

2.0 OBJECTIVES AND POLICIES

2.1 ADMINISTRATION AND FINANCE

Preamble

A council composed of a mayor and twelve councillors elected by ward governs the City of Fredericton. The Council is responsible for setting policy that is administered for residents by professional staff in the Development Services Department. The City's Planning Advisory Committee advises Council on planning matters. The Committee is composed of City Councillors and citizen members who provide recommendations to Council on applications to amend the Municipal Plan and Zoning By-Law and subdivision applications. The Committee is delegated the authority to make decisions on variance applications.

The City of Fredericton develops an annual budget that outlines planned revenue collection and expenditures for the calendar year. Revenues come primarily from property taxes although funds are received through transfers from other levels of government and from non-tax revenues including permit fees, parking levies, transit fares, and fees from other services. Expenditures relate to each of the services provided by the municipality. In accordance with the requirements of the *Community Planning Act*, a five year capital budget is included in this chapter of the Plan.

2.2 OBJECTIVES

- (1) To effectively implement this plan in a consistent and ongoing basis under the general direction of Council.
- (2) To ensure that all development schemes, the Zoning By-Law and other planning related By-Laws and any subsequent planning decisions of Council and the Planning Advisory Committee are consistent with the Municipal Plan.
- (3) To ensure that the planning process is an open and consultative process providing for public awareness and participation.
- (4) To provide guidance to City Council in its capital budgeting in accordance with the requirements of the *Community Planning Act*.

2.3 POLICIES

Implementation Mechanisms

- (1) Council shall seek to implement the Municipal Plan in accordance with the following:
 - (a) The Zoning By-Law shall be the principal instrument of implementation and shall contain regulations and zoning maps that are in compliance with the Municipal Plan.
 - (b) The Municipal Plan shall be consulted for guidance with respect to all forms of development approval including zoning amendments, land subdivision and construction.
 - (c) By-Laws adopted by Council shall be in general compliance with the Municipal Plan and shall be appropriately enforced.
 - (d) Municipal Plan policies shall be implemented, where required, through the annual operating and five year capital budget work program of the municipality.
 - (e) Development schemes and planning studies may be prepared to address specific areas or issues in greater detail. All development schemes and planning studies shall be in general compliance with the Municipal Plan.

- (f) Council shall consider all policy recommendations contained in this Plan and shall undertake specific initiatives as deemed appropriate.

Zoning By-Law Review

- (2) Council shall undertake a review of the Zoning By-Law to ensure compliance with this Municipal Plan. Council shall undertake adequate measures to ensure that affected property owners are notified in advance of proposed zoning changes.

Amendments of Zoning By-Law

- (3) Council shall ensure that all amendments to the Zoning By-Law are in compliance with this Municipal Plan.

Future Development

- (4) Council may place land for future development in a Holding (H) or Future Development category in the Zoning By-Law until such land is adequately serviced or deemed appropriate for development.

By-Laws

- (5) Council shall enact By-Laws respecting building, maintenance and occupancy, signage, subdivision, unsightliness and other matters deemed necessary to achieve the intent of the Municipal Plan.

Capital Budget Program

- (6) Council shall ensure that the five-year capital budgeting program and all major public works and capital expenditures are determined in consultation with the Municipal Plan.
- (7) Council may append a five year capital budget for the physical development of the municipality to this Plan as Schedule "D"

Provision of Infrastructure

- (8) Council may provide, upgrade or contribute towards road and servicing infrastructure to facilitate the desired growth and development of the City.

Land Acquisition

- (9) Council may acquire land for the purposes of implementing policies of this Plan.

Geographic Information Systems

- (10) Council shall pursue the implementation of geographic information system capabilities to assist in the effective management and monitoring of the Municipal Plan and all other planning activities.

Amendments

- (11) Council intends that amendments to the Municipal Plan shall only be required where major deviations to Schedule "A", or the intent of the Plan, are proposed or where Council determines changing circumstances warrant Plan amendments.

Generalized Future Land Use Map

- (12) Council intends that boundaries of land use designations on Schedule “A” are approximate except where they coincide with roads or other clearly defined physical features. Where general compliance with Plan policies can be maintained, minor adjustments to boundaries shall not require a Plan amendment.

Proposed Roads

- (13) Council shall consider the location of proposed roads on Schedule “B” as approximate and for illustrative purposes. Adjustments to the location of these roads shall not require a Plan amendment.

Plan Implementation and Monitoring Program

- (14) Council may establish a plan implementation (Action Agenda) and monitoring program, including an annual Municipal Plan audit, to:
 - (a) Ensure that Plan recommendations requiring Council direction are implemented;
 - (b) Evaluate the effectiveness of the Plan over time.

