

**BY-LAW NO. Z-2**

**A ZONING BY-LAW FOR THE CITY OF FREDERICTON**

PASSED:

**WHEREAS** pursuant to subsection (1) of Section 34 of the *Community Planning Act*, R.S.N.B. 1973, c. C-12, and amendments thereto, the Council of the City of Fredericton has the authority to create a Zoning by-law for the City of Fredericton;

**AND WHEREAS** the Council of the City of Fredericton deems it desirable to enact By-law Z-2, A Zoning By-law for the City of Fredericton, as hereinafter provided;

**AND WHEREAS** this by-law will regulate the use of land and the erection of, use, height, character and spacing of and other matters relating to structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Fredericton.

**THEREFORE** the Council of the City of Fredericton enacts as follows:

**PART I**

**GENERAL CLAUSES**

**1.1 TITLE AND SCOPE**

1. This by-law may be cited as “The Zoning By-law for the City of Fredericton”.
2. This by-law
  - (a) divides the municipality into zones; and
  - (b) prescribes;
    - (i) the purposes for which land, buildings, and structures in any zone may be used;
    - (ii) standards to which land use and the placement, erection, alteration and use of buildings and structures must conform.
3. Any reference to “the City” refers to the City of Fredericton.
4. Any reference to “the Council” refers to the City Council of the City of Fredericton.
5. Any reference to "the Building By-law" refers to the Building By-law of the City of Fredericton, being By-law R-1 and amendments thereto.

**1.2 REPEAL OF EXISTING BY-LAWS**

1. By-law No. Z-2, City of Fredericton Zoning By-law, and amendments thereto, given third reading on March 13, 1995, is hereby repealed.

2. The repeal of By-law No. Z-2, City of Fredericton Zoning By-law, shall not affect any penalty, forfeiture or liability, incurred before such repeal or any proceeding for enforcing the same completed or pending at the time of repeal; nor shall it repeal, defeat, disturb, invalidate or prejudicially affect any matter or thing whatsoever completed, existing or pending at the time of repeal.

