the *Community Planning Act* have been complied with in respect to By-Law No. Z-9 (2017) which was passed by the Dieppe City Council on September 11, 2017.

**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 City )  
of Dieppe, County of Westmorland, )  
and Province of New Brunswick, )  
this 17<sup>th</sup> Day of October, A.D. 2017 )

)  
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)   
) **Marc Melanson**

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)   
) **Commissioner of Oaths**

)  
)  
) **Natacha Cormier**  
) **COMMISSAIRE AUX SERMENTS**  
) *Ma commission prend fin le 31 décembre 2021 /*  
) **COMMISSIONER OF OATHS**  
) *My commission expires December 31, 2021*

PROVINCE OF NEW BRUNSWICK

COUNTY OF WESTMORLAND

AFFIDAVIT

I, **Marc Melanson**, of the City of Dieppe, in the County of Westmorland and Province of New Brunswick, **MAKE OATH AND SAY:**

1. **THAT** I am the Municipal Clerk of the City of Dieppe and **Yvon Lapierre** is the Mayor of the said City.

2. **THAT** the seal affixed to the foregoing document is the corporate seal of the City of Dieppe and such seal was by me affixed thereto by order of the said Corporation.

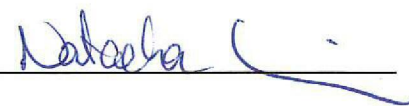
3. **THAT** the signature "**Yvon Lapierre**" subscribed to the said document is the handwriting of the said Yvon Lapierre, and the signature "**Marc Melanson**" subscribed to the foregoing document as Municipal Clerk is in my true and proper handwriting.

4. **THAT** the Mayor and the Municipal Clerk are the officers duly authorized to execute the foregoing document on behalf of the City of Dieppe.

**SWORN TO** at the City of Dieppe )  
in the County of Westmorland )  
and Province of New Brunswick, )  
this 17<sup>th</sup> day of October, )  
A.D., 2017 )

**BEFORE ME:**

)   
) **MARC MELANSON**

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)  
) **Natacha Cormier**  
) COMMISSAIRE AUX SERMENTS  
) *Ma commission prend fin le 31 décembre 2021 /*  
) COMMISSIONER OF OATHS  
) *My commission expires December 31, 2021*

**City of Dieppe Municipal  
Development Plan Z-9 (2017)**

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## **1.0 Introduction**

### **Municipal Development Plan**

The Municipal Development Plan (*MDP*) is the master plan that will guide the City of Dieppe's growth and development. It represents the type of municipality that residents want to see. It is a plan that is visionary, strategic and long-term. It will constitute the foundation of measures and decisions that will be taken to protect and improve the quality of life of current and future residents.

This plan was developed pursuant to sections 23 to 27 of the *New Brunswick Community Planning Act*. This document constitutes the City of Dieppe Municipal Development Plan. It replaces the Municipal Development Plan adopted by City Council in 2015 through By-law Z-9.

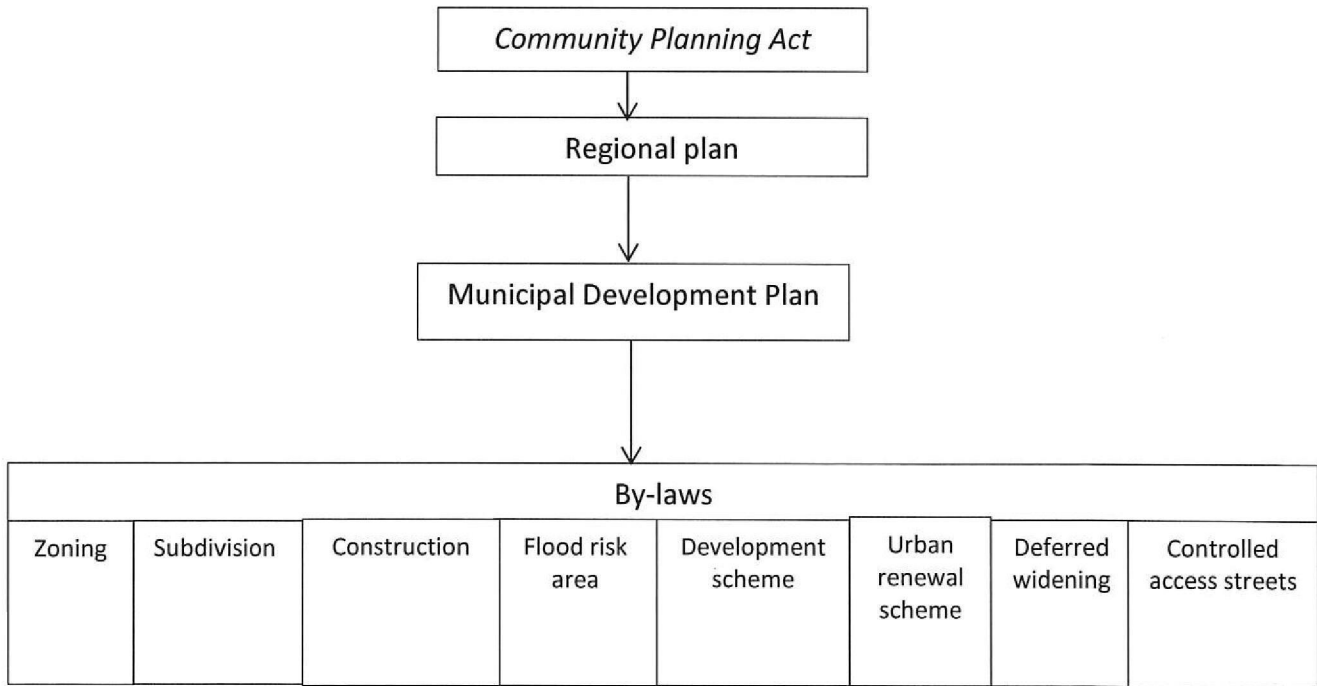
The purpose of the Plan is to set policies and proposals that will guide and support the structured development of the City of Dieppe from a social, economic, physical and environmental perspective. The Plan sets long-term Council policies with a view to guiding all future land use within city limits. It is drafted to be progressive and to adapt to changing circumstances over time. Amendments should not be necessary unless substantial changes are proposed. However, periodic amendments may be necessary to take into account changes that occur in the community. Council will bring any proposed amendments to the Planning Advisory Committee (PAC).

The review (every 10 years) and update of the City of Dieppe Municipal Development Plan required adjustment of the content in the background study, including an analysis of land use issues, to bring the MDP objectives and policies up to date. To facilitate this process, Council, representatives from the various municipal departments, residents and other stakeholders, were consulted. The review included four key components: the background study and additional analyses, the consultation process, the preparation of the Municipal Development Plan by-law, and the official process for adopting it. The major directions and findings come from the background study and the various development-related thematic reports.

The Plan highlights several key development-related issues that will be analyzed more thoroughly. Consequently, it is the foundation on which development initiatives will rest during its (10-year) implementation period and ensures the continuity and consistency of a wide range of activities. It states some simple rules regarding the city of Dieppe's current and future development.

Although the Municipal Development Plan is not a commitment on the part of the City or the Province to act on any of the proposals contained in it, it will prevent any development that is non-conforming or not in line with a) in the case of the municipality, any proposal or policy set out in the Plan, and b) provincially or at any other level, any proposal set out in the Plan.

### Provincial legal framework for the Municipal Development Plan



## Municipal Development Plan structure and organization

The Municipal Development Plan is organized to highlight the relationships between the various strategic directions that regulate development in Dieppe. The Plan is organized into 10 text sections and one appendices section that form an essential part of this Plan.

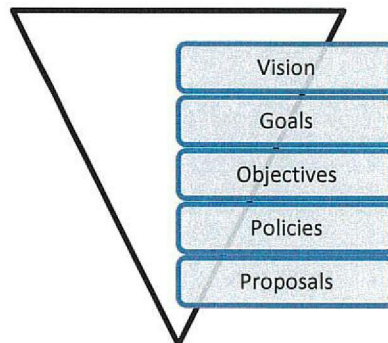
### Appendices

- (Appendix A-1) Land use map
- (Appendix A-2) Conceptual future road map
- (Appendix A-3) Parks and trails map
- (Appendix A-4) Environmental characteristics map
- (Appendix A-5) Spatial organization map
- (Appendix B) Five-year equipment budget
- (Appendix C) Background study

## How to read and use the Municipal Development Plan

In the interpretation and application of this Plan, it must be acknowledged that this is a long-term document that describes the municipality's vision. The purpose of this document is to set policies and proposals that are focused on the MDP's vision, goals and objectives. To fully understand the policies and proposals that apply to a specific development project, this document must be read in its entirety.

In addition to the vision, the Plan will include a set of identified goals that will support municipal land use planning and development. To achieve this vision, the Plan will put forward a set of objectives, policies and proposals that will support, regulate and control the city's growth with sustainable development in mind. (See figure below).



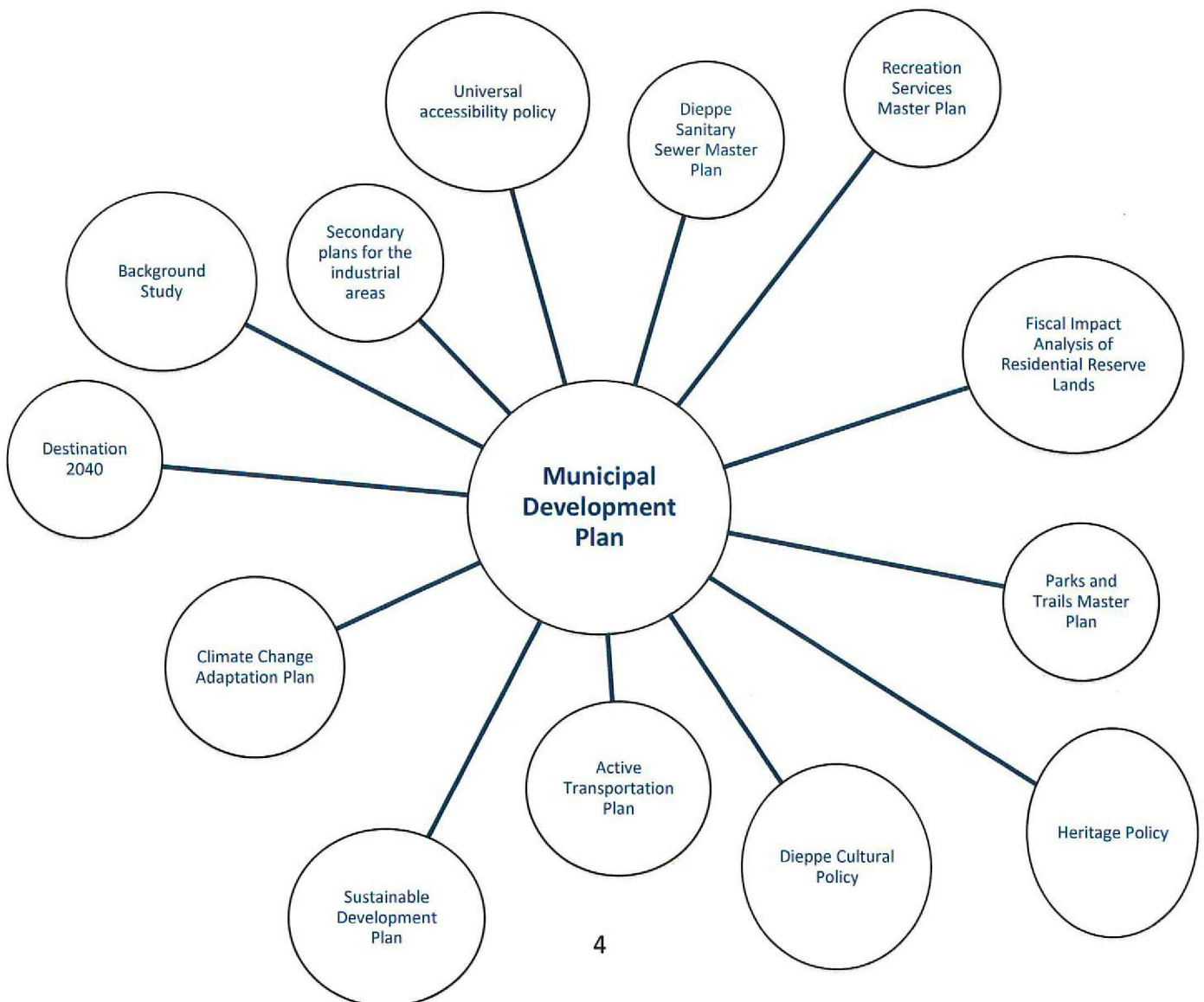
In each section, the preambles must not be interpreted as Council policies or proposals, but be used to provide context on the matter.

The policies and proposals in each section are developed to express Council’s intent and are preceded by a numbered heading. For interpretation and application purposes, a policy or proposal must always be referred to by the title and the number that precedes it.

### Relations with other important municipal documents

The Municipal Development Plan also depends on other by-laws, namely zoning, subdivision and construction, to support the implementation of the policies that it contains.

In addition, the Plan relies on other administrative plans and documents to guide and manage upcoming changes in the community. Its main objective is to regulate design and physical development by taking into account social, environmental, cultural and economic implications. Some of these related documents are illustrated in the diagram below.



## **2.0 Administration and implementation**

### **Preamble**

The Municipal Development Plan is a legal document adopted by Council that sets a general long-term planning framework. The document's purpose is to manage future growth and change and to provide guidance on planning related issues, but without limiting itself to land use, urban growth management, public infrastructure or providing certain community services.

Note: The Plan must be interpreted in its entirety. Although the Plan is structured by sections, it is important to consider the policies and proposals interdependently.

The measures that Council can assess with a view to implementing this Plan are not limited to those stated herein. Some key planning issues identified in this document require more thorough review. In addition to specific regulations and by-laws, Council can encourage or guide the adoption of administrative procedures to allow for more effective policy implementation.

The following policies and proposals consist of basic requirements related to proper implementation of the Plan, including developing a policy-based zoning by-law and fully and consistently enforcing general municipal regulations and by-laws.

### **Objectives**

- 1) To promote the implementation and use of the Municipal Development Plan as a long-term planning tool.
- 2) To apply the policies and proposals in the Plan in order to guide future growth, development, and infrastructure investment.
- 3) To plan periodic review of the Municipal Development Plan and to ensure continuous policy and proposal follow-up to meet its objectives.

## Administration and implementation policies and proposals

### Implementation

*Policy.1* It shall be a policy of Council to ensure that the Municipal Development Plan is implemented pursuant to the powers delegated to Council and the PAC under the *Community Planning Act*, the *Municipalities Act* and other relevant provincial and federal legislation.

### Periodic review of the Municipal Development Plan

*Policy.2* Under the provisions of section 72 of the *Community Planning Act*, it shall be a policy of Council to review this Plan when the Minister or council considers a review necessary not later than 10 years from its commencement or the last review.

*Policy.3* It shall be a policy of Council to require amendments to policies in this Plan and to the land use map in the following cases:

- a) When a policy must be amended;
- b) When a submitted application to amend a zoning by-law is not permitted under this Plan and subsequent studies show that the Plan policies must be amended.

*Policy.4* Specifically, it shall be a policy of Council to consider a review to determine whether the land use designations are still relevant in the following cases:

- a) When the municipal water and sewer systems become accessible on land that was not previously serviced;
- b) When new serviced areas are created;
- c) When major public works projects are undertaken, including, but not limited to, construction or creation of a controlled access highway, construction of an additional watercourse crossing or creation of a regional park;
- d) When Council deems that there is good cause for considering an amendment based on the findings of special studies or reports.

### *Land use map*

*Policy.5* It shall be a policy of Council to acknowledge that the limits of the land use designation areas shown on the land use map in Appendix A-1 are approximate, with the exception of the limits that coincide with well defined routes or other physical elements. Where general compliance with this Plan's policies can be assured, it is not necessary to amend the Plan to make minor adjustments to the set limits.

### *Development and review of related documents*

*Policy.6* It shall be a policy of Council to consider a periodic review of the following documents:

- a) Zoning by-law;
- b) Construction by-law;
- c) Subdivision by-law;
- d) Municipal and public services standards.

### *Zoning by-law review and conditional uses*

*Policy.7* It shall be a policy of Council to review the zoning by-law to ensure compliance with the current Municipal Development Plan.

*Policy.8* It shall be a policy of Council to take appropriate measures to ensure that affected property owners are informed in advance of any proposed zoning amendments. Note: Conditional zoning agreements will be respected during the zoning by-law review unless they have been revoked.

*Policy.9* It shall be a policy of Council to ensure that when the zoning by-law is amended or when conditions are imposed, Council or the PAC must consider the following aspects in addition to the other criteria stated in the various policies in this Plan:

- a) The project is in conformity with the Plan's intent and with the requirements of all other municipal regulations and by-laws.
- b) The project is neither untimely nor inappropriate for one of the following reasons:
  - (i) The City's financial ability to cover all development-related costs;
  - (ii) Adequacy of water services and central water and sewer services; adequacy of rainwater collection methods;
  - (iii) Proximity or capacity of schools recreational and other community facilities;

- (iv) Size of road systems that lead to the development, are adjacent to it or are within it.
- c) Provisions are applied to proposed developments, if necessary, to reduce conflicts with adjacent or neighbouring uses caused by:
  - (i) type of use;
  - (ii) height, volume and developed area of the lot for all proposed buildings;
  - (iii) increased traffic, access to and from the site and the parking lot;
  - (iv) outdoor storage;
  - (v) signage;
  - (vi) any other relevant planning issues.
- d) The proposed development is appropriate with regard to landscape slope, geological and pedological conditions, watercourse and wetland locations, flood risk and any other environmental issues.
- e) The proposed development complies with all applicable health and public safety requirements and the site development meets all access and fire protection requirements.

