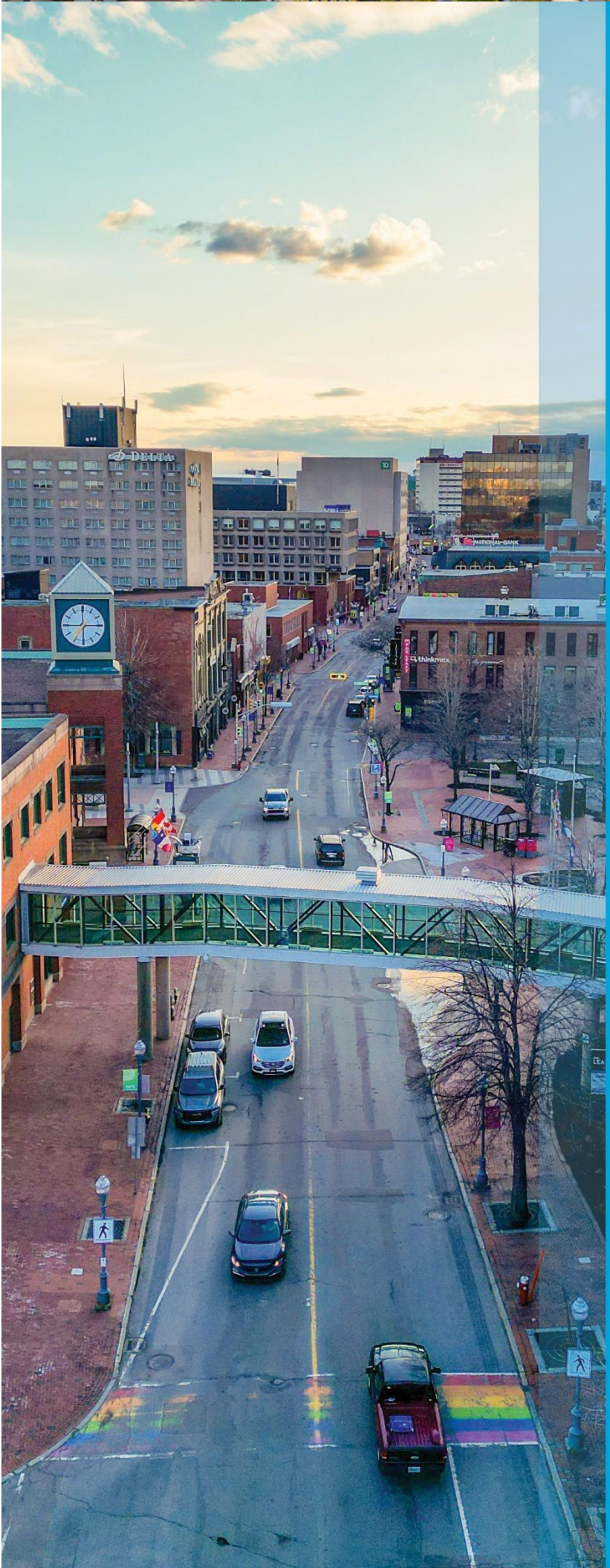


MUNICIPAL PLAN BACKGROUND REPORT

City of Moncton

August 2025

wsp

PLAN MONCTON



TABLE OF CONTENTS

1. Introduction 1

1.1. Overview 2

1.2. Project Purpose 3

1.3. Project Plan 3

1.4. Report Structure 4

2. City of Moncton Background Documents 6

2.1. Introduction 7

2.2. City-Wide Comprehensive & Growth Plans 8

2.3. Secondary Municipal Plans & Area Plans 13

2.4. Housing 19

2.5. Transportation 21

2.6. Recreation 27

2.7. Heritage, Cultural and Social Well-being 29

2.8. Community Resilience 32

3. Regional 37

3.1. Introduction 38

3.2. Destination 2040 – Regional Sustainable Transportation Master Plan (2015) 38

3.3. Inclusionary Zoning Potential in New Brunswick's Urban Communities (2022) 39

3.4. Greater Moncton Immigration Strategy (2020-2024) 40

3.5. Regional Wastewater and Combined Sewer Overflow Strategy (2023) 41

4. Provincial 43

4.1. Introduction 44

4.2. Community Planning Act 44

5. Federal 48

5.1. Introduction 49

5.2. Canada's 2030 Emissions Reduction Plan: Clean Air, Strong Economy 49

5.3. Canada's National Housing Strategy 50

5.4. Transportation 2030 51

5.5. Canada's National Active Transportation Strategy and Canada Public Transit Fund 52
5.6. Canada's 2030 Nature Strategy 53
5.7. Canada Council for the Arts 54
5.8. Truth and Reconciliation Commission Calls to Action 54
6. Community Context 55
6.1. Introduction 56
6.2. Land Use 56
6.3. Population and Housing 61
6.4. Employment & Economy 64
6.5. Transportation 69
6.6. Environment 71
6.7. Municipal Facilities & Services 75
6.8. Social & Cultural Heritage 76
6.9. Finances 80
7. Conclusion 82
7.1. Conclusion 83

