

3.0 SPECIFIC PLANNING AREAS

3.1 OBJECTIVE

To recognize and effectively address the unique planning issues pertaining to specific areas and physical features of the city.

3.2 POLICIES

Council shall seek to address the unique land use and development issues pertaining to specific areas of the city through the policies of this section and through the preparation of development schemes and other planning studies as deemed necessary.

3.3 MAJOR TRIBUTARIES AND SHORELANDS

- (1) Council shall recognize the St. John River, its major tributaries and their shorelands as a valuable resource to be protected and enjoyed by the citizens of Fredericton and visitors. Council shall ensure these areas are primarily used for outdoor recreational and open space uses.
- (2) Council shall develop a detailed strategy, as a component of the Recreation Master Plan, to achieve the following desired principles:
 - (a) Extension of pathways and parks along both banks of the St. John River;
 - (b) Extension of pathways, parks and public access points along the Nashwaaksis Stream and Nashwaak River;
 - (c) Enhanced use of the St. John River as a boating, recreation and tourism resource;
 - (d) Provision of sufficient public access opportunities to the St. John River and riverfront areas;
 - (e) Development of nodes of riverfront developments/facilities in strategic locations;
 - (f) Ensuring that riverfront improvements are aesthetically pleasing and fully integrated and compatible with the desired riverfront parkway system;
 - (g) Minimal environment and pollution impacts from river use and riverfront development.