*Policy.10* It shall be a policy of Council to acknowledge that the Plan does not state that zoning all lands for a specific use is required beforehand. For Council to exercise greater control, the Plan allows some land uses solely by zoning by-law amendments; in specific cases, uses must be subject to certain conditions. Such amendments and the imposition of conditions must be considered only when they comply with Plan policies.

#### ***Urban boundary modification***

*Policy.11* It shall be a policy of Council to ensure that when an application to modify the urban area boundary is received, the proponents may be required to provide information and cost-benefit analyses in order to give a better understanding of the consequences arising from expanding this boundary and to facilitate the decision-making process.

#### ***Planning Advisory Committee and non-conform uses***

*Policy.12* It shall be a policy of Council to ask the PAC to develop and adopt a zoning by-law regulating land use and implementing the stated policies in conformity with the land use designations. Current uses that are not in conformity with the land use designations set out in the zoning by-law can remain legal non-conforming uses. A legal non-conforming use is no longer allowed in the following cases:

- a) If it is abandoned for a period of 10 months or a longer period that the PAC deems appropriate;
- b) If the building or construction, in the opinion of the PAC, has damage to at least half of it, excluding the foundation, except when the PAC believes that rebuilding would be appropriate.

### ***Five-year capital budget***

*Policy.13* It shall be a policy of Council to ensure that the five-year capital budget and all infrastructure expenses and major public projects take into account the Municipal Development Plan.

*Policy.14* It shall be a policy of Council to attach to this Plan a five-year capital budget (Appendix B) for physical development of the municipality.

### ***Location of future roads***

*Policy.15* It shall be a policy of Council to consider the location of future roads on the map in Appendix A-2 as an approximation and a conceptual representation aimed at guiding new development projects. Council is not required to amend this Plan when adjustments are made to the location of these roads.

### ***Additional development tools and other planning initiatives***

*Policy.16* It shall be a policy of Council to consider using some of the tools and programs listed below to facilitate implementation of this Plan.

#### **Infrastructure implementation**

- a) Council may implement or modernize and contribute to road infrastructure or services in order to promote the city's desired development and growth.

#### **Land acquisition**

- b) Council may acquire land with a view to implementing this Plan's policies.

#### **Development review committee meetings**

- c) When reviewing a wide range of development and subdivision applications, and applications to amend the Municipal Development Plan and the zoning by-law, the staff responsible for planning can attend City of Dieppe development review committee meetings and request the committee's comments. This can be a significant relationship that allows for comments and instructions to be received from the City on major developments.

#### **Subdivision or development agreements**

- d) If necessary, the proponent may have to enter into an agreement with a municipality regarding:
  - (i) level, standards and performance of public services and facilities;
  - (ii) designation of lands for public use;
  - (iii) project progress in phases;
  - (iv) proponent's financial commitments to the public;
  - (v) submission of a guarantee to ensure project performance;
  - (vi) measure in which tree removal is allowed in a subdivision;
  - (vii) any other issues related to proposed development that the municipality deems necessary.

#### **Secondary plans**

- e) Secondary plans are additional tools used in implementing aspects related to development and land use in a Municipal Development Plan. A secondary plan can provide a conceptual plan for proposed use and development in a given area. The secondary plan differs from the land use plan in that the latter provides a rather vast land use concept, whereas the Municipal Development Plan lays out proposed streets and subdivisions; locations of facilities such as schools, parks and commercial areas, and mixed-density residential development projects. This method makes it possible to proceed in an integrated way in order to avoid multiple isolated uncoordinated reviews on a given site.

#### **Development scheme**

- f) Council can implement a development scheme under section 32 of the *Community Planning Act*. The lands must be used and all buildings must be placed, erected, altered and used solely in conformity with the specific proposals identified in one development scheme.

#### **Urban renewal**

- g) Council may adopt an urban renewal scheme under section 33 of the Planning Act to guide the redevelopment of land within prescribed sectors in the municipality.

#### **Special studies**

- h) For certain types of development applications, the proponents may have to order special studies from qualified professionals and submit them as part of the approval process. A technical, traffic impact or other study may have to be ordered from a professional service provider for a development project associated with flood risks, endangered species, possibility of surface water or groundwater pollution, and an overall risk to health and the environment.

#### **Coordination with the various legislation and regulations**

- i) When development proposals are reviewed, Council acknowledges that, in some cases and depending on the type of development proposed, it may have to require from proponents approval, authorization, a relevant licence or permit, or powers conferred on them by another municipal by-law or other New Brunswick or federal government legislation and regulations.

#### **Grant programs**

- j) Council may use funds provided by higher levels of government to support the implementation of the necessary programs while complying with the objectives and policies in the Municipal Development Plan.

#### **Economic development-related strategic plans**

- k) To support the implementation of the Municipal Development Plan objectives, the City can draw up an economic development strategic plan to guide future economic development projects. Strategic plans must be in conformity with the Municipal Development Plan.

#### **Collaboration from municipalities**

- l) Implementation of the Municipal Development Plan may require collaboration from one or more municipalities or benefit from such a collaboration with regard to services provided (e.g. water treatment, wastewater treatment, solid waste management, policing, and transportation system).

### **3.0 A healthy, sustainable community**

#### **Vision**

The municipality's vision, through its Municipal Development Plan, is to promote a healthy and sustainable community.

#### **Goals**

Council's general goals are as follows:

##### ***Promoting a healthy and sustainable community***

*Goal.1* Provide the best municipal, community and leisure services, and the best urban environment possible, taking into account the tax base available.

##### ***Building compact and efficient communities***

*Goal.2* Reduce urban sprawl by focusing on promoting a strong, connected, mixed-use community.

##### ***Providing an integrated multimodal transportation system***

*Goal.3* Improve the quality and safety of all modes of transportation by implementing "complete streets" that are designed to serve a wide range of modes of transportation, focusing on pedestrians, cyclists and transportation services.

##### ***Providing an excellent parks and trails system***

*Goal.4* Provide an integrated, accessible parks and trails system where people can pursue an active, healthy and creative lifestyle.

##### ***Addressing residents' housing needs***

*Goal.5* Promote and making available a range of residential housing that reflects the diversity of current and future community needs, including housing that suits a wide range of incomes and lifestyles.

##### ***Promoting a strong, dynamic downtown***

*Goal.6* Recognize the downtown as the key commercial, administrative, social and cultural activity sector while planning secondary and additional commercial areas in the city.

***Protecting and improving the natural environment***

*Goal.7* Ensure that current and future developments in the city respect the natural components of the environment and that the natural environment is protected and promoted.

***Protecting the Land Reserve from premature development***

*Goal.8* Focus on growth when infrastructure and municipal services are in place or can easily be extended.

***Promoting prosperity and sustainable economic growth***

*Goal.9* Plan and manage growth that promotes a strong, competitive economy.

***Promoting Acadian heritage and culture***

*Goal.10* Encourage cultural development by supporting cultural initiatives that celebrate Dieppe's history, culture, identity and arts.

## 4.0 Regional context and collaboration

### Preamble

The City of Dieppe is part of a region and many socioeconomic factors occur beyond the city's borders that may affect the quality of life of citizens within our community.

The city is bounded by the city of Moncton to the north, the Moncton LSD and the town of Shediac to the east and the village of Memramcook to the south. Dieppe has no shared boundary with the town of Riverview given that the Petitcodiac River divides the two communities. In 2011, the Moncton Census Metropolitan Area (CMA) had a population of 138,644, the most populated CMA in the province. The CMA consists of the cities of Moncton and Dieppe and the town of Riverview, as well as certain surrounding suburban and rural areas.

Various programs, initiatives and services are offered to Dieppe residents by regional agencies through regional collaborative efforts. Promoting and maintaining strong relationships and partnerships with our neighbouring municipalities, LSD along with the provincial government and agencies that provide regional planning initiatives will be essential in moving Dieppe forward.

### Objectives

- 1) To work in partnership with the provincial government, neighbouring municipalities, and regional agencies to provide programs and services that are beneficial to area residents and businesses.
- 2) To identify and protect environmental characteristics of significant importance in the region.

## Regional context and collaboration policies

### *Regional partnerships*

*Policy.1* It shall be a policy of Council to continue to maintain and create regional partnerships with the province, municipalities and regional agencies for planning and coordinating transportation systems and community services of regional importance.

### *Drinking water sources*

*Policy.2* It shall be a policy of Council to continue to work with the City of Moncton and the Town of Riverview to preserve the integrity of the Turtle Creek reservoir as a source of regional water and to maintain a high water quality level for residents of the three communities.

*Policy.3* It shall be a policy of Council to explore the possibility of building a water supply system from a wellfield in the Lakeville area in order to add a water source for the region.

*Proposition.1* It is proposed that Council consider forming a regional water services commission for the cities of Dieppe, Moncton and the town of Riverview.

### *Regional planning initiatives*

*Policy.4* It shall be a policy of Council to work with the Southeast Regional Service Commission, the City of Moncton, the Town of Riverview and other stakeholders on implementing a Regional Plan.

### *Territorial annexation*

*Policy.5* It shall be a policy of Council to continue to explore possibilities of extending its territory through the annexation process.

*Proposition.2* It is proposed that Council consider conducting a study on annexing the rural areas in the sector surrounding the city limits in order to better manage future development within urban growth areas in Dieppe.

## 5.0 Managing development and the urban form

### Preamble

Smart growth is a set of land development policies whose purpose is to improve residents' quality of life, protect the natural environment and uphold a commitment to fiscal responsibility. Smart growth policies ensure that land is developed in a fiscally, socially and ecologically responsible manner. Smart growth improves and complements communities by placing priority on infill developments, renewal, and densification. The principles of smart growth are important planning and development measures used to promote a safe environment and a compact urban form.

Growth management is the process of overseeing development and growth within the community by guiding the location, typology and development density by defining an urban boundary. The urban boundary concept is a good land use and growth management planning tool.

Growth management and the use of an urban boundary will have a positive impact in that they will encourage building on infill sites and ensure that a structured approach is maintained regarding extending municipal infrastructure and services.

The City's ability to provide municipal infrastructure and community services is a determining factor in choosing a location for a new development. These infrastructures and services include, but are not limited to, water supply, the sanitary and storm water sewer systems, streets, public services and public facilities. Some areas are better suited and more appropriate for accommodating new developments. Others are subject to restrictions because of topography, soil conditions, occasional flooding or other factors that limit their development potential.

Moreover, the acceleration of climate change due to industrialization is the major environmental challenge that will dominate our age. Flood risk because of overflow of the Petitcodiac River and other potential sources will be a planning challenge that will require more attention in order to ensure that appropriate adaptation and mitigation measures are implemented in order to maintain a high quality of life and a sustainable community.

## Objectives

- 1) To promote a compact urban form and a smart growth approach with regard to development.
- 2) To plan mitigation measures against the impacts of climate change on territorial development.
- 3) To encourage new developments in areas that may be well served through existing municipal infrastructure and services.
- 4) To provide enough land that can be served by existing municipal infrastructure and services in order to accommodate future growth without involving unwarranted expenses.
- 5) To promote development on high-quality lands without causing negative impacts on the environment in order to ensure sustainable development.

## Policies and proposals related to growth management and the urban form

### *Urban boundary*

*Policy.1* It shall be a policy of Council to maintain an urban boundary, as shown in the land use map (Appendix A-1), in order to guide and manage development type, form and intensity.

*Policy.2* Within the urban boundary, it shall be a policy of Council to deter developments that are not connected to the municipal sanitary and storm water sewer systems, or to the road network, by incorporating provisions to the zoning by-law.

*Policy.3* It shall be a policy of Council to oppose expanding the urban boundary until studies can prove that the existing supply of lands within this boundary is not enough to meet future residential, commercial, industrial or community needs.

*Policy.4* It shall be a policy of Council to ensure that when an application for significant modification of the urban boundary is received, the proponents may be required to provide information and cost-benefit analyses in order to give a better understanding of the consequences arising from expanding this boundary and to facilitate the decision-making process.

*Proposal.1* It is proposed that the urban boundary be periodically reviewed based on how development is progressing within the city.

### *Related studies*

*Policy.5* It shall be a policy of Council to ensure that the *Fiscal Impact Analysis of Residential Reserve Lands* study is used as a planning and analysis tool when a modification to the urban boundary is proposed.

*Proposal.2* It is proposed that the *Fiscal Impact Analysis of Residential Reserve Lands* be updated, as needed.

### *“User pays” approach*

*Policy.6* It shall be a policy of Council to promote a “user pays” approach by means of subdivision agreements, the rezoning process or other mechanisms authorized under provincial legislation in order to cover the costs of facilities in new development projects by incorporating provisions to the subdivision by-law and the subdivision procedures, standards and guidelines and other municipal documents.

*Proposal.3* It is proposed that Council require proponents to cover the costs of required improvements for offsite services that benefit projects through the rezoning process or subdivision agreement.

### *Responsible, structured growth approach*

*Policy.7* It shall be a policy of Council to adopt a structured approach to development by promoting it as follows:

- a) Promoting restoration and revitalization of buildings and built areas.
- b) Promoting building on vacant infill properties in current development areas.
- c) Guiding new development projects toward areas currently connected to municipal services.
- d) Guiding new development projects toward areas that can be serviced more efficiently within the urban boundary.
- e) Promoting new residential projects in areas adjacent to current developments.
- f) Orient and promote new development projects along public streets.

### *Traditional vs Non-traditional or alternative forms of development*

*Policy.8* It shall be a policy of Council to define traditional forms of development as follow:

- a) Development occurring on a lot abutting a public street.
- b) Development containing one main building on a lot.

*Policy.9* It shall be a policy of Council to recognize, in specific cases when a traditional form of development cannot be achieved or when appropriate and desirable, non-traditional or alternative forms of development that may contain private access or more than one main building on a lot and shall be subject to specific development conditions in order to ensure a responsible and structured approach to development.

*Policy.10* Further to policy 9, it shall be a policy of Council to incorporate development provisions to the zoning by-law to ensure that proposed non-traditional or alternative forms of development are in conformity with the Plan's intent and with the requirements of all other municipal regulations and by-laws.

*Proposal.4* It is proposed that Council develop and maintain design guidelines and development standards to serve as a complement to the Municipal Development Plan in order to ensure safe, structured and high-quality developments for non-traditional or alternative forms of development containing private access or more than one main building on a lot.

#### ***Growth and sustainable development approach***

*Policy.11* It shall be a policy of Council to acknowledge the "precautionary principle" as defined in paragraph 7 of the *Bergen Ministerial Declaration on Sustainable Development (1990)*:

*"In order to achieve sustainable development, policies must be based on the precautionary principle. Environmental measures must anticipate, prevent and attack the causes of environmental degradation. Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation."*

#### ***Transit-oriented development***

*Policy.12* It shall be a policy of Council to promote a compact urban form, higher-density housing, and mixed use within commercial and mixed-use nodes, as shown on the land use map (Appendix A-1), in order to encourage use of public transit.

### *Active transportation-oriented development*

*Policy.13* It shall be a policy of Council to encourage urban design that promotes active transportation while ensuring good accessibility and connectivity between residential areas and commercial developments through sidewalks, bike paths and the recreational trails system.

### *Smart growth concepts*

*Policy.14* It shall be a policy of Council to implement the smart growth concepts described below in order to contribute to creating a more dynamic and more sustainable urban environment. The following concepts must be applied when the PAC reviews proposals for new development:

#### **Creating a range of housing possibilities and choices**

- a) Providing and integrating high-quality housing for lower-income earners is an essential part of any smart growth strategy.

#### **Creating areas suited for walking, biking and public transit**

- b) Communities that promote walking, biking and public transit are good places in which to live, work and have fun. They are therefore a key component of smart growth.

#### **Promoting collaboration between the community and sector stakeholders**

- c) Growth can create wonderful places to live, work and have fun if it occurs in the manner and location sought in the community development vision.

#### **Promoting the creation of distinct, attractive communities with a strong sense of place**

- d) Smart growth prompts communities to create a vision and set development and construction standards that are consistent with community values regarding architectural beauty and distinct character and that offer a wide range of housing and transportation choices.

#### **Making predictable, fair and profitable development decisions**

- e) To ensure the success of implementing smart growth in a community, this vision must be shared with the private sector.

#### **Mixed land use**

- f) Smart growth allows mixed land use to be integrated into communities as an essential component of creating locations that are good places in which to live.

- g) Creating a dynamic, human-scaled downtown that prompts residents to live closer to their workplace.
- h) Creating zoning provisions that promote mixed-use areas and buildings.
- i) Designating zoning based on building type instead of use.
- j) Having access to integrated development areas to allow proponents to easily provide spaces that meet market demand.
- k) Converting shopping centres and low-speed urban streets into mixed-use developments.
- l) Providing mixed-use developments to a scale that is appropriate to the area.
- m) Creating opportunities to adapt commercial and retail sales developments to create mixed-use communities that promote pedestrian travel.