Public Participation

- (15) Council shall ensure that the planning process is open and consultative and emphasizes the importance of public awareness and participation.

Co-operation

- (16) Council shall co-operate with the private sector, special interest groups and other levels of government to achieve the goals, objectives and policies of the Municipal Plan.

2.4 GENERAL LAND USE AND DEVELOPMENT

2.4.1 POLICIES

Generalized Future Land Use Map

- (1) Council shall provide for the overall growth of the City to be in accordance with the Generalized Future Land Use Map adopted as Schedule A of this document.
- (2) Council shall identify the major land uses on the Generalized Future Land Use Map and shall:
 - (a) Provide sufficient lands to accommodate the projected demands for residential, commercial, industrial and other uses;
 - (b) Provide for a limited range of compatible uses to occur within each of the land use designations, subject to the applicable policies of this plan;
 - (c) Provide for the more specific delineation of map designations in the Zoning By-Law and development schemes;
 - (d) Require map amendments only where a major change of land use is proposed.

Policy Reference Maps

- (3) Council shall, in conjunction with the Generalized Future Land Use Maps, illustrate policies relating to the City's future development pattern on the policy reference maps included as Schedules "A" through "D" of this Plan.

Efficient Development

- (4) Council shall seek to ensure that growth and development is cost effective and environmentally sound by:
 - (a) Concentrating new growth in adequately serviced and properly planned areas;
 - (b) Planning for the contiguous expansion of the built-up area;
 - (c) Encouraging the in-fill development of under-utilized lands;
 - (d) Discouraging development in physically unsuitable or environmentally sensitive areas;
 - (e) Limiting development in unserviced areas of the City.

Facilitate Development

- (5) Council shall seek to undertake necessary improvements to the City's infrastructure, in advance of development, to:
 - (a) Lead and facilitate the City's economic, residential and overall growth;
 - (b) Minimize traffic congestion as a result of development;
 - (e) Maintain acceptable levels of water and sewer service to avoid City bottlenecks.

Density

- (6) Council shall provide for an appropriate range of development at densities in keeping with the overall desired character of the City.

Urban Design

- (7) Council recognizes the existing character and scale of development in Fredericton as worthy of retention and shall:
- (a) Establish standards for development that:
 - (i) Complement the existing character and visual appearance of the City;
 - (ii) Conform with or enhance the environment;
 - (iii) Yield a high quality of development;
 - (iv) Provide a comfortable and functional living and working environment for people.
 - (b) Consider incentives to encourage the restoration and maintenance of the existing building stock, where appropriate.
 - (c) Undertake measures to protect and enhance the visual qualities of the City by encouraging and requiring where possible:
 - (i) The preservation of natural features with particular attention to trees, shorelands and stream valleys;
 - (ii) The planting and maintenance of trees and green areas along streets and public open spaces;
 - (iii) The provision of green space and buffering in association with development;
 - (iv) The enforcement of a sign by-law to regulate the size, location and number of signs.

Provincial and Federal Resources

- (8) Council shall seek Provincial and Federal Government resources to enhance streetscapes, public facilities and other aspects of the physical environment in a manner that reflects the City's role as provincial capital and cultural centre of New Brunswick.

Compatibility

- (9) Council shall seek to ensure a compatible mix and pattern of land uses in all areas of the City. Commercial and industrial development, medium and high density housing, high volume roads and major energy transmission lines are to be situated so as to minimise impacts on surrounding land uses. As a policy guideline, Council shall seek to implement the following where required or appropriate:
- (a) To provide for continuity of streetscapes with respect to use, scale and design of buildings;
 - (b) To avoid undesirable piecemeal development;
 - (c) To aggregate commercial, industrial and high density residential development;
 - (d) To provide for adequate buffering and setbacks;

- (e) To separate development which generates emissions, dust, noise or with safety hazards;
- (f) To screen development with visual or aesthetic impacts;
- (g) To protect areas of particular environmental or scenic value.

Nonconforming Uses

- (10) Council shall encourage, in the planning period, the relocation of nonconforming uses to appropriately designated and planned sites.

Disabled Persons

- (11) Council shall incorporate standards required for disabled persons where appropriate in the City's transportation system and development approval process.

Master Plans

- (12) It shall be the policy of Council to undertake master plans to identify and plan for new development. Master Plans shall include, but not be limited to:
 - required trunk servicing;
 - watershed-based comprehensive storm water management;
 - collector and arterial road system;
 - identification of future land uses including medium and high density residential areas, locations for institutional and commercial development;
 - park and open space planning.