

INTRODUCTION

PREFACE

This document constitutes the Municipal Plan for the City of Fredericton. The Plan was adopted by the Council of the City of Fredericton in 1991 and has been subject to periodic review and amendment since its adoption. Fredericton City Council directed staff of the Development Services Department to conduct a major review of the Plan in 2002.

The City of Fredericton Municipal Plan sets forth Council's long term policies to guide all future use of land within the city. The Municipal Plan is written to be flexible and to adapt to changing circumstances over the course of time. Amendments should not be required unless substantive changes are proposed. Nonetheless, periodic amendments to this document may be required and consultation with the City's Development Services Department is recommended for official reference purposes.

PURPOSE

The City of Fredericton Municipal Plan establishes a broad planning framework to manage the future growth and change of the city and provide policy guidance on a variety of land use and development related issues. On a day-to-day basis, the Plan is to be used to guide decisions within both the public and private sectors. Over the longer term, the Municipal Plan will guide major policy decisions with respect to capital expenditures and the contents of the Zoning By-Law and development schemes.

There are a number of important planning issues identified in this document, which require more detailed study. In addition, area specific development schemes may be required to address neighbourhood and community planning issues. The Municipal Plan, therefore, provides a basis to undertake a variety of planning initiatives during its period of implementation and provides for continuity and consistency where a wide range of activities are occurring.

BASIS

This Plan, which consists of written text and a Generalized Future Land Use Map, has been prepared and enacted in accordance with the *New Brunswick Community Planning Act*.

In 2002, City Council authorized a full review of the Municipal Plan. The Plan Review Program was coordinated by a 4 person steering committee appointed by Council and consisting of the following representation: 2 City Councillors and 2 Planning Advisory Committee members.

Under the guidance of the Plan Review Steering Committee, the Plan Review Program consisted of the following four phases:

- Phase I Preparation and/or Review of Technical Reports
- Phase II Preparation of an Issues Paper and Proposed Policies and Proposals on a Chapter by Chapter Basis; Public Input on a Chapter-by-Chapter Basis
- Phase III Development of Draft Revised Plan; Public Input
- Phase IV Council Consideration and Adoption; Public Input

The Plan Review Program was structured to ensure that the contents of the Plan could be defended on the basis of public input and technical background studies. Each chapter of the Plan received specific attention in accordance with the process identified above. Significant opportunities for public input were designed into the process. The Plan Review

Steering Committee held a total of 14 open houses across the city, which were widely advertised. The Committee used the City's web page to provide information on the Plan Review process and to collect public opinion on issues related to the Plan. Development Services staff accepted all invitations to speak to groups interested in the Municipal Plan and attended many meetings with groups including the Botanic Garden, Main Street Business Development Association, Downtown Fredericton, and seniors groups. The purpose of the public consultation process was to encourage the expression of a wide cross section of opinions. At the conclusion of the chapter-by-chapter review of the Plan, public meetings were held to introduce the draft plan in its entirety to City residents. Council, as part of the formal adoption process, conducted further public hearings.

ORGANIZATION

The Municipal Plan is organized into four sections of written text and a section of attached map schedules:

- Section 1.0 This section establishes the growth strategy and describes the intent of each key element of the Plan. A descriptive vision statement creates a future image of the city.
- Section 2.0 This section contains the Plan objectives, policies, and proposals for each of the key elements.
- Section 3.0 This section sets out policies for specific areas of the city. These areas have unique planning related issues, which require more detailed policy statements.
- Section 4.0 This section lists the amendments made to the Municipal Plan.
- Schedules This section contains the Generalized Future Land Use Map. Policy reference maps are also provided to assist with Plan implementation but are not adopted as part of the Plan.