**Protecting green spaces, natural environments and vulnerable areas**

- n) Protecting green spaces supports meeting smart growth objectives by strengthening the local economy through protecting vulnerable areas, improving quality of life within communities and guiding growth in established communities.

**Providing a range of transportation choices**

- o) Making a wider range of transportation choices available to the public is a major objective of smart growth.

**Strengthening and guiding development toward established communities**

- p) Smart growth guides development toward established communities served by the infrastructure in place by seeking to develop the resources offered by existing areas and to protect green spaces and non-renewable natural resources outside the urban centre.

**Using dense architectural design**

- q) Smart growth gives communities the means for further integrating architectural design as an alternative to traditional development requiring larger land area.

*Proposal.5* It is proposed that Council ensure that the zoning by-law, subdivision by-law and the subdivision procedures, standards and guidelines be updated regularly to serve as a complement to the Plan and provide guidance regarding land subdivision.

## *Flood risk management and climate change adaptation*

- Policy.15* It shall be a policy of Council to ensure that the *Climate Change Adaptation Plan: Petitcodiac River Overflow Risk due to Climate Change* and other supporting municipal documents are used as a complement to the Municipal Development Plan and provide guidance on flood risk management and climate change adaptation.
- Policy.16* It shall be a policy of Council to acknowledge the demarcation of the 9.25-m flood zone representing the anticipated flood level associated with a storm with a current return period of 1:100 as determined in the *Climate Change Adaptation Plan: Petitcodiac River Overflow Risk due to Climate Change* and shown on the environmental characteristics map (Appendix A-4).
- Policy.17* It shall be a policy of Council to acknowledge the demarcation of the 10.50-m flood zone representing the anticipated flood level associated with a storm with a return period of 1:100 in the year 2100, as determined in the *Climate Change Adaptation Plan: Petitcodiac River Overflow Risk due to Climate Change* and shown on the environmental characteristics map (Appendix A-4).
- Policy.18* It shall be a policy of Council to update the zoning by-law and other municipal by-laws in order to regulate use and development in the 9.25-m and 10.50-m flood zones.
- Policy.19* It shall be a policy of Council to ensure that a hydrographic study is undertaken in order to identify the other flood-vulnerable areas in the municipality.
- Policy.20* It shall be a policy of Council to support dyke maintenance and improvement initiatives undertaken by, or under the supervision of, the provincial Department of Agriculture, Aquaculture and Fisheries.
- Policy.21* It shall be a policy of Council to continue to look at various legal tools and other adaptation and protection measures to protect flood-vulnerable lands.

## 6.0 Land use

The purpose of this section is to define land use designations in the city of Dieppe on the land use map in Appendix A-1. The purpose of this map is to identify the predominant general location of land uses for territory within city limits. Land use designations on this map are illustrated based on their predominant use (residential, commercial, industrial, community or conservation). Some designations allow for a variety of land uses. Policies and proposals related to each land use designation are stated in that section. The main land use designations shown on the map are as follows:

**Residential:** Areas identified by a residential designation on the land use map show the location of existing and future residential areas. The designation will include enough land to meet current and future needs for a variety of housing forms, densities and typologies.

### **Commercial**

The commercial areas identified on the land use map represent locations where commercial establishments predominate. The commercial land use designation will include enough land to meet current and future needs for a variety of commercial development forms and densities.

### **Industrial**

The industrial areas identified on the land use map represent locations where industrial establishments predominate. The designation will include enough land to meet current and future needs for a variety of industrial and business development forms and densities.

### **Downtown**

The downtown designation identified on the land use map includes the area where mixed residential, commercial and community use, along with a higher density is preferred. The downtown designation will meet current and future needs for accommodating a variety of mixed-use development forms and densities.

### **Community**

Community uses are normally considered public uses that serve residents. Dieppe has several community uses such as parks, sports complexes and fields, educational institutions and places of worship, cemeteries, etc. It is therefore essential to plan future needs and sufficiently identify land for future community developments.

### **Conservation**

The conservation designation will meet the need to protect sites of special interest and ecologically sensitive lands in the municipality.

**Land reserve**

The purpose of the Land Reserve designation is to limit residential growth by permitting restricted residential use. Land use for forestry and agricultural purposes will be allowed however resource extraction activities are discouraged.

**Northeast Land Reserve**

The Northeast Land Reserve will address the need to preserve the natural character of these areas while supporting and regulating certain uses such as forestry and agriculture-related activities.

**Integrated development**

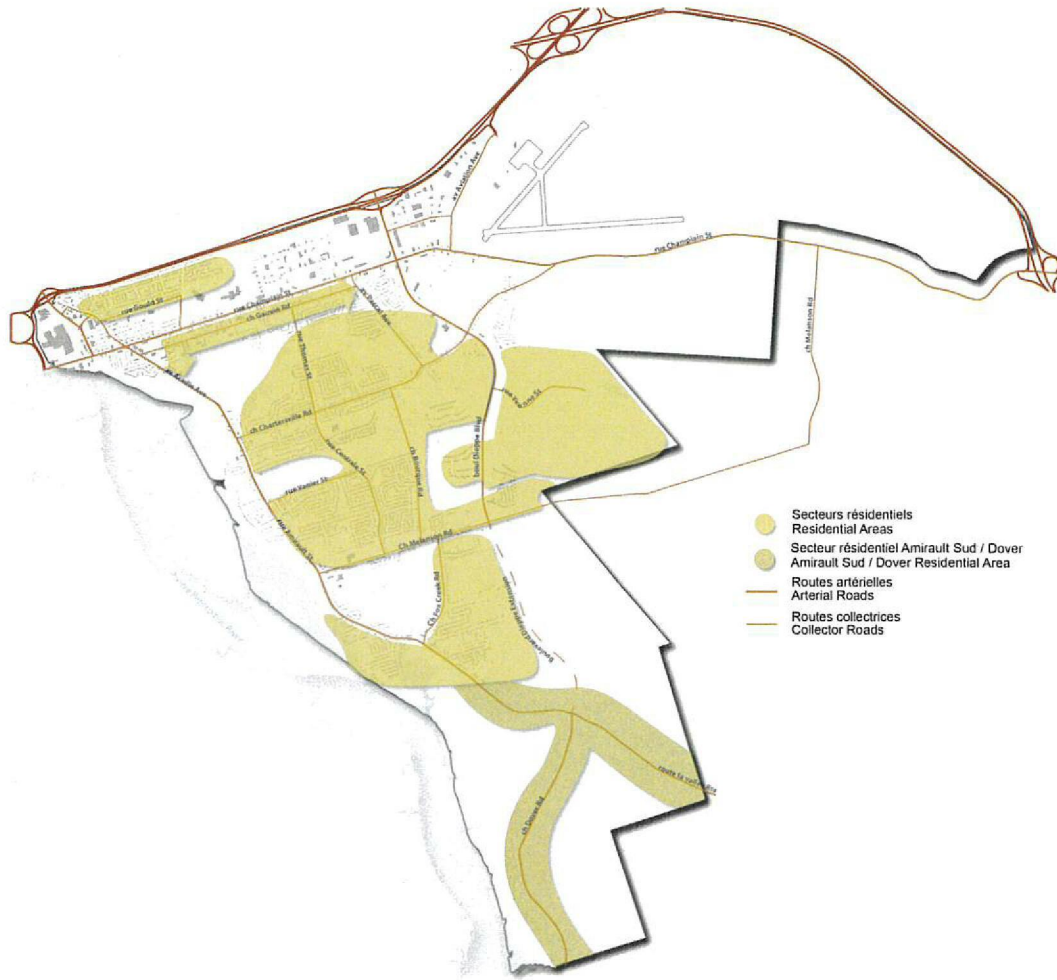
The integrated development designation will meet the need to regulate and to provide a level of flexibility to less traditional development requests while leaving room for flexibility.

**Special Uses**

The special use area will respond to the need to regulate and control certain uses that, because of the nature of their activities, can cause nuisance to adjacent properties.

## 6.1 Residential areas

Residential areas map



### **Preamble**

The city of Dieppe has experienced major residential growth in recent years. Land use for residential purposes is continuing to increase. The city of Dieppe is made up of several residential areas that form an essential part of the community. Residential areas often undergo transition periods over their lifespans as buildings age and socio-economic and demographic changes occur.

There are many vacant and undeveloped lands located throughout the city. Infill development is inevitable. It is essential to make sure that infill developments are integrated into the built environment and the existing social fabric in order to promote a viable community. Lastly, some of the city's strategic areas have increased potential to accommodate higher-density, mixed-use housing developments, thereby maximizing the profitability of investments in existing infrastructures while promoting increased public transit service.

### **Objectives**

- 1) To promote a range of housing categories in various areas of the city in order to meet varied needs regarding housing density, type and location.
- 2) To promote access to affordable housing for households, families and low- or middle-income earners.
- 3) To ensure that residential area architecture and development provide a high-quality living environment.
- 4) To promote the stability of residential areas and to ensure that new development projects preserve or enhance the residential character of existing areas.
- 5) To encourage reinvestment and infill development in mature areas.

## Residential areas policies and proposals

### *Residential development*

*Policy.1* It shall be a policy of Council to regulate housing density, form and type for residential areas:

### *Residential density*

*Policy.2* It shall be a policy of Council to use the following definitions in reference to residential density:

- a) **Low-density residential development:** set number of residential buildings with a net density of less than 20 units per net hectare;
- b) **Medium-density residential development:** set number of residential buildings with a net density of greater than 20 but less than 35 units per net hectare;
- c) **High-density residential development:** set number of residential buildings with a net density of greater than 35 units per net hectare.

### *Residential development along the southern portion of Amirault Street and Dover Road*

*Policy.3* It shall be a policy of Council to recognize the existing residential and semi-rural character of the lands located along the southern portions of Amirault Street and Dover Road as shown on the residential areas map.

*Policy.4* It shall be a policy of Council to regulate residential development and minimize housing density along the southern portion of Amirault Street and Dover Road, which are affected by restrictions because of the lack of water pressure and the absence of other services and municipal infrastructures, by incorporating provisions in the zoning by-law.

### *Housing typology*

*Policy.5* It shall be a policy of Council to promote a range of mixed-use housing of varying types and densities in strategic areas of the city in order to meet the population's changing needs.

### ***Home occupation***

*Policy.6* It shall be a policy of Council to encourage home occupations, when appropriate, while promoting and preserving the residential aspect within these residential areas.

### ***Multiple unit dwelling development***

*Policy.7* It shall be a policy of Council to direct the development of multiple unit dwellings along arterials or collectors or within close proximity to arterial or collectors, as shown in the residential areas map.

*Policy.8* It shall be a policy of Council to ensure that new multiple unit dwelling developments comply with the urban design policies of this Plan and that these are in line with the defined character of the area.

### ***Infill development in residential areas***

*Policy.9* It shall be a policy of Council to encourage residential developments on vacant or underused lots in residential areas when appropriate:

*Proposal.1* It is proposed that Council develop and maintain infill development guidelines in order to promote harmony and the proper integration of these forms of development in established residential areas.

### ***Affordable housing***

*Policy.10* It shall be a policy of Council to promote affordable housing and its integration in residential areas of the city in collaboration with other stakeholders and the various levels of government.

### ***Residential development near industrial and commercial land use designation areas***

*Policy.11* It shall be a policy of Council to ensure that residential areas are protected against the impacts of adjacent industrial and commercial uses by incorporating the appropriate provisions of the zoning by-law.

***Residential development near the Greater Moncton Roméo LeBlanc International Airport***

*Policy.12* It shall be a policy of Council to work with the Greater Moncton Roméo LeBlanc International Airport representatives to mitigate the impacts of noise on air routes.

***Innovative design for residential area***

*Policy.13* It shall be a policy of Council to encourage the design of innovative residential areas in strategic locations that comply with environmental, economic, and demographic market conditions and must be in line with the objectives, policies and proposals of this Plan.

*Policy.14* It shall be a policy of Council to promote the creation of residential areas that consider impacts related to climate change. These include, but are not limited to, the impacts of projected changes in precipitation and an increase in the frequency of severe weather events.

***Residential areas stabilization***

*Policy.15* It shall be a policy of Council to encourage residential areas stabilization by taking into account the following aspects:

- a) Promoting maintenance and restoration of existing housing stock;
- b) Discouraging the encroachment of incompatible uses;
- c) Guiding development that creates heavier traffic along designated collectors and arterials;
- d) Maintaining appropriate quality with regard to community services and facilities.

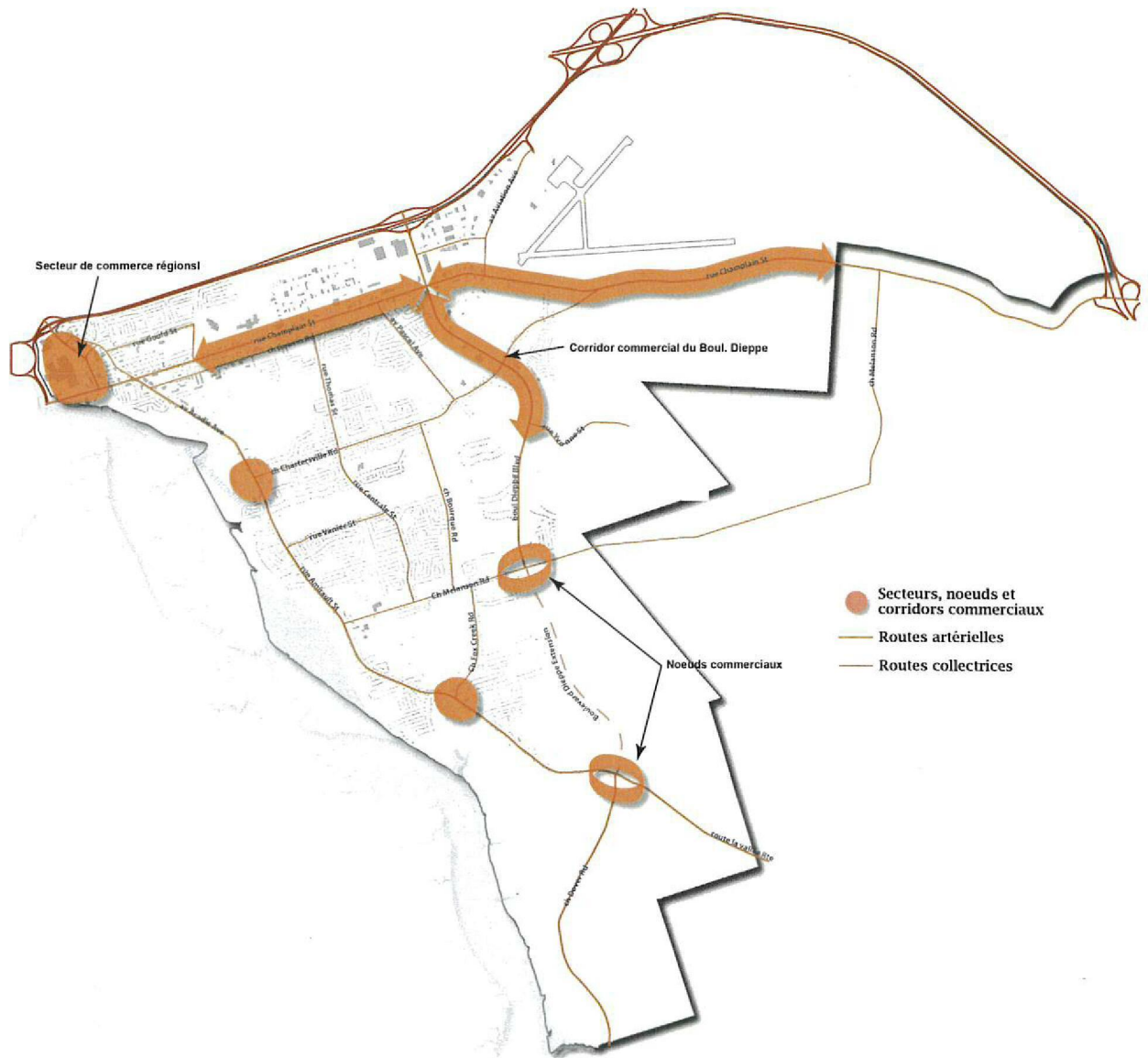
***Semi-rural residential area (Southern portion of Amirault Street and Dover road)***

*Policy.16* It shall be a policy of Council to recognize the semi-rural residential nature of the area located along Dover Road and the southern portion of Amirault Street, as illustrated on the residential map, given the lack of water pressure in the area and the existing semi-rural context that is predominantly represented by low density single-detached homes on large lots.

*Policy.16* It shall be a policy of Council to allow and regulate secondary uses that are suitable to a semi-rural residential area represented by larger lots by incorporating provisions to the zoning by-law.

## 6.2 Commercial areas

### Commercial areas map



## **Preamble**

Dieppe's economic health and that of its residents is partly related to the availability of land for commercial development. The main commercial areas within the municipality create jobs and are a significant source of tax revenue.

In Dieppe, commercial development takes on various forms and intensity levels. Champlain Place is at the heart of this commercial development. The shopping mall continues to attract new commercial establishments and remain competitive even with the arrival of new big box stores in other locations in the region.

The City of Dieppe wants to continue promoting high-quality commercial development in its commercial areas. In a smart growth context, smaller-scale, pedestrian-focused commercial opportunities will be promoted in commercial areas near downtown. Dieppe Boulevard and the locations at certain key intersections are also important areas where commercial and residential mixed use will be encouraged.