Appendix A - Community Profile



Land Acknowledgement

We acknowledge that the land that the City of Moncton is situated on is the traditional unceded territory of the Wolastoqiyik (Maliseet) and Mi’kmaq peoples.

PLAN MONCTON

INTRODUCTION



1.1. Overview

As one of Atlantic Canada's most dynamic and fastest-growing urban centres, the City of Moncton (the "City") is an economic, cultural, and transportation hub that plays a vital role in the region's future. Known as "The Hub of the Maritimes," the City is strategically located in southeastern New Brunswick, within Westmorland County, and offers convenient access to neighbouring provinces and the United States via the Trans-Canada Highway.

The City of Moncton is part of a regional area, the Greater Moncton Region, which is also known as the Moncton Census Metropolitan Area (CMA). The Greater Moncton Region includes the Cities of Moncton and Dieppe, the Town of Riverview, the Villages of Memramcook, Salisbury, Hillsborough, and Dorchester, the Parishes of Moncton, Coverdale, Elgin, Saint-Paul, Hopewell, Hillsborough, and Dorchester, as well as the Fort Folly First Nation.

Moncton is the largest municipality in New Brunswick, with a population of over 79,470[1] residents. The city is officially bilingual, with both English and French widely used in public services and daily life. Its central location and robust infrastructure have positioned it as a major distribution and telecommunications hub for Atlantic Canada.

The city offers a diverse mix of housing, real estate and employment opportunities, complemented by natural features, such as parks, trails, and a vibrant riverfront that enhances quality of life and supports year-round recreation. Moncton continues to serve as a catalyst for economic and population growth in the province and is widely recognized as one of Canada's top-performing metropolitan economies[2].

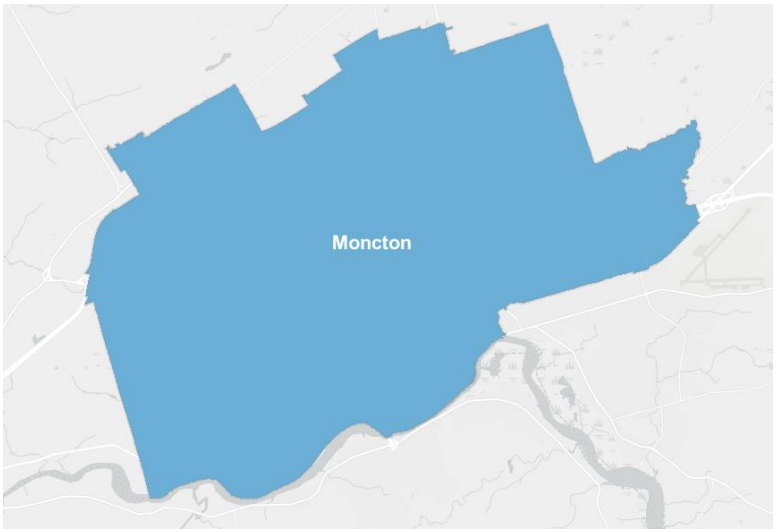


Figure 1: City of Moncton Map (City of Moncton Open Data)

[1] Statistics Canada. (2021)
[2] https://monctonimpact.ca/why-moncton/economy-and-sectors/

1.2. Project Purpose

The City of Moncton is undertaking a comprehensive review and update of its Municipal Plan and Zoning By-Law to enhance existing land use policies and development regulations, as well as align with Council's strategic goals for continued and sustainable growth. The city's current Municipal Plan and Zoning By-law were both adopted in 2014 and need to be updated to reflect changes and development demands within the community, reflect the current needs and vision of the city, and ensure that they align with provincial legislative changes.

1.3. Project Plan

This section provides an overview of the Municipal Plan and Zoning By-law update process. This includes a comprehensive consultation and engagement program which is integrated into the overall project phasing.