## **Objectives**

- 1) To encourage commercial development so that employment, shopping and service opportunities are provided in a structured manner.
- 2) To promote commercial development by establishing commercial of varying intensity.
- 3) To ensure that commercial development is compatible with neighbouring land use and that it provides adequate transportation facilities and services.
- 4) To promote attractively designed, accessible and sustainable commercial facilities to improve the quality of the built environment and urban fabric.

## Commercial areas policies and proposals

### *Commercial development*

- Policy.1* It shall be a policy of Council to regulate the density, form and type of development in commercial areas:
- Policy.2* It shall be a policy of Council to encourage large-scale, high-intensity businesses of regional importance in strategic locations (i.e. near highways 2 and 15).
- Policy.3* It shall be a policy of Council to encourage local businesses in strategic locations and at key intersections along collectors and arterials..
- Policy.4* It shall be a policy of Council to ensure continued commercial development growth and the integration of residential housing in areas near the downtown core and along Dieppe Boulevard in order to promote a more compact, healthy and sustainable urban environment.

### *Commercial nodes*

- Policy.5* It shall be a policy of Council to create commercial nodes in strategic locations in the city near major intersections and to grant them special zoning provisions that will promote concentration of mixed-use commercial, residential and institutional activities to provide services to residents of the surrounding areas.
- Policy.6* Further to policy 5, in the commercial nodes illustrated on the land use map, it shall be a policy of Council to create zoning provisions to obtain a human-scaled, high-quality urban streetscape, reduced setbacks, controlled onsite parking off Dieppe Boulevard, minimum architectural control and similar controls to obtain an urban character.

### *Development and design standards for commercial areas*

- Policy.7* It shall be a policy of Council to see that commercial development is well designed by promoting good site design, architectural characteristics, and high-quality landscape development by incorporating provisions to the zoning by-law.

- Proposal.1* It is proposed that Council develop and, if necessary, update design guidelines and standards for commercial developments in order to maintain a high-quality environment in commercial areas.

*Proposal.2* It is proposed that Council ensure that large-scale, high-intensity commercial development projects focus on a good site design, integrate high-quality design standards and maintain access to the various modes of transportation.

*Proposal.3* It is proposed that Council ensure that signs in commercial areas are attractive, well maintained and safe.

### ***Revitalization and reuse***

*Policy.8* It shall be a policy of Council to encourage revitalization and reuse of underused or vacant lots located on arterials and lands near downtown for future commercial developments.

### ***Dieppe Boulevard***

*Policy.9* It shall be a policy of Council to adopt a structured approach for development along Dieppe Boulevard by promoting development as follows:

- a) Guidelines for development along Dieppe Boulevard are based on the assumption that well designed development yields attractive, high-quality and sustainable locations for people and for integration into adjacent residential areas, and creates conditions that foster a thriving lifestyle on the economic and community fronts.
- b) Dieppe Boulevard plays three major roles: community builder, attractive public location, and corridor for various modes of transportation.

Along most of the Boulevard frontage will be a continuous string of less concentrated, mixed commercial uses with higher density residential uses limited to upper floors.

The proposed traffic management measures are designed to achieve a balance between providing convenient, but controlled access, to businesses along Dieppe Boulevard, managing traffic circulation needs and discouraging intrusion and shortcutting of traffic into the adjacent residential communities. Controlled access onto Dieppe Boulevard is limited to public streets at intervals that provide convenient access points to various land use activities, while maintaining safe and efficient traffic circulation.

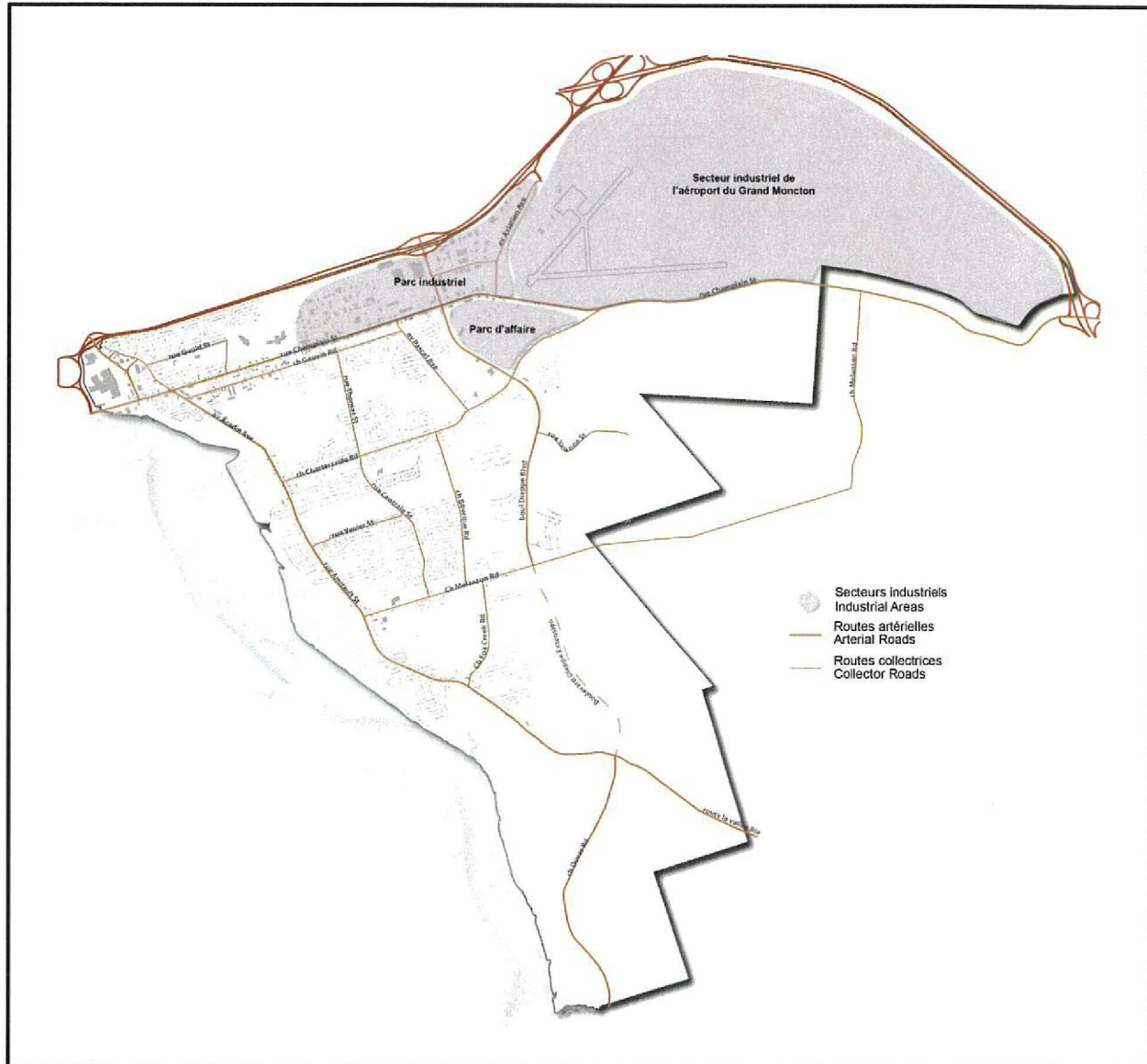
*Proposal.4* It is proposed that Council ensure that Dieppe Boulevard is maintained as a dynamic urban corridor that will integrate land use and higher urban design standards by incorporating provisions to the zoning by-law.

*Proposal.5* It is proposed that Council aim to develop guidelines related to commercial development along the boulevard in order to promote a high-quality corridor.

*Proposal.6* It is proposed that Council ensure good traffic management along Dieppe Boulevard through provisions of *By-law C-13: A By-law Relating to the Establishment of Controlled Access Streets Within the City of Dieppe.*

## 6.3 Industrial areas

Industrial areas map



## **Preamble**

Industrial development is a major factor for the city's economic and financial well-being.

In Dieppe, industrial development takes place in three main areas: the Dieppe Industrial Park, the Dieppe Business Park and the industrial area of the Greater Moncton International Airport. These industrial areas provide various industrial development opportunities and will meet the needs of a wide range of future industrial activities.

The municipality wants to increase its industrial base by taking advantage of the opportunities linked to the Greater Moncton International Airport and its close proximity to the highway system. To ensure continuation of its industrial development, the municipality intends to extend Aviation Avenue to accommodate requests for new industrial lands.

## **Objectives**

- 1) To attract a variety of businesses that are compatible with the municipality's character and environment. .
- 2) To focus industrial development in the designated industrial areas illustrated on the land use map.
- 3) To prevent and mitigate conflicts between industrial and other land uses.
- 4) To promote the development of the Greater Moncton International Airport and its potential industrial development.

**Industrial areas policies and proposals**

***Industrial development***

- Policy.1* It shall be a policy of Council to regulate the density, form and type of industrial development in industrial areas.
  
- Policy.2* It shall be a policy of Council to encourage locating higher-density, large-scale industrial developments in the Dieppe Industrial Park and in the Greater Moncton International Airport industrial area, as shown on the industrial areas map.
  
- Policy.3* It shall be a policy of Council to encourage locating medium-scale businesses and light industry development projects in the Dieppe Business Park, as shown on the industrial areas map.

***Industrial development and land use compatibility***

- Policy.4* It shall be a policy of Council to ensure that the distances between industrial and non-industrial uses are appropriate and maintained by incorporating provisions to the zoning by-law.
  - Proposal.1* It is proposed that Council order existing industrial businesses outside the designated industrial area to install appropriate visual screens to reduce the esthetic impact of their activities on neighbouring land uses.

***Development and design standards for industrial areas***

- Policy.5* It shall be a policy of Council to promote high-quality development and design standards that include building location and design, landscape development, parking lots, signage, and development intensity in industrial areas by incorporating the appropriate provisions to the zoning by-law.
  - Proposal.2* It is proposed that Council review the possibility of developing an industrial area development plan to serve as a complement to the Municipal Development Plan and to provide guidance on industrial area development.
  
  - Proposal.3* It is proposed that Council develop and, if necessary, update design guidelines and development standards in order to maintain high-quality developments in industrial areas.

### ***Heavy industry***

*Policy.6* It shall be a policy of Council to discourage heavy industry within the municipality.

### ***Airport expansion***

*Policy.7* It shall be a policy of Council to support and promote the expansion of the Greater Moncton International Airport and of related facilities in the designated industrial area.

*Proposal.4* It is proposed that Council monitor the pace of land use in the Airport industrial area and, if necessary, acquire additional land to ensure the growth of this area.

### ***Rail infrastructure***

*Policy.8* It shall be a policy of Council to work with rail industry stakeholders to promote safety along rail infrastructures.



## **Preamble**

Community services and facilities include educational institutions, policing, fire services, libraries and health services. Their contribution to the community's well-being includes Dieppe residents' health, safety, and quality of life.

Community services and facilities help contribute to the community's sense of place and to its stability. The City of Dieppe is committed to serving its residents by meeting various community needs and in any emergency situations related to protection and preservation of life, property, and the environment.

The municipality acknowledges the importance of the various community services and facilities and intends to work with the stakeholders involved in providing these important services.

The City of Dieppe has well-established parks and trails system to meet its residents' many needs. The parks, trails, green spaces and recreational facilities promote physical activity and encourage social interaction among community residents. Residents' health and well-being can be greatly impacted by the implementation of easily accessible recreational and cultural facilities.

Heritage is also at the core of healthy communities. It is an essential foundation of a community and an increasing number of people find it important to acknowledge and promote the characteristics that contributed to and still contribute to unifying a community. In a broad sense, heritage represents all that contributes to making a community unique culturally, historically and in terms of the built environment.

## Objectives

- 1) To ensure that all lands used for community purposes are strategically located in the municipality to meet the population's needs.
- 2) To promote continuous improvement of establishments that provide services to Dieppe residents.
- 3) To provide high-quality programs, services and facilities that are multifunctional, adaptable, accessible and affordable to all residents in order to promote social and cultural exchanges between them.
- 4) To provide residents with a healthy and safe environment by providing efficient protective and emergency services.
- 5) To provide enough spaces, lands and facilities to meet the community's operational and recreational needs.
- 6) To encourage heritage research, protection, awareness and education in order to promote the community's identity.
- 7) To continue to integrate a range of recreational uses into the city's built environment.
- 8) To strive to include people of all ages and mental and physical capacities in activities programming and parks development.

## Community services and facilities policies and proposals

### *Community services and facilities and land use compatibility*

*Policy.1* It shall be a policy of Council to set measures that will protect neighbouring residential uses from nuisances created by community facilities.

### *Educational institutions*

*Policy.2* It shall be a policy of Council to work with and continue to work with the provincial government and school districts to ensure that all schools in the city provide high-quality facilities and educational services.

*Policy.3* It shall be a policy of Council to work with and continue to work with the provincial government and school districts to ensure that schools are located in strategic areas and well integrated into the community by promoting the smart growth and urban design principles in this Plan.

*Policy.4* It shall be a policy of Council to continue to support CCNB Dieppe and Université de Moncton initiatives.

*Proposal.1* It is proposed that Council ensures that the City participate actively in selecting locations where new schools will be built in the municipality.

### *Policing*

*Policy.5* It shall be a policy of Council to support Codiac Regional Policing Authority (RCMP) activities by ensuring that human and material resources are available to provide adequate policing to the community.

*Policy.6* It shall be a policy of Council to participate in regional police force initiatives to ensure that policing meets community needs.

### *Fire department*

*Policy.7* It shall be a policy of Council to ensure that firefighting and emergency response duties are updated appropriately.

*Policy.8* It shall be a policy of Council to seek to reduce reaction time in the event of an emergency and to provide for other access points in new roads planning or development proposal reviews.

*Policy.9* It shall be a policy of Council to review the distribution of fire hydrants and to ensure that, when a development is underway, new hydrants are installed at appropriate intervals and in appropriate locations.

*Policy.10* It shall be a policy of Council to continue to monitor the flow required for firefighting in the water distribution system for possible problems.

### *Emergency measures*

*Policy.11* It shall be a policy of Council to ensure that the emergency measures plan is updated regularly in order to adapt to the impacts related to climate change and to respond as expediently as possible to an emergency situation or a disaster within the municipality.

### *Library*

*Policy.12* It shall be a policy of Council to acknowledge the Dieppe Public Library as an essential community resource and to continue to support New Brunswick Public Library System initiatives.

### *Health*

*Policy.13* It shall be a policy of Council to support the Vitalité Health Network and Horizon Health Network to ensure that Dieppe residents' health care needs are met.

*Policy.14* It shall be a policy of Council to work with government and community agencies to:

- a) educate the public about health and safety concerns;
- b) support institutions and high-quality health services;
- c) help in choosing a location for health care institutions and medical clinics in practical and accessible locations.

### *Community facilities*

*Policy.15* It shall be a policy of Council to work in partnership with the various stakeholders to accommodate the development of sustainable facilities and buildings that house services and programs in the community.

*Policy.16* It shall be a policy of Council to promote and favour multifunctional community facilities and buildings that facilitate social interaction and improve health and quality of life for the people of Dieppe.

*Proposal.2* It is proposed that Council develop new initiatives that promote sustainable development policies for community facilities and buildings development.

*Proposal.3* It is proposed that Council ensure that construction of new municipal buildings (materials performance and energy output) meets the strictest energy savings requirements, such as the Leadership in Energy and Environmental Design (LEED) standard.

### ***Community programs and initiatives***

*Policy.17* It shall be a policy of Council to encourage provision of community programs and initiatives that support and improve the health and quality of individuals, families and community sectors.

*Proposal.4* It is proposed that Council continue to work in partnership with community organizations in providing community services that include coordinating and facilitating provision of community programs and initiatives to meet community needs.

*Proposal.5* It is proposed that Council develop supporting documents that can be used as a complement to the Municipal Development Plan and give specific advice on community programs and initiatives delivery.

*Proposal.6* It is proposed that Council develop strategies that support and improve individuals' and families' health and quality of life for use as a complement to the Municipal Development Plan.

### ***Cemeteries and crematoriums***

*Policy.18* It shall be a policy of Council to assess cemeteries' and crematoriums' current needs and future expansions.

## Parks and trails policies and proposals

### *Parks and trails master plan*

*Policy.19* It shall be a policy of Council to use the classification system in the City's *Parks and Trails Master Plan* to provide detailed guidelines on designing new parks and trails.

*Policy.20* It shall be a policy of Council to use the guidelines in the *Parks and Trails Master Plan* when parks and trails are created or restored.

*Proposal.7* It is proposed that Council ensure that the *Parks and Trails Master Plan* be updated regularly to serve as a complement to the Municipal Development Plan and to provide specific advice on overall development and improvement of municipal parks and trails.

### *Parks and trails variety and connectivity*

*Policy.21* It shall be a policy of Council to ensure that a variety of types of parks and trails are integrated into new community sectors depending on community opportunities and needs.

*Policy.22* It shall be a policy of Council to promote a continuous trails system with links to parks and green spaces, schools and downtown.

### *Parks and trails accessibility*

*Policy.23* It shall be a policy of Council to ensure that parks and trails are designed and located to be easily accessible to pedestrians and to create opportunities for community residents to meet and interact.

*Proposal.8* It is proposed that Council ensure that the *Universal Accessibility Policy – Policy S-6* be updated, as needed, to serve as a complement to the Municipal Development Plan.

### *Land for public purposes*

*Policy.24* It shall be a policy of Council to continue to acquire land for public purposes through the subdivision process and other means in order to save this land for future community needs.

*Policy.25* It shall be a policy of Council to ensure that land for public purposes is usable and improved before being ceded to the municipality.

*Policy.26* It shall be a policy of Council to ensure that all areas of the municipality have enough land for public purposes in conformity with the subdivision by-law and the guidelines in the *Parks and Trails Master Plan*.

*Policy.27* It shall be a policy of Council to continue to work with the interested parties, including private landowners and other stakeholders, in order to complete the proposed trails system as illustrated in *the Parks and Trails Master Plan*.

***Collaboration with the municipality and school authorities***

*Policy.28* It shall be a policy of Council to work with school authorities in planning and locating school sites and joint use sites.

## Recreation services and culture policies and proposals

### Arts and culture promotion

- Policy.29* It shall be a policy of Council to foster initiatives that target arts and culture promotion within the community.
- Policy.30* It shall be a policy of Council to offer numerous arts and cultural events on a yearly basis. These would be sufficiently varied and diversified for all residents, especially the younger segments of the population.

### Recreation Services Master Plan

- Policy.31* It shall be a policy of Council to continue to use the Recreation Services Master Plan to provide detailed guidance on managing cultural and recreational facilities and programs.
- Policy.32* It shall be a policy of Council to continue to develop, improve and provide high-quality services, programs, facilities and recreation opportunities for the benefit and enjoyment of all residents.
- Proposal.9* It is proposed that Council ensure that the Recreation Services Master Plan is updated as needed to serve as a complement to the Municipal Development Plan and to provide specific advice on the continuous development and overall improvement of recreational systems and facilities.

### Cultural policy

- Policy.33* It shall be a policy of Council to support and encourage development of the arts and culture sector through the Dieppe Cultural Policy – Policy L-7.
- Proposal.10* It is proposed that Council ensure that the Dieppe Cultural Policy – Policy L-7 be updated as needed to serve as a complement to the Municipal Development Plan and to provide specific advice on the overall development and improvement of cultural services for the City of Dieppe.

## Heritage policies and proposals

### *Protecting heritage buildings and sites*

*Policy.34* It shall be a policy of Council to encourage protection of buildings and sites within the municipality that have historical and architectural value.

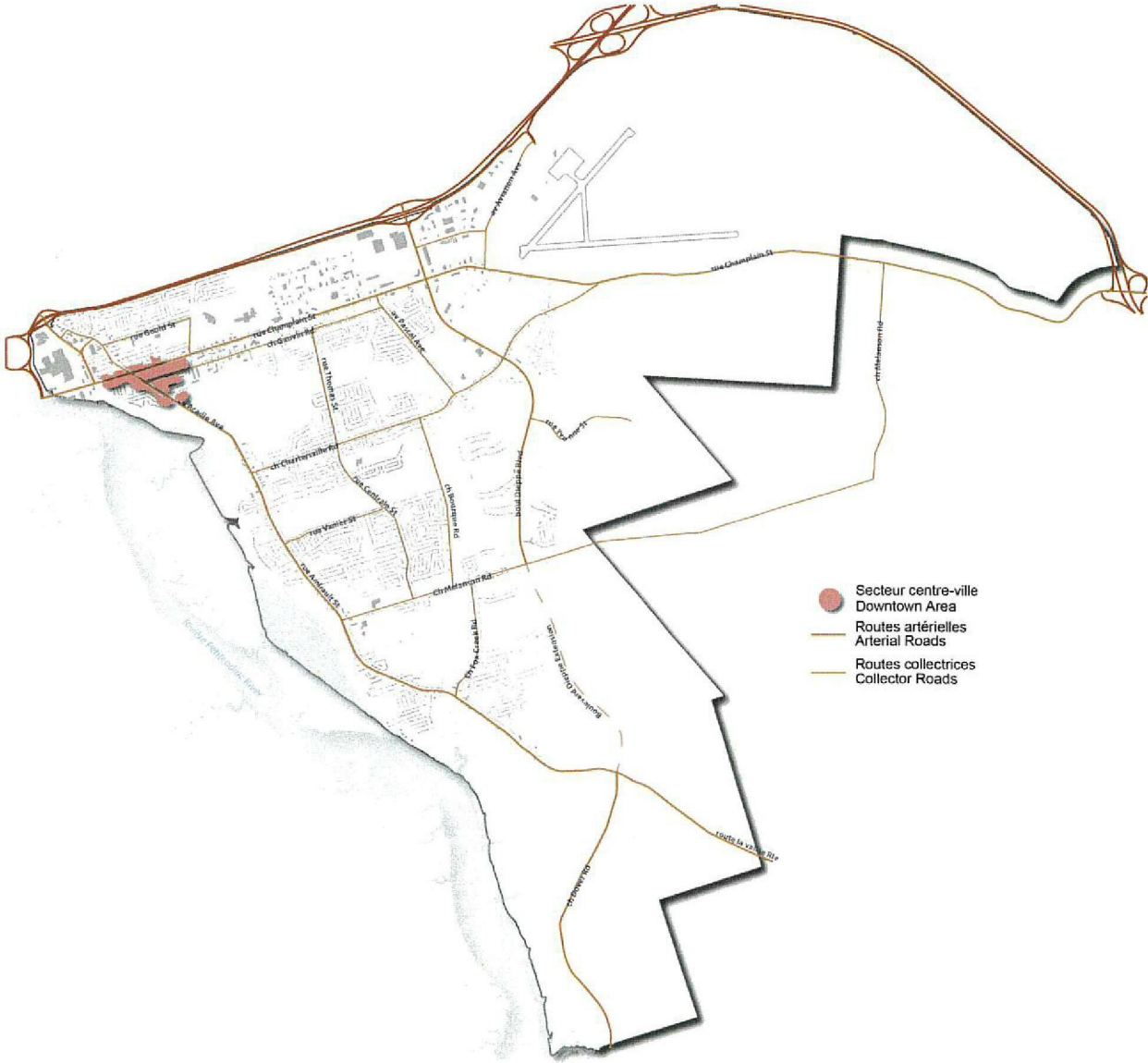
### *Heritage policy*

*Policy.35* It shall be a policy of Council to identify, protect, raise awareness of and promote the municipality's wealth of heritage through the *Heritage Policy – Policy A-35*.

*Proposal.11* It is proposed that Council ensure that the *Heritage Policy – Policy A-35* be updated as needed to serve as a complement to the Municipal Development Plan and to provide specific advice to identify, protect, raise awareness of and promote Dieppe's heritage wealth.

# 6.5 Downtown area

Downtown area map



- Secteur centre-ville  
Downtown Area
- Routes artérielles  
Arterial Roads
- Routes collectrices  
Collector Roads

## **Preamble**

Downtown Dieppe continues to promote mixed commercial and residential use, which increasingly encourages residents to settle, work and meet there. It is a source of pride for residents, investors and visitors and a key component of community activities that ensure that downtown remains dynamic and prosperous.

The City of Dieppe acknowledges that downtown provides several opportunities for accommodating a variety of community services and facilities that meet community needs. The City must continue to promote infill development and downtown development opportunities in order to facilitate a compact urban form and to maximize existing community infrastructure and facilities.

## **Objectives**

- 1) To strengthen the role and ensure that downtown remains the heart of commercial, cultural and residential activities.
- 2) To continue to promote and encourage higher-intensity mixed use in the downtown core.
- 3) To ensure that downtown continues to be an attractive, functional and dynamic location.

## Downtown policies and proposals

### High-quality urban environment

*Policy.1* It shall be a policy of Council to promote high-quality architectural design in the downtown area by incorporating provisions to the zoning by-law in order to ensure that the scale, size, density, construction materials and development type are compatible with the downtown character and vision.

*Proposal.1* It is proposed that Council consider updating the Downtown Dieppe Development Guide if necessary.

*Policy.2* Council will promote a high-quality urban environment in the downtown area:

- a) by encouraging a mix of residential, commercial, community, cultural and recreational facilities in the downtown area in order to allow people of all ages to live, work, shop and play;
- b) by allowing high-density land and building use while acknowledging that, to remain a livable environment for residents, this high density must be accompanied by a high-quality urban development and esthetic so that residents can fully benefit from the advantages downtown area and existing attractions;
- c) by encouraging development of a built environment where priority is given to pedestrians, cyclists and public transit users while facilitating automobile traffic;
- d) by encouraging continuous development of a strong, stable residential component with a mix of building types, tenures and price levels within the downtown designated area;
- e) by encouraging an inviting environment for pedestrians, cyclists and public transit users through street connectivity, land development, architectural design, streetscape improvements, interfaces between public and private lands and buildings, and mixed land use.

*Proposal.2* It is proposed that Council examine the possibility of authorizing the development of a Development Plan for downtown and the surrounding areas. The Downtown Development Plan should focus on urban design issues, including but not limited to:

- a) public parking lots;
- b) accessibility to public transit services;

- c) creating a walking and biking trail between the downtown core, main commercial areas and the Petiscodiac River shoreline;
- d) the sun angle study;
- e) streetscape treatment;
- f) encouragement to provide underground cable networks;
- g) architectural design and building appearance;
- h) signage;
- i) other urban design standards;
- j) unimpeded accessibility and development;
- k) preservation of historic or heritage buildings and sites.

### ***Business improvement area***

*Policy.3* It shall be a policy of Council to review the possibility of obtaining approval for the creation of a business improvement area in the downtown area and the surrounding areas.

### ***Downtown infill development***

*Policy.4* It shall be a policy of Council to continue to promote intensification and infill development opportunities in the downtown area in order to encourage mixed uses with a compact urban form.

### ***Sense of belonging***

*Policy.5* It shall be a policy of Council to promote downtown development that inspires a sense of place through developing human-scale streetscapes, green spaces and buildings.

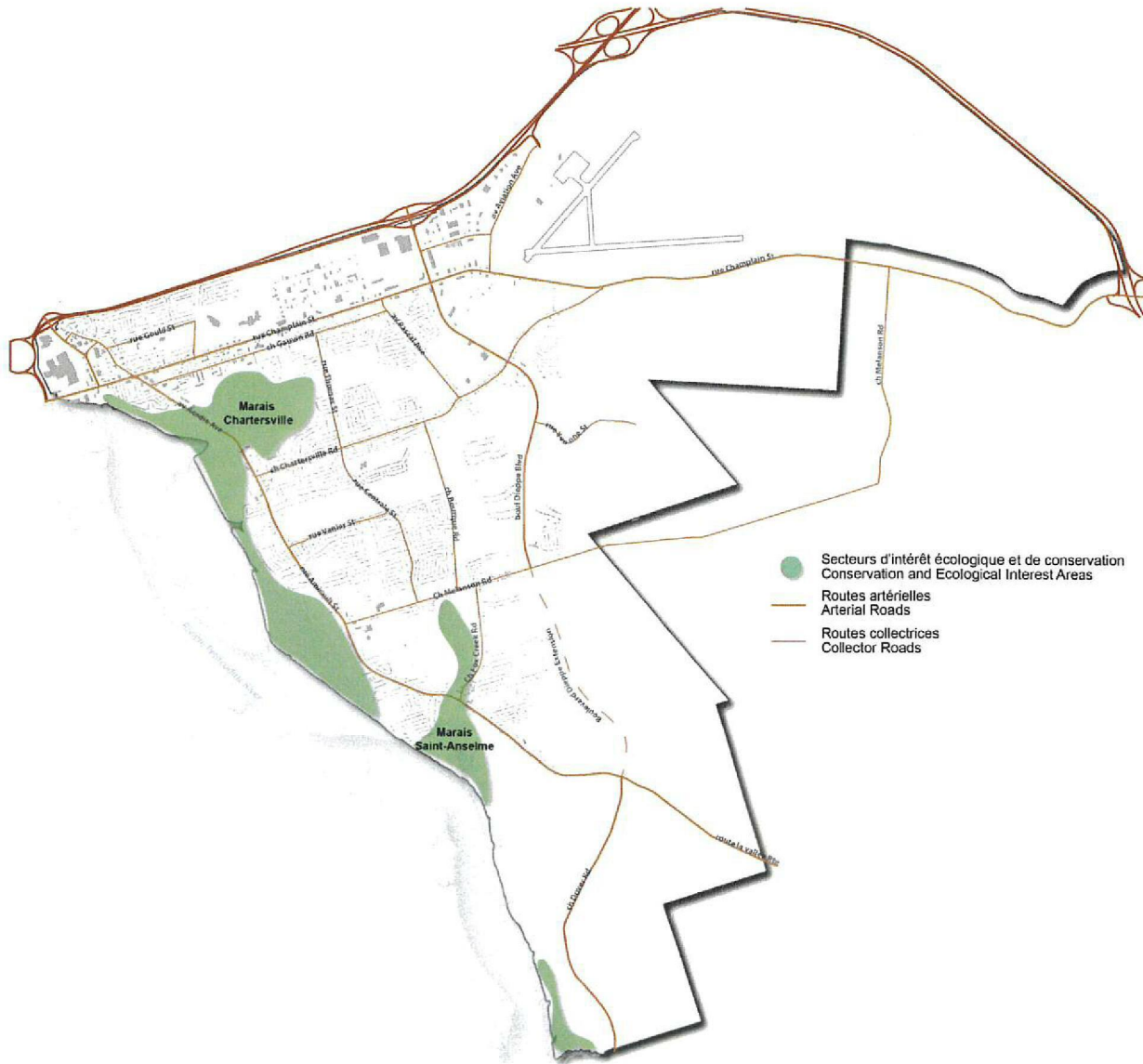
### ***Downtown access***

*Policy.6* It shall be a policy of Council to ensure that the downtown area is accessible by various modes of transportation including walking, biking, public transit and automobile.

*Proposal.3* It is proposed that Council consider updating the *Downtown Parking Study*.

## 6.6 Conservation and Ecological Interest areas

### Map of Conservation and Ecological Interest areas



## **Preamble**

In the interest of sustainable development and given the city's population growth and ongoing expansion, it is essential to consider factors related to preserving ecologically sensitive lands and to take measures to provide residents with a healthy living environment. As a proactive community that is looking to strike a continual balance between development and preservation of natural sites, smart growth and conservation design concepts are encouraged.

Our region is characterized by the presence of the Petitcodiac River and its high tides. There is a remarkable number of ecologically sensitive lands in Dieppe's salt marshes. The presence of the Petitcodiac River and the marshes along it and its tributaries gives rise to rich, diversified ecosystems.

To be noted is that some areas, especially along the Chartersville marsh, the Saint-Anselme marsh, the Petitcodiac River and Fox Creek, are flood-prone when water levels rise in the spring because of a fast snow melt and heavy precipitation.

To proceed with environmental planning and to deal with the land management concerns in this Plan, a distinction must be established between the areas that have to be protected for technical reasons and those that must be conserved for their inherent environmental significance.

## **Objectives**

- 1) To protect and promote the environment and natural environments.
- 2) To promote the creation and maintenance of natural environments and the urban environment in order to make them attractive and ecologically responsible.
- 3) To acknowledge and promote sustainable development initiatives and trends when developing the territory.
- 4) To adopt new practices that are capable of mitigating and adapting to climate change.

## Conservation and environmental policies and proposals

### *Sustainable Development Plan*

*Policy.1* It shall be a policy of Council to encourage sustainable development initiatives as much as possible through the Sustainable Development Plan.

*Proposal.1* It is proposed that Council maintain the Sustainable Development Plan and revise it as needed.

### *Renewable energy*

*Policy.2* It shall be a policy of Council to encourage renewable energy initiatives and use when appropriate in order to reduce greenhouse gas emissions.

*Proposal.2* It is proposed that Council ensure that a study on installing wind turbines and other forms of renewable energy mechanisms is conducted to ensure that appropriate land use regulations are in place to mitigate potential negative impacts.

*Proposal.3* It is proposed that Council work with the community on a greenhouse gas emissions reduction program.

### *Conservation design in land development*

*Policy.3* It shall be a policy of Council to encourage a conservation design-related approach in land development.

### *Watercourse and wetlands protection*

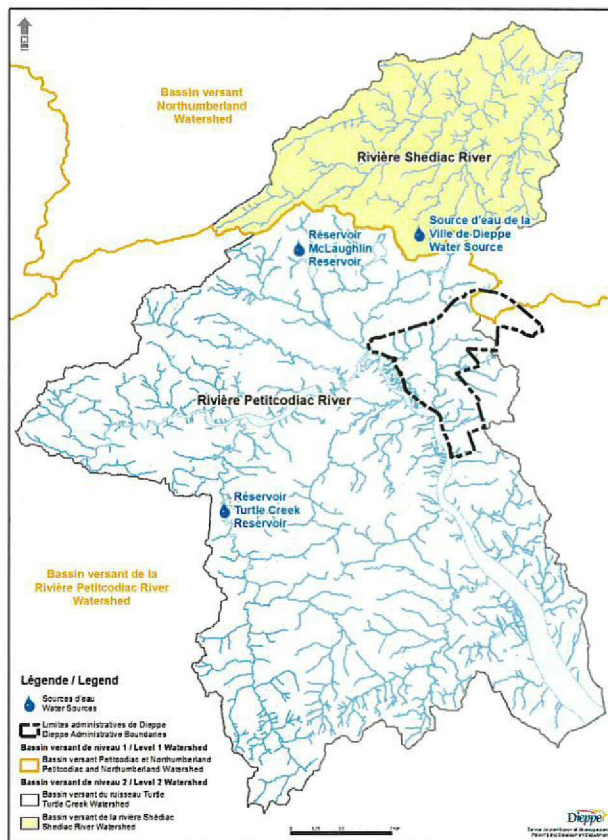
*Policy.4* It shall be a policy of Council to work with the Department of Environment and Local Government and to comply with the *Clean Water Act* in order to maintain surface water quality and minimize impacts that urban development may have on watercourses and wetlands.