- **Phase 1 – Exploring**
  - In coordination with City staff, a Community Engagement Plan will be developed, which will identify the processes and methodology for engaging with City departments, First Nation Rightsholders, Municipal Plan Review Project Management Groups, external technical agencies and groups, and the public.
- **Phase 2 – Visioning**
  - Comprehensive background review and research will be undertaken to inform the development of the Municipal Plan Background Report. The first consultation cluster will take place with City Staff, interested participants, First Nations Rightsholders, and the community.
- **Phase 3 – Developing**
  - A Policy Directions Report will be prepared to assess new and emerging planning policies and research on which directions for updating policies and schedules of the Municipal Plan and Zoning By-law will be based. Community and participant meetings and engagement sessions will be held to identify the 'Big Moves' that will address key challenges and opportunities in the City and inform key policy directions.
  - In addition to the Policy Directions Report, an Inclusionary Zoning / Density Bonusing Study will be completed to help identify the costs / benefits of utilizing inclusionary zoning or density bonus criteria as a regulatory tool to create additional housing units. The study will be informed by a financial and pro forma

analysis which will consider the impact of various policy-based and financial incentives being considered to promote the development of new housing.

- **Phase 4 – Refining**
  - The preparation of the first draft of the Municipal Plan and Zoning By-law and associated schedules. Community and participant meetings and engagement sessions will be held to seek feedback on the Draft documents.
  - A final draft of the Municipal Plan and Zoning By-law and associated schedules will be completed.
- **Phase 5 – Production**
  - The final draft of the Municipal Plan and Zoning By-law will undergo a legal review and translation. Once completed, consultation and engagement will be held with interested participants, First Nations Rightsholders, and the public to seek feedback on the final draft of the Municipal Plan and Zoning By-law.
- **Phase 6 – Completing**
  - The final phase of the project includes the Statutory Public Hearing for the adoption of the Municipal Plan and Zoning By-law. The City will then submit the final Municipal Plan and Zoning By-law for Ministerial approval.

1.4. Report Structure

In accordance with Section 24(2)(b) of the *Community Planning Act*, this Background Report will include a review of matters related to the economy, finances, resources, population, land use, transportation facilities, municipal facilities and services, and any other matter related to the present or future economic, social or physical conditions of the municipality.

The Report is organized into seven (7) sections, which include:

- **Section 1.0 – Introduction**: Provides an overview of the Background Report, its purpose, and its role in the Municipal Plan and Zoning By-law Review.
- **Section 2.0 – City of Moncton Background Documents**: Summarizes key city policies, plans, strategies that influence the city's approach to growth and development.
- **Section 3.0 – Regional**: Examines regional plans, strategies and initiatives that will help shape the Municipal Plan and Zoning By-law Review.
- **Section 4.0 – Provincial**: Reviews relevant provincial legislation and policies that guide municipal planning and land use regulations.

- **Section 5.0 – Federal**: Summarizes federal programs and reconciliation initiatives.
- **Section 6.0 – Key Themes and Considerations**: Provides an overview of Moncton's land use characteristics, urban structure, and local context.
- **Section 7.0 – Conclusion:** Outlines the upcoming actions, key milestones, and process for advancing the project.

PLAN MONCTON

CITY OF MONCTON BACKGROUND DOCUMENTS



2.1. Introduction

One of the key components of this process is the review of relevant city policy documents, technical reports, and by-laws to gain an understanding of current city priorities and commitments within the context of the comprehensive review of the city's Municipal Plan and Zoning By-Law. This section provides an overview of each of the city documents reviewed, including a high-level summary of the purpose of each document, and key takeaways that will need to be considered through the Municipal Plan and Zoning By-Law Review. The documents are as follows, broken down by subject area:

City-Wide Comprehensive & Growth Plans

- → Strategic Plan (2023-2025)
- → Municipal Plan (2014)
- → Zoning By-law (2014)
- → Urban Growth Strategy (2024)

Relevant Secondary, Municipal & Area Plans

- → Humphreys Brook Neighbourhood Plan (2017)
- → Downtown Core Community Improvement Plan (2017)
- → Downtown Moncton Evaluation (2017)
- → Sunny Brae Neighbourhood Plan (2024)
- → Vision Lands (2004, currently being updated)

Housing

- → Moncton's Community Implementation Plan for Affordable Housing (2019)
- → Housing Needs Assessment (2023)

Transportation

- → Active Transportation Plan Phase Two Report (2022)
- → Codiac Transpo Growth Strategy (In-Progress)
- → North End Transportation Plan (In-Progress
- → Elmwood Drive and McLaughlin Drive Corridor Review (In-Progress)
- → St. George St. Improvement Plan (In-Progress)
- → Electric Mobility Strategy (2025)