*Proposal.4* It is proposed that Council order a study on watercourse and wetlands demarcation within the community, giving priority to completing the Chartersville marsh demarcation, in order to bring about predictability and consistency in the decision-making process;

*Proposal.5* It is proposed that Council restrict use and development within 30 metres from a watercourse or a wetland by incorporating provisions of the zoning by-law.

**Proposal.6** It is proposed that Council ensure that water from runoff is managed so that it has no artificial impact on the retention capacity of existing watercourses and related floodplains.

### Protecting the water system at the watershed scale



**Policy.5** It shall be a policy of Council to work with the provincial government, regional agencies, and neighbouring communities to protect the Shédiac River and Petitcodiac River watersheds, as well as others of regional significance.

### Air quality

**Policy.6** It shall be a policy of Council to work with the Department of Environment and Local Government and to comply with the *Clean Air Act* in order to maintain air quality.

**Policy.7** It shall be a policy of Council to discourage heavy industry development and other land uses in the city that generate toxic emissions that are harmful to public health.

### Urban Forestry

**Policy.8** It shall be a policy of Council to encourage retaining trees as much as possible on private and public property.

**Proposal.7** It is proposed that Council maintain and revise the Tree Code – Policy Z-1 as needed.

**Proposal.8** It is proposed that Council maintain the tree planting program.

**Proposal.9** It is proposed that Council study measures to encourage tree retention and planting on private property by incorporating provisions to the zoning by-law.

### ***Promotion and protection of the Petitcodiac River***

*Policy.9* It shall be a policy of Council to promote and protect the Petitcodiac River.

*Proposal.10* It is proposed that Council develop a strategy on promoting and protecting the Petitcodiac River.

### ***Urban agriculture and accessibility to healthy food***

*Policy.10* It shall be a policy of Council to acknowledge that urban agriculture, including community gardens, is a community activity that contributes to health and well-being, positive social interaction, community development, cultural expression related to nature and the protection and use of green spaces, and local food production.

*Policy.11* It shall be a policy of Council to acknowledge the Dieppe Market's contribution as a place of exchange to support the local economy.

*Policy.12* It shall be a policy of Council to promote community gardens by supporting the development of new sites.

*Proposal.11* It is proposed that Council develop procedures and guidelines to encourage the integration of community gardens.

*Proposal.12* It is proposed that Council study the possibilities of integrating urban agriculture in residential areas of the city.

### ***Community Awareness***

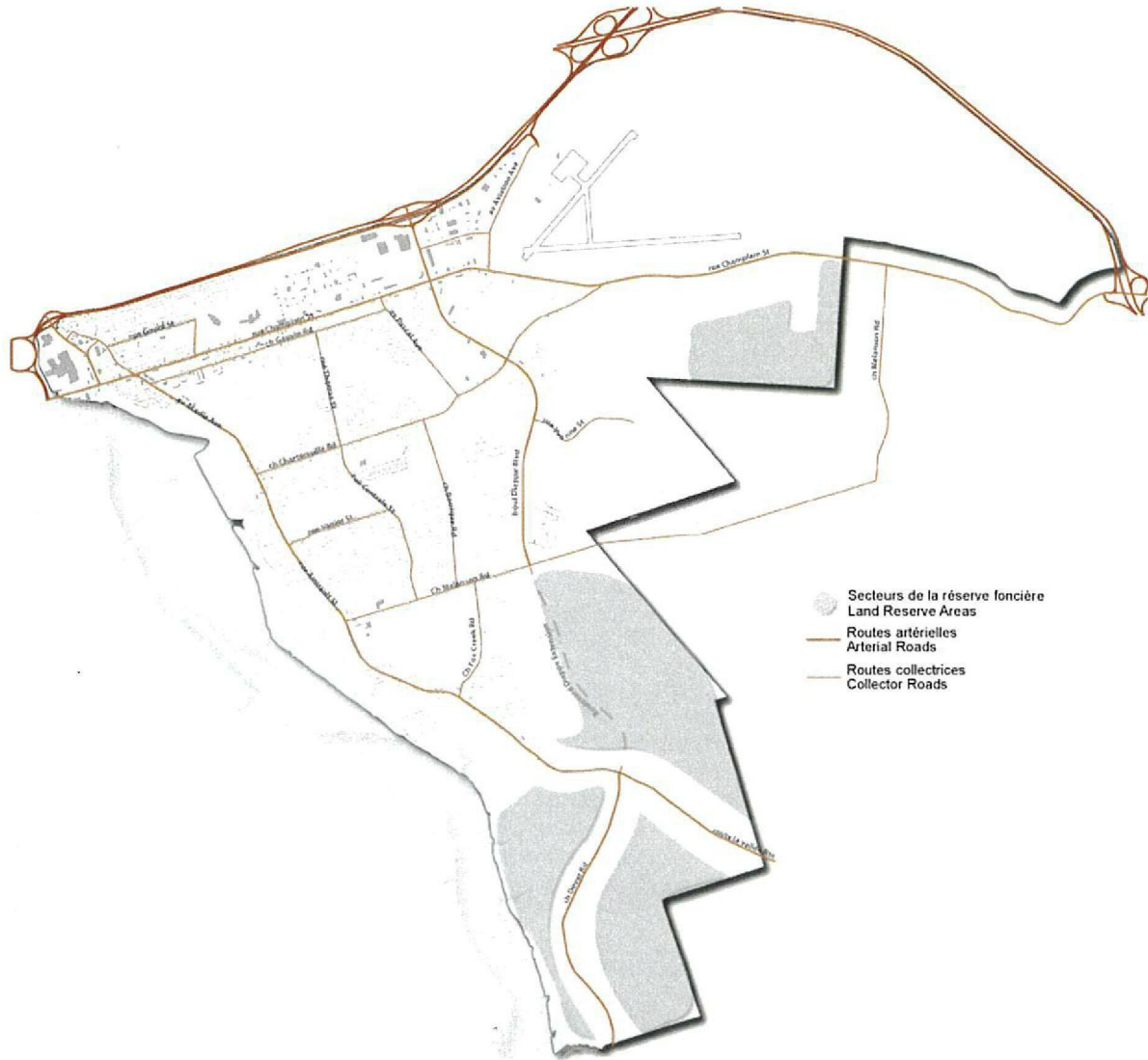
*Policy.13* It shall be a policy of Council to develop and promote watercourse and wetlands information and awareness programs in the community.

*Policy.14* It shall be a policy of Council to promote watercourse and wetlands protection through collaboration among stakeholders.

*Policy.15* It shall be a policy of Council to adopt a set of incentives to encourage promoting the implementation of ecological projects.

## 6.7 Land Reserve

### Land Reserve map



**Preamble**

Land Reserve areas are not serviced by municipal water and sewer infrastructures and are not well developed. These areas will be developed in the long term as demand increases and restrictions to connecting these areas to municipal systems are resolved.

The purpose of the Municipal Development Plan is to preserve the character of these areas while expecting that they will constitute the community's land reserve. To ensure that this area is available in the future, development will not be promoted except when appropriate.

In the long term, the City will have to provide water and sewers services and make major transportation improvements in these areas. The costs of providing these services are directly proportional to development type and density. It is more expensive to serve a type of dispersed rural settlement than a higher-density urban design.

**Objectives**

- 1) To ensure that development occurs in a structured and economical manner.
- 2) To prevent urban sprawl within Land Reserve areas.

## Land Reserve policies and proposals

### *Development within the Land Reserve*

- Policy.1* It shall be a policy of Council to define the Land Reserve as all lands located outside the urban boundary limits, as shown on the land use map (Appendix A-1).
- Policy.2* It shall be a policy of Council to allow land uses for purposes of restricted residential use, forestry and agriculture in the Land Reserve areas and to discourage resource extraction.
- Policy.3* It shall be a policy of Council to regulate housing density, form and type in Land Reserve areas.

### *Subdivisions in the Land Reserve*

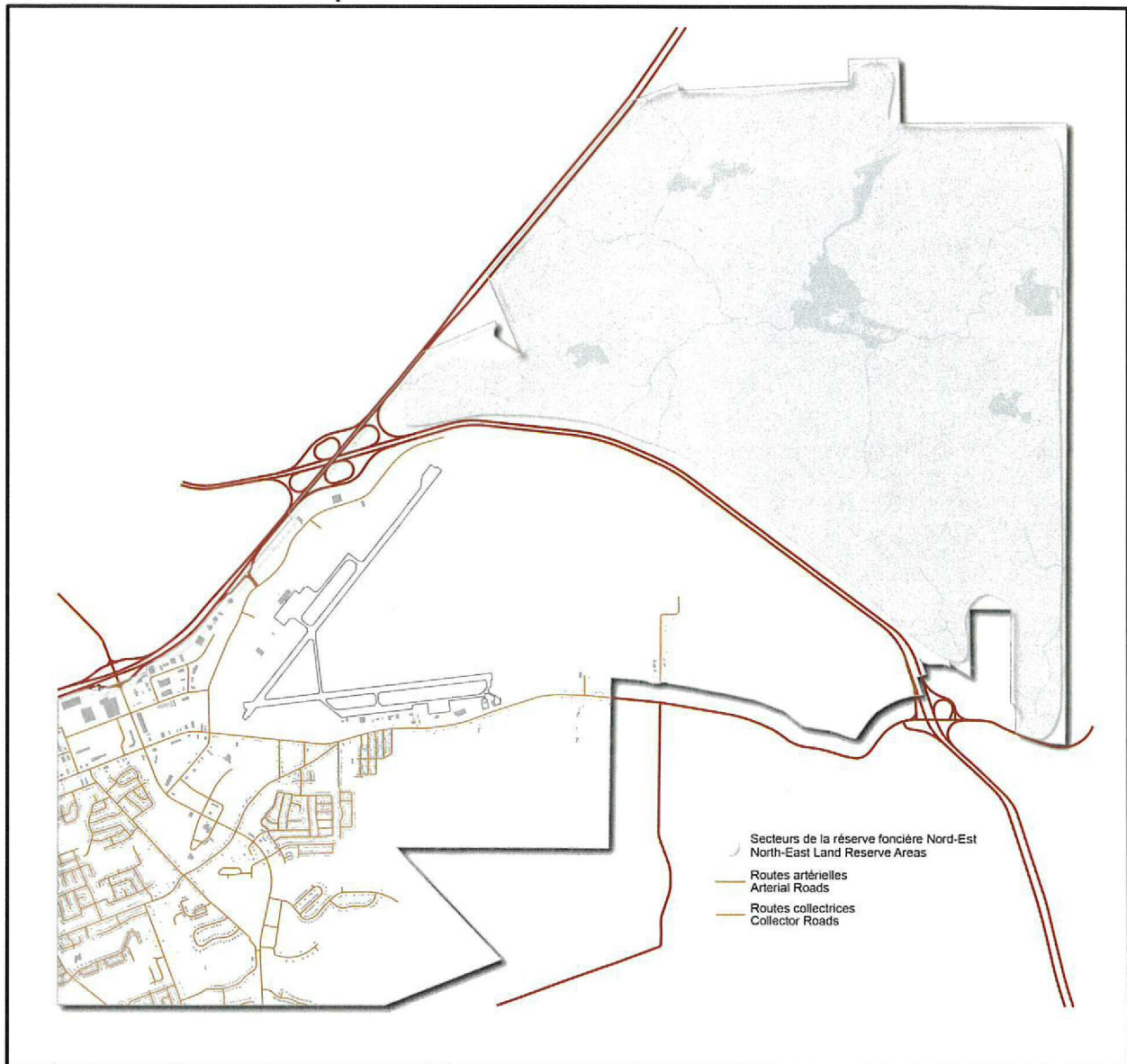
- Policy.4* It shall be a policy of Council to discourage subdivisions in the Land Reserve.
- Proposal.1* It is proposed that Council restrict urban sprawl that could possibly exert pressure by incorporating provisions in the zoning by-law stating that subdividing land within the Land Reserve be done on lots with large areas.
- Proposal.2* It is proposed that Council allow residential development on existing lots on the date of adoption of this Plan.

### *The existing residential character along LeBlanc Road*

- Policy.5* It shall be a policy of Council to maintain and preserve the existing residential character along LeBlanc Road.

## 6.8 Northeast Land Reserve

Northeast Land Reserve map



**Preamble**

The Northeast Land Reserve constitutes a total area of approximately 30 square kilometers located in the northeastern portion of the municipality. This large area is not serviced by municipal public infrastructure and can therefore be described as undeveloped land. The MDP aims to preserve the natural character of these areas while recognizing that they constitute the community's land reserve. To ensure the availability of these lands in the future, residential development will not be favored. Land located within the Northeast Land Reserve areas shall be for resource-related activities, when appropriate, such as forestry and agriculture.

**Objectives**

- 1) To ensure that development occurs in a structured and economical manner;
- 2) Preserve the natural character, as much as possible, in the areas located within the Northeast Land Reserve;
- 3) To prevent urban sprawl within Land Reserve;
- 4) Regulate and control resource-related activities such as forestry and agriculture.

## Northeast Land Reserve policies and proposals

### *Development within the Northeast Land Reserve*

- Policy.1* It shall be a policy of Council to define the Northeast Land Reserve as all lands located outside the urban boundary limits and located in the Northeastern portion of the municipality, as shown on the land use map (Appendix A-1).
- Policy.2* It shall be a policy of Council to allow land uses for purposes of forestry and agriculture land use in the Northeast Land Reserve.

### *Subdivisions in the Northeast Land Reserve*

- Policy.3* It shall be a policy of Council to discourage subdivisions in the Northeast Land Reserve.
- Proposal.3* It is proposed that Council restrict urban sprawl that could possibly exert pressure by incorporating provisions in the zoning by-law stating that subdividing land within the Northeast Land Reserve be done on lots with large areas.



## **Preamble**

Council will use the integrated development areas to regulate and to provide a level of flexibility to less traditional development applications.

## **Objectives**

- 1) To see that integrated development areas are regulated in order to ensure a structured form of development.

## **Land Reserve area policies and proposals**

### ***Integrated development areas***

*Policy.1* It shall be a policy of Council to ensure that all land is used and all buildings are placed, erected, altered or used solely in conformity with the specific provisions stated in a resolution adopted or an agreement entered into by Council in this type of area pursuant to section 38 of the *Community Planning Act*.

## 6.10 Special uses areas

### Preamble

Some uses, by the nature of their activities, can cause nuisance to neighbouring properties. Nuisances are most often related to noise, odor, traffic, contamination of groundwater, air quality and the potential effect on health and safety. The plan aims to implement the policies and proposals to help avoid or reduce the amount or the nature of such circumstances.

### Objectives

- 1) Minimize impacts from incompatible uses;
- 2) Ensuring the health and public safety;
- 3) Providing appropriate spatial separation between incompatible uses in order to mitigate the potential land use conflicts;
- 4) To inform residents of potential impacts.

**Special uses areas policies and proposals**

**Adult Entertainment**

*Policy.1* It shall be a policy of Council to acknowledge that adult entertainment uses, such as cabarets or lounges offering exotic dancing or pornographic bookstores, are not common for the City of Dieppe. When these uses occur, they raise public concerns with respect to moral issues.

*Policy.2* It shall be a policy of Council to acknowledge that matters of morality cannot be dealt within the context of zoning. Rather, Council recognizes that they are the direct responsibility of Parliament. Recent initiatives have highlighted the importance of local citizens’ place on defining its urban development. As a result of public consultations, as well as the hiring of specialized consultants to facilitate public meetings, citizens have expressed a vision of the downtown that is of such importance that Council must take positive steps in order to ensure that adult entertainment uses are managed according to proper planning principles that reflect the public interest. With the adoption of the Municipal Development Plan and Zoning By-law, it is possible that certain uses would become non-conforming. The purpose of the Municipal Development Plan and Zoning by-law amendments are not to unnecessarily intrude on existing adult entertainment uses, but permit the management of all new requests for adult entertainment by providing direction on its location and site development within the community.

*Proposal.1* As a result of its potential location, the hours of operation, as well as targeted age groups, and by virtue of Council’s authority under clause 27(a) of the Community Planning Act, it shall be a proposal of Council to consider allowing adult entertainment uses by way of an amendment to its zoning by-law and by way of section 39 of the Community Planning Act.

*Proposal.2* By virtue of its authority under clause 27(b) of the Community Planning Act, it shall be a proposal of Council to not pre-zone land for Adult Entertainment. Rather, Council will consider amendments to its zoning by-law within the lands identified as IP (Industrial Park), where there are no adjacent residential, religious, or community uses.

*Proposal.3* By virtue of its authority under clause 27(b) of the Community Planning Act, it shall be a proposal of Council that adult entertainment uses are subject to the following restrictions:

- a) the use shall be located on a property located within the geographical limits established by Route 15 (to the north), the Industrial zone identified by GI on the zoning map (to the east), Champlain Boulevard (to the south) and Industrial Street (to the west, including its natural extension toward Route 15);
- b) The property on which the main use is located shall not be within 250 meters of parcel of land already used, if applicable, as a commercial daycare or as a centre for youth; and
- c) the property on which the main use is located shall not be adjacent to Champlain Boulevard, Dieppe Boulevard or Industrial Street.

## *Resource Extraction*

*Policy.3* It shall be a policy of Council to acknowledge that resource extraction uses are not common for the City of Dieppe. When these uses occur, they can cause nuisance to neighbouring properties.

*Proposal.4* By virtue of its authority under the Community Planning Act, it shall be a proposal of Council to not pre-zone land for resource extraction uses and to consider resource extraction uses by amendments to its zoning by-law by way of section 39 of the Community Planning Act. Rather, Council will consider amendments to its zoning by-law within the lands identified as IG (Industrial General) zone and RA (Rural) zone.

*Proposal.5* Further to proposal 4, in considering amendments to its zoning by-law, it is proposed that Council shall have regard for:

- a) the provision of a site rehabilitation plan;
- b) the provision of adequate separation distances from adjacent and abutting uses;
- c) the provision of runoff and sediment control measures;
- d) the provision of adequate financial security to ensure compliance with the site rehabilitation plan;
- e) the location, design and number of driveway access points;
- f) any other matter as deemed appropriate.

### *Telecommunications towers*

*Policy.4* It shall be a policy of Council to minimize the number of new telecommunications towers in the city.

*Policy.5* It shall be a policy of Council to encourage collaboration between the City of Dieppe and the telecommunications stakeholders on co-localization issues and selecting optimal sites within the community.

*Proposal.6* It is proposed that Council set guidelines for assessing new telecommunications towers in order to minimize their impact on the community.

*Proposal.7* It is proposed that Council study the possibility of joining an independent organization or agency such as the Canadian Radiocommunications Information and Notifications Service to review requests for new telecommunications towers.

## *Snow Storage*

*Policy.6* It shall be a policy of Council to monitor the effects of snow storage facilities and limit the impacts of such use on residential areas by incorporating provisions in the zoning by-law.

*Proposal.8* When considering suitable properties for the Snow Storage facilities, it is proposed that Council shall have regard for:

- a) separation from existing developments;
- b) the impact of noise to surrounding land uses during night time operations;
- c) the impact of truck traffic on local streets;
- d) the hours of operation;
- e) measures for the control of drainage from the site and the protection of the environment;
- f) plans for the maintenance of the site and its rehabilitation to a useable state in accordance with the uses permitted in the base zone on the lands;
- g) provision of security adequate to ensure the rehabilitation of the site and the satisfaction of any environmental standards; and
- h) provisions for monitoring the site with respect to the effects on the environment and any remedial measures to be taken when deemed necessary by the New Brunswick Department of Environment and Local Government including temporary or permanent discontinuance of the use.

*Policy.7* When a snow storage facility is located near a residential area, it shall be a policy of Council to consider the implementation of strategies to reduce the noise level from the operations during the night at an acceptable level of industry based on indoor sleeping quarters.

*Policy.8* It shall be the intention of Council to inform area residents of the location of snow storage sites and the noise associated with their operations.

*Proposal.9* It is proposed that Council implement a communication plan to inform residents about snow storage operations.

## **Campsite**

**Policy.9** It shall be a policy of Council to acknowledge that campsite uses are not common for the City of Dieppe. When these uses occur, they can cause nuisance to neighbouring properties.

**Proposal.10** By virtue of its authority under the Community Planning Act, it shall be a proposal of Council to not pre-zone campsite and to consider campsite uses by amendments to its zoning by-law by way of section 39 of the Community Planning Act. Rather, Council will consider amendments to its zoning by-law within the lands identified as zone and RA (Rural) zone.

**Proposal.11** Further to proposal 10, in considering amendments to its zoning by-law, it is proposed that Council shall have regard for:

- a) the provision of a site rehabilitation plan;
- b) the provision of adequate separation distances from adjacent and abutting uses;
- c) the provision of runoff and sediment control measures;
- d) the provision of adequate financial security to ensure compliance with the site rehabilitation plan;
- e) the location, design and number of driveway access points;
- f) any other matter as deemed appropriate.

## 7.0 Economic development

### Preamble

To promote sustained economic growth for the city of Dieppe and to make it an attractive place in which to live, implementing favourable conditions for attracting and retaining commercial investment and creating job opportunities is essential, as is raising the tax base.. We want to create an environment where existing and developing businesses can prosper and grow. Our goal is to develop an attractive community and provide high-quality facilities and services, thereby attracting and retaining a qualified workforce and ensuring prosperous economic development.

### Objectives

- 1) To promote the City of Dieppe as a dynamic urban development centre.
- 2) To build a strong, diversified and sustainable economy in the target areas.
- 3) To broaden the city's economic and employment growth potential in order to provide residents with an excellent quality of life.
- 4) To develop and maintain regional economic development partnerships.

## Economic development policies and proposals

### *Dynamic business environment*

*Policy.1* It shall be a policy of Council to provide a dynamic business environment in order to promote sustainable economic development.

### *Strategic economic development framework*

*Policy.2* It shall be a policy of Council to promote a strategic framework for providing municipal services effectively and efficiently. This framework would also facilitate a profitable development method for promoting sustainable economic growth.

*Proposal.1* It is proposed that Council develop an economic development strategy to serve as a complement to the Municipal Development Plan and to provide guidance on sustainable economic development.

### *Diversified, sustainable economy*

*Policy.3* It shall be a policy of Council to continue to look for opportunities to diversify the local and regional economic base by promoting and attracting value-added business.

### *Property tax base*

*Policy.4* To foster growth of the property tax base, it shall be a policy of Council to:

- a) commit to broadening its commercial and industrial property tax bases to keep the municipal tax rate at a level competitive with that of other municipalities.
- b) look to provide municipal services that reflect the capacity of the property tax base and the level of quality of life in order to foster growth and development.

## 8.0 Urban design

### Preamble

Urban design combines functional and practical requirements and development components to form a functional, agreeable urban environment from an esthetic perspective. It must be understood that urban design refers to the urban landscape that affects a multitude of factors such as public safety, esthetic appearance of the built framework, and urban fabric.

Urban design objectives must strengthen the directions in the Municipal Development Plan while considering the importance of urban art in popular locations in the city.

Design draws upon subjective issues related to visual character, esthetics, land use compatibility, and qualitative aspects. The *seasonal* character (e.g. snowfall) must be taken into consideration. Design policies are in addition to the policies that apply to each land designation and are therefore found in secondary plans, downtown revitalization plans, development permit applications, and standards in zoning by-laws and other municipal documents.

Design policies must be used as guidelines and their implementation must be focused on collaboration between proponents, property owners, residents, the municipality and the other levels of government with regard to preparing and reviewing development proposals and community improvement plans.

### Objectives

- 1) To contribute to the City of Dieppe's quality of life by creating a safe, attractive, stimulating, accessible, and barrier free environment in which to live and work;
- 2) Fostering good design of the urban environment contributes to creating a "Sense of Place and Identity" and strengthens Dieppe's attractiveness; and
- 3) To ensure that all new development is carried out in a manner that enhances the City of Dieppe's image of a high quality environment.

## Urban design policies and proposals

### *Promoting a high-quality built framework*

*Policy.1* It shall be a policy of Council to promote developments and a high-quality built environment by incorporating urban design provisions to the zoning by-law.

*Proposal.1* It is proposed that Council develop urban design guidelines to serve as a complement to the Municipal Development Plan and to provide guidance on development proposals.

*Proposal.2* It is proposed that Council review and revise the zoning by-law when necessary, in order to support the direction of this Plan.

*Proposal.3* It is proposed that Council review and revise the subdivision by-law when necessary, in order to guarantee that the subdivision standards are in conformity with its urban design objectives.

### *Urban design policies*

*Policy.2* It shall be a policy of Council to ensure that, while reviewing development proposals for approval purposes, the City of Dieppe and the PAC apply the following design policies in future developments.

#### ***Natural characteristics***

- a) Council must attempt to ensure that developments integrate existing natural aspects into their design. These aspects include streams, rivers, ravines, wooded areas, marshlands, parks and heritage landscapes located on development sites or in areas adjacent to them. These new developments must maintain or promote natural characteristics for them to be conserved.

#### **Heritage resources**

- b) New development design must promote the preservation, restoration and improvement of the heritage characteristics listed.

***Architectural design***

- c) The building and development review processes will encourage a high standard of building design. New buildings will be required to be compatible with their surrounding urban pattern (ie, density, form, bulk, height, setbacks, spacing and materials), while at the same time accommodating a gradual evolution of architectural and building forms within the built environment. It is important that buildings within the downtown / central commercial area have superior building design and materials to enhance the image of quality.

***Landscape and buffer zone development***

- d) Landscape design must be promoted in all new developments so that lands being built on, parking areas and urban landscapes can become or remain esthetically attractive. The compatibility of residential areas with adjacent non-residential areas must be promoted through developing outside spaces and through corrective measures such as installing visual screens or fences.

***Public green spaces***

- e) The municipality must establish an active, attractive network of public spaces by ensuring mutually strengthening connections between these open spaces and the types of housing that surround them, and with the trails, bike paths or natural corridors that link them.

***Viewpoints and scenic lookouts***

- f) Viewpoints and scenic lookouts over the natural and built environments must be preserved and promoted where possible.

***Barrier Free Access***

- g) New buildings and public spaces and the retrofitting of existing buildings shall be designed to be accessible to all persons

***Gateways and Landmarks***

- h) Council may identify certain locations as gateways into the city or into parts of the city, and shall require distinctive design forms at these locations. Council may identify locations, particularly at entrances into established communities, as having landmark significance and shall ensure that these are retained through design measures. In terms of the long term sustainability of gateways and landmarks, the governance and maintenance of these features can be dealt with through Development Agreements that are part of rezoning and subdivision application processes (e.g. Land for Public Purposes);

***Respecting urban traditions for streets and housing blocks***

- i) The street must be maintained as a main public space. The setback that is characteristic of the buildings and demarcates the street and the public environment must be maintained.

***Streetscapes***

- j) The character of the street environment shall be enhanced through the integrated design of sites, buildings, streets and streetscape improvements. Existing streets shall be examined for their qualities as pedestrian spaces and visual links as well as carriers of traffic, and guidelines may be adopted to enhance these qualities.

***Traffic calming***

- k) "Traffic-calming" measures shall be implemented in certain areas to enhance the potential for pedestrian safety, through reduced speeds and road widths and on-street parking;

***Intersections***

- l) Council shall place particular emphasis on the design of intersections of major roads in the city as marking major entrances into nearby neighbourhoods, and may require design measures that define these intersections;

***Transit- and pedestrian-oriented development***

- m) All public oriented developments shall be designed having regard for public transit and pedestrian oriented accessibility, convenience and comfort;

***Utilities***

- n) Lands are required for public and private utility services such as electricity, water and sewage facilities, gas and oil pipelines, communications equipment and telephone lines. The manner and location that these services are provided may have certain impacts on the surrounding area. Utility facilities shall be located in a manner that minimizes adverse visual, environmental, health and safety impacts. The city also encourages the provision of underground wiring services at the front lot or rear lot lines with greater emphasis within the central business district and new commercial areas;

***Parking areas***

- o) The location, amount, position and design of parking areas shall be reviewed to minimize their potential to erode the qualities of the public streetscape, and to lessen their visual impact. Council shall require landscaped screening in the design of large parking lots. Council encourages where possible and feasible the development of underground or structural parking facilities in the Downtown and other areas of the city where required;

***Integrating artwork***

- p) Treat architecture as an art form and integrate artwork into the architectural framework and into major public locations.

***Lighting***

- q) Council must enhance the safety and beauty of the urban environment by requiring that lighting of private and public property be of appropriate quality, intensity and design. When lighting is installed in parking areas, the light source must not produce a harmful glare; the light must be kept in large part on private sites and the light mechanisms and poles or towers must be compatible with the scale of neighbouring buildings. Light from commercial areas must not encroach on residential areas.

***Signage***

- r) The streetscape shall be enhanced by using signs which are integrated into the streetscape and into the design style of the development;

***Other site elements***

- s) Buildings shall be designed and positioned so that elements such as shipping and loading areas, transformers, meters and garbage bins are appropriately screened from public streets. Garbage shall be stored inside the building where appropriate;

***Rainwater management***

- t) The City shall endeavour to ensure that modern stormwater management techniques are employed in the design and implementation of development to control quantity, quality and velocity of urban runoff and that these facilities are designed in an aesthetic manner;
- u) Council shall also, as a general policy, implement the following urban design objectives to ensure public safety, aesthetic appearance and functionality of development. When Council and the Planning Advisory Committee are reviewing development proposals, they shall have regard for the following urban design considerations:

- (i) vehicular access and egress areas are to be located and situated in a manner that will not impede vehicular traffic on streets and roads, and are located to minimize vehicular and pedestrian conflicts;
- (ii) where the opportunity is present, shared access and egress points are to be encouraged between adjacent compatible uses;
- (iii) required parking areas in all commercial, industrial, institutional, and the medium density residential areas, accommodating more than four (4) vehicles, shall be paved or chip sealed;
- (iv) appropriate forms of natural or man-made screening material shall be placed between commercial, industrial and residential land uses;
- (v) the planting and maintenance of trees and green areas along streets and public open spaces; and
- (vi) that integration, without physical barriers such as major roadways or fencing which can limit pedestrian access to community facilities, is assured for residential areas.

## 9.0 Transportation

### Preamble

Prosperous cities require an efficient, affordable transportation system that maximizes overall accessibility while providing a wide range of modes of transportation. The City is also aware that a safe and effective roads system does not harm residents' quality of life or the safety of people who choose other modes of transportation.

Just as important is the fact that people's mobility takes on many forms and a wide range of modes of transportation must be considered. This includes vehicle use, biking, walking and public transit. Special attention must be given to providing facilities for all modes of transportation.

### Objectives

- 1) To create an integrated, complete and sustainable multimodal transportation system.
- 2) To ensure safe and effective transportation of people and goods within the City of Dieppe.
- 3) To coordinate land use planning and transportation.
- 4) To promote the development and improvement of regional modes of transportation.

## Transportation policies and proposals

### *Transportation plans*

*Policy.1* It shall be a policy of Council to encourage planning initiatives that target an integrated, complete and sustainable multimodal transportation system through the Transportation Plan, the Active Transportation Plan and the Destination 2040 Transportation Plan.

*Proposal.1* It is proposed that Council maintain and revise, if necessary the Transportation Plan, the Active Transportation Plan and the Destination 2040 Regional Transportation Plan as a complement to the Municipal Development Plan and to provide guidance on transportation.

### *Multimodal transportation system*

*Policy.2* It shall be a policy of Council to acknowledge all modes of transportation, including walking, biking, bus, car, train and plane, as essential components of the general transportation system.

### *Planning an accessible community*

*Policy.3* It shall be a policy of Council to ensure that the transportation system aspects incorporate standards for persons with reduced mobility.

### *Transportation system improvements and planning*

*Policy.4* It shall be a policy of Council to work with the various levels of government and other stakeholders to improve the quality of the transportation system.

### *Complete streets*

*Policy.5* It shall be a policy of Council to encourage the development of complete streets in order to promote a healthy, safe and high-quality environment and to facilitate the integration of active modes of transportation into the roads system.

*Proposal.2* It is proposed that Council ensure that a study is conducted to examine how the complete streets concept can be integrated into the city's street systems.

## Active transportation policies and proposals

### Active transportation

*Policy.6* It shall be a policy of Council to maintain a walking and biking trails system to encourage active transportation.

*Proposal.3* It is proposed that Council persuade the Government of New Brunswick to provide safe paths for pedestrians who cross provincial highways (15 and 2).

### Active Transportation Plan

*Policy.7* It shall be a policy of Council to ensure that facilities are planned for cyclists and pedestrians through the Active Transportation Plan, zoning by-law provisions, and other municipal documents.

*Proposal.4* It is proposed that Council create safe, convenient traffic and passage conditions for pedestrians and cyclists based on the corridors identified and set out in the Active Transportation Plan and other municipal documents.

### Interconnected active transportation system

*Policy.8* It shall be a policy of Council to collaborate with private property owners and proponents to ensure connectivity of the trails system between the various residential and commercial areas, parks and other major facilities and land uses.

*Proposal.5* It is proposed that Council consider asking proponents to provide new sidewalk infrastructure in areas where major development projects are being carried out.

*Proposal.6* It is proposed that Council encourage, when possible and desirable, proponents of new residential subdivisions to provide lands to integrate a community trail network within the subdivision and that can ensure that community trails are connected to the main trails system.

## Public transit policies and proposals

### *Public transit service*

*Policy.9* It shall be a policy of Council to acknowledge that public transit is a major component of the transportation system.

*Policy.10* It shall be a policy of Council to work with Codiac Transpo to promote a sustainable public transit system.

*Proposal.7* It is proposed that Council persuade Codiac Transpo to consider beneficial improvements to the regional public transit system, namely by:

- a) continuously promoting public transit use;
- b) continuously assessing the public transit system in order to make required changes to schedules;
- c) integrating urban and intercity public transit in order to provide an efficient and practical system;
- d) creating park-and-ride facilities;
- e) establishing public transit vehicle stop lanes or accessways in order to reduce traffic slowdowns to a minimum on high-traffic arterials and collectors;
- f) constructing improved areas where public transit vehicles can turn around at the end of their routes;
- g) supporting the implementation of strategic road improvement projects.

*Proposal.8* It is proposed that Council persuade Codiac Transpo to provide adequate facilities at stops to ensure user comfort. When demand justifies it, Council can consider installing cement platforms, benches, shelters or other facilities and commodities at public transit stops.

### *Transit-oriented development (TOD)*

*Policy.11* It shall be a policy of Council to encourage transit-oriented development by promoting higher-density development near transit stops along arterials and collectors.

*Proposal.9* It is proposed that Council require that all new development projects promote public transit traffic and use by:

- a) ensuring that areas with a large workforce provide facilities suited to public transit and promoting its use;

- b) scheduling public transit routes on easily accessible roadways;
- c) locating developments likely to generate high demand for public transit services near public transit routes and facilities.

## Road transportation system policies and proposals

### *Public street hierarchy*

*Policy.12* It shall be a policy of Council to provide an arterial, collector and local street network that meets the municipality's transportation needs during the planning period indicated on the proposed future roads map in this Plan (Appendix A-2).

*Policy.13* For purposes of this Plan, it shall be a policy of Council to use the following definitions:

- **Highway:** These routes take on high traffic volumes from of all types of vehicle travelling at high speeds. Access to adjacent lands is controlled.
- **Arterial:** The main role of these routes is to ensure a high volume of vehicle traffic travelling at medium or low speeds. They are most often connected to other arterials, collectors or highways. Access to adjacent lands is usually controlled.
- **Collector:** The role of these routes is to ensure access to adjacent properties and allow vehicle traffic between collectors, local roads and arterials.
- **Local route:** The main function of these routes is to ensure direct access to individual properties. These routes normally have low traffic volumes, ensure traffic over short distances and are connected to other local routes or collectors.

*Proposal.10* It is proposed that Council indicate the future location of arterials and collectors in Appendix A-2 as a general guideline governing street location when land is subdivided.

### **Truck routes**

*Policy.14* It shall be a policy of Council to continue to designate, improve and maintain truck routes so that high-flow commercial traffic is directed outside of residential areas and the heart of the city by way of signs and regulations.

### **Landscape development along arterials**

*Policy.15* It shall be a policy of Council to focus on the esthetics of city arterials and to create an attractive landscape.

*Proposal.11* It is proposed that Council enhance the esthetic character of arterials and collectors through the Tree Code – Policy Z-1 and other municipal documents.

### **Controlled access**

*Policy.16* It shall be a policy of Council to ensure controlled access through By-law C-13: A By-law Relating to the Establishment of Controlled Access Streets Within the City of Dieppe.

*Proposal.12* It is proposed that, , Council maintain and revise if necessary By-law C-13: A By-law Relating to the Establishment of Controlled Access Streets Within the City of Dieppe to ensure adequate access to arterials and collectors.

*Proposal.13* It is proposed that Council work with the Government of New Brunswick to provide adequate, esthetic noise barriers with berms, acoustic screens and vegetation to mitigate the impact of noise from the provincial highway (Highway 15).

### **Deferred Widening**

*Policy.17* It shall be a policy of Council to develop a deferred widening by-law, if needed, regulating all developments adjacent to arterials and collectors in order to:

- a) plan possible road widening;
- b) improve street safety and functionality;
- c) plan adequate buffer zones for adjacent uses, if necessary.

### ***Dieppe Boulevard extension***

*Policy.18* It shall be a policy of Council to review the Municipal Development Plan later, once construction of the Dieppe Boulevard extension is completed, and to amend the MDP or carry out a development project to ensure that lands adjacent to the boulevard have a designation that reflects this area's commercial development potential.

## **Air and rail transport policies and proposals**

### ***Greater Moncton International Airport***

*Policy.19* It shall be a policy of Council to acknowledge the importance of the Greater Moncton International Airport with regard to providing the connections that residents and businesses need.

*Proposal.14* It is proposed that Council work with Greater Moncton International Airport management to promote the airport's growth and its contribution, along with that of the commercial air service, to the city of Dieppe and the greater Moncton area.

*Proposal.15* It is proposed that Council continue to take the necessary measures to limit use of lands that are more sensitive to noise coming from airport-related activities.

### ***Rail transportation***

*Policy.20* Acknowledging the rail service's importance to economic development, as well as its convenient geographic location, it shall be a policy of Council to continue to support initiatives to ensure adequate access to passenger and freight rail service in the region.

## 10.0 Municipal services and infrastructure

### Preamble

Municipal infrastructure that helps the City of Dieppe operate well includes the municipal water system, sewer system, surface water management system, solid waste management system, and other public services (gas, cable, telecommunications) provided by other entities than the City.

Municipal services and infrastructures are essential aspects that enable a city to operate well. The Provision, management and maintenance of these services and infrastructures are related to how the municipality grows. Their quality is a factor in attracting new development in our community.

### Objectives

- 1) To better understand the potential impacts of climate change on city infrastructures.
- 2) To provide municipal services that meet current and future community needs, including a supply of high-quality water in sufficient quantities with adequate distribution pressure.
- 3) To provide a surface water and sewer system that includes wastewater treatment facilities, meets current and future community needs and is in conformity with acceptable environmental standards.
- 4) To ensure solid waste collection and participate actively in the recycling program.
- 5) To work with public utility service providers in order to supply the necessary services to meet residents' and businesses' needs while reducing conflict with other land uses and the environment.

## Municipal service and infrastructure policies and proposals

### *Municipal infrastructures and climate change*

- Policy.1* It shall be a policy of Council to develop strategic long-term approaches for managing risk and the potential impacts of climate change on infrastructures. The results of these efforts will be used to update municipal planning documents.

## Drinking water policies and proposals

### *Water supply*

- Policy.2* It shall be a policy of Council to continue to purchase drinking water from the City of Moncton under the water supply agreement between the cities of Moncton and Dieppe and the Town of Riverview.
- Policy.3* It shall be a policy of Council to continue to support preserving the Turtle Creek watershed as a protected area that constitutes a major water source for the region.
- Policy.4* It shall be a policy of Council to encourage protecting water source wellfields in the Lakeville region in order to make it a protected area and a major water source to meet the region's long-term needs.

### *Regional water services commission*

- Policy.5* It shall be a policy of Council to encourage forming a regional water services commission for the cities of Moncton and Dieppe and the town of Riverview.
- Proposal.1* It is proposed that Council study the feasibility of implementing a system to supply water from wellfields on municipal land in the Lakeville region.
- Proposal.2* It is proposed that Council, along with the neighbouring municipalities of Moncton and Riverview, study the feasibility of implementing a regional water services commission for the cities of Moncton and Dieppe and the town of Riverview.

### *Water Master Plan*

- Policy.6* It shall be a policy of Council to use the standards and guidelines in the Water Master Plan to provide guidance on managing drinking water infrastructures.

*Policy.7* It shall be a policy of Council to consider implementing the monitoring and operating procedures stated in the Water Master Plan.

*Proposal.3* It is proposed that Council review the standards and guidelines in the Water Master Plan, as needed, in consultation with stakeholders.

### ***Renewing water distribution system infrastructure***

*Policy.8* It shall be a policy of Council to encourage improving and extending the water distribution system in accordance with demand trends and development projects within the urban boundary.

*Policy.9* It shall be a policy of Council to encourage a proactive approach to conservation and to targeted investment in the water distribution system in order to achieve greater water system efficiency.

It is proposed that Council require proponents to contribute to the costs of renewing the required infrastructure when domestic water flow necessary for firefighting is inadequate for specific development project needs.

*Proposal.4* It is proposed that Council look at the possibility of installing water meters on all residential buildings and properties to encourage drinking water conservation.

## Wastewater collection and treatment policies and proposals

### *Greater Moncton Wastewater Commission – TransAqua*

*Policy.10* It shall be a policy of Council to continue to be an active member of the Greater Moncton Wastewater Commission (TransAqua) and to support its initiatives.

*Policy.11* It shall be a policy of Council to ensure, through TransAqua activities, that wastewater discharged into the Petitcodiac River meets or exceeds the standards set by the Department of Environment and Local Government.

*Proposal.5* It is proposed that Council ensure that TransAqua increase the capacity of its system in order to meet development project needs so that the city of Dieppe’s development will not be hindered by insufficient capacity. Financial constraints that will enable sewer rates to remain within the provincial average for municipalities of similar size must be taken into consideration.

### *Sanitary Sewer Master Plan*

*Policy.12* It shall be a policy of Council to use the standards and guidelines in the *Sanitary Sewer Master Plan* to provide guidance on sanitary sewer infrastructure management.

*Proposal.6* It is proposed that Council continuously review the standards and guidelines in the *Sanitary Sewer Master Plan* and consult stakeholders when necessary.

### *Renewing sanitary sewer system infrastructure*

*Policy.13* It shall be a policy of Council to ensure that improvements or updates are made to the system in order to maintain a level of service acceptable to users.

*Policy.14* It shall be a policy of Council to encourage improving and extending the sanitary sewer system in accordance with demand trends and development projects within the urban boundary.

*Proposal.7* It is proposed that Council ensure that improvements or updates are made to the sanitary sewer system in order to maintain a level of service acceptable to users and to meet future demand.

*Proposal.8* It is proposed that Council ensure that expected flow from domestic and trunk sewers is checked when development permit applications are submitted in order to prevent the existing sanitary sewer system from overflowing.

## Surface water policies and proposals

### *Surface water management plan*

*Policy.15* It shall be a policy of Council to develop and maintain a surface water management master plan in order to provide guidance on the management of surface water and flood-vulnerable areas.

### *Best surface water management practices*

*Policy.16* It shall be a policy of Council to protect stream, river, and significant wetlands water quality by ensuring that:

- a) increased flow likely to be caused by new development projects is minimized through zero-net surface water management practices, rainwater retention ponds and other appropriate surface water management techniques;
- b) all necessary provincial authorizations, including regulations for removing the watercourse and wetlands boundary, were obtained before a permit was issued for development projects;
- c) recommendations are developed on methods for reducing erosion and sedimentation caused by construction.

*Policy.17* It shall be a policy of Council to encourage use of retention ponds or other appropriate surface water management techniques as much as possible in order to reduce erosion and control flooding along natural drainage ways.

*Policy.18* It shall be a policy of Council to ensure that downstream effects on the storm sewer system are taken into account when new projects are reviewed.

*Proposal.9* It is proposed that Council review the possibility of introducing new alternative surface water management measures, including those recognized as best management practices.

*Proposal.10* It is proposed that Council ensure that retention pond construction is developed in strategic locations, which would allow some solids to settle before being discharged into natural watercourses and would also be an effective way of retaining water after heavy rains or a fast snow melt.

### *Corrective methods related to surface water*

*Policy.19* It shall be a policy of Council to ensure that proponents cover the costs of all corrective measures related to surface water flow deemed necessary for minimizing the impact of surface water on natural flow paths, surrounding lands, and infrastructures.

*Proposal.11* It is proposed that Council uphold municipal by-law provisions related to surface water flow corrective measures.

### *Grading*

*Policy.20* It shall be a policy of Council to ensure that grading is done in new subdivisions and on new infill developments through a subdivision agreement by incorporating provisions to the subdivision by-law.

## Solid waste management policies and proposals

### *Solid waste management*

- Policy.21* It shall be a policy of Council to continue participating with the Southeast Regional Service Commission and to continue sending its solid waste to the facility operated by the Commission.
- Policy.22* It shall be a policy of Council to acknowledge the importance of improving solid waste management by persuading the Southeast Regional Service Commission to develop a long-term solid waste reduction plan consisting of concrete, measurable objectives that may be checked periodically and to educate the population on the objectives set.
- Policy.23* It shall be a policy of Council to acknowledge the importance of solid waste management by persuading City of Dieppe operational services, the public and the business sector, all of which generate solid waste, to maintain the source separation program for organics, compostables and recyclables.
- Policy.24* It shall be a policy of Council to encourage all residents to adopt and maintain ecological practices, including reducing, reusing and recycling waste.
- Proposal.12* It is proposed that Council develop a strategy in collaboration with the Southeast Regional Service Commission in order to provide a waste sorting service to commercial and institutional sectors and to multi-family dwellings.

## Public services policies and proposals

### *Public services*

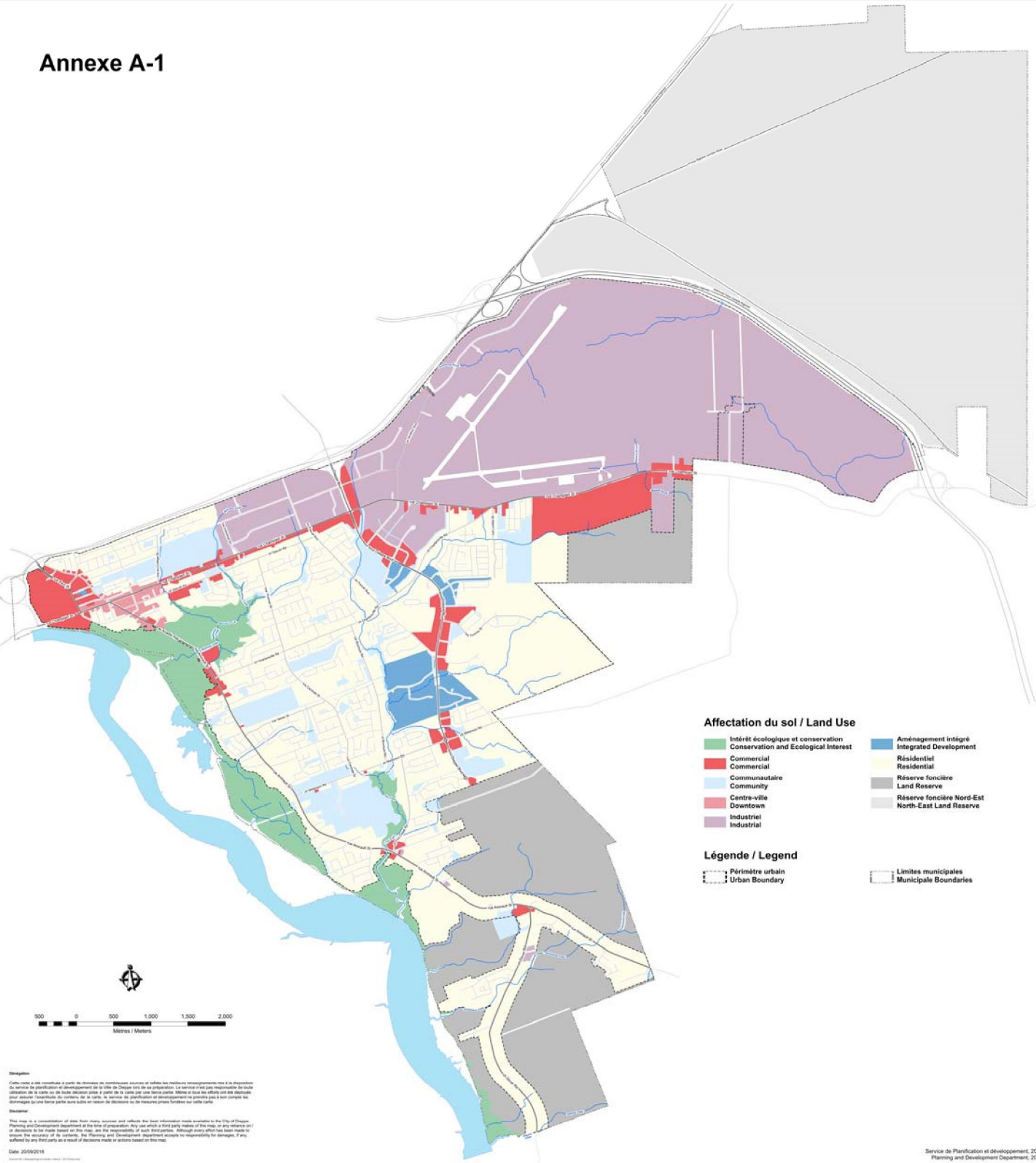
*Policy.25* It shall be a policy of Council to encourage undergrounding of electrical, telephone and cable transmission lines in street rights-of-way to the extent possible.

*Proposal.13* It is proposed that when aboveground services have to be provided, transmission lines should generally be installed to reduce negative effects on esthetics and the environment. Aboveground transmission lines should be implemented on the rear boundary of lands to the extent possible.

*Policy.26* It shall be a policy of Council to work with NB Power to ensure adequate lighting of public ways in the city.

*Policy.27* It shall be a policy of Council to work with natural gas providers to provide service to residents.

# Annexe A-1



# Carte d'affectation du sol / Generalized Land Use Map

**Disclaimer:**  
 Cette carte a été compilée à partir de données de coordonnées géographiques et reflète les meilleures connaissances sur la disposition des zones de planification et développement de la Ville de Dieppe lors de sa publication. Le service n'est pas responsable de toute utilisation de la carte ou de toute décision prise à partir de la carte par une tierce partie, même si tous les efforts ont été déployés pour assurer l'exactitude des données de la carte, le service de planification et développement ne pourra être tenu responsable des dommages ou une perte subie suite à un recours en dommages ou la mesure prise fondée sur cette carte.

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Date: 25/09/2018