Recreation

- → A Vision for Moncton's Riverfront (2016)
- → Recreation Master Plan – Phase 2 (2022)

Heritage, Cultural and Social Well-being

- → Heritage Conservation By-law (2016)
- → Heritage Conservation Board Strategic Plan (2023)
- → Cultural Plan (2016)
- → Social Needs Assessment (2023)
- → Moncton's Social Inclusion Plan (2023-2027)

Community Resilience

- → City of Moncton Sustainability Plan (2011)

- → Climate Change Adaptation and Flood Mitigation Strategy (2013)
- → Naturalized Stormwater Management Guidelines (2015)
- → Climate Action Report (2020)
- → Community Energy and Emissions Plan (2022)

2.2. City-Wide Comprehensive & Growth Plans

The following section provides summaries of relevant City-Wide Comprehensive & Growth Plans for the City of Moncton. Each sub-section identifies key takeaways to consider during the Municipal Plan and Zoning By-law Review.

2.2.1. Strategic Plan (2023-2025 and 2024 Update)



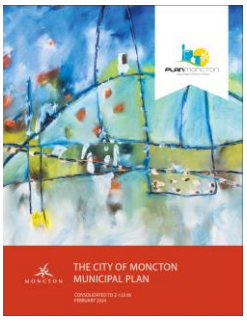
The purpose of Council's Strategic Plan is to set Council's priorities for the 2023-2025 timeframe. The Plan is used to inform the city's decision-making process based on identified priorities, guide city department work plans and budgets to achieve priorities and monitor progress on an annual basis. The Strategic Plan is organized around the five pillars of environment, social, culture, economy, and governance, each of which have corresponding action items that support City Council priorities.

Key Takeaways

Several of the action items are directly related to updates to the Municipal Plan and / or Zoning By-law and will be considered through this process. They include:

- → Exploring updates to zoning regulations for green development standards, including implementing the Community Energy and Emissions Plan;
- → Exploring new regulations related to urban forest and tree protection;
- → Developing flood plain zoning regulations;
- → Implementing the Neighbourhood Flood Mitigation Study;
- → Reviewing inclusionary zoning and incentive bonus zoning opportunities;
- → Coordinating major downtown development projects;
- → Implementing an Urban Growth Strategy to encourage development in high potential future growth areas; and
- → Updating the Municipal Plan and Zoning By-Law to reflect new municipal boundaries.

2.2.2. Municipal Plan (2014)



The City of Moncton Municipal Plan (Z-122) outlines a strategic framework for sustainable urban development. It includes nine (9) guiding principles that focus on fostering a complete, inclusive, and vibrant community by promoting sustainable development, environmental stewardship, economic prosperity, strategic infrastructure investment, and strong urban design. These principles also support active transportation, cultural vitality, and collaborative governance.

The Plan anticipates that Moncton's population will continue to grow by 19,000 over the next 25 years (2040). Where and how this growth and change will be accommodated was a key consideration in the land use and growth management strategy. As such, the Plan anticipates that all growth can be accommodated within the existing Urban Boundary.

Key elements of the Plan's land use and growth strategy include:

- → **Urban Densification:** Encouraging higher-density development in existing urban areas to optimize infrastructure use and reduce urban sprawl, including downtown and along corridors.
- → **Mixed-Use Development:** Promoting developments that combine residential, commercial, and recreational spaces to create vibrant, walkable communities.
- → **Transportation Integration:** Aligning land use planning with transportation networks to enhance connectivity and support active transportation modes.
- → **Environmental Stewardship:** Protecting natural areas and integrating green spaces within urban development to maintain ecological balance.

Key Takeaways

Engagement with Council, Administration, the Municipal Plan Review Committee, and the broader community will seek to identify Municipal Plan policies that are currently effective and working well, as well as areas for improvement and potential gaps. These will be considered along with alignment with current city policy and direction since the adoption of the current Municipal Plan, impacts resulting from legislative changes, and emerging trends.

2.2.3. Zoning By-law (2014)



The City of Moncton Zoning By-law (Z-222), adopted in 2014, is a regulatory framework that governs land use, built form, and development standards within the city. It implements the policies of the City's Municipal Plan by dividing Moncton into various zones, each with specific permitted and prohibited uses, as well as regulations related to building height, setbacks, lot coverage, parking, signage, and landscaping.

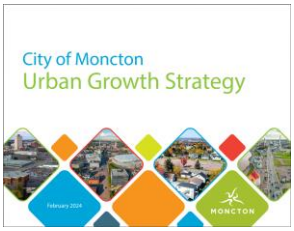
The 2014 By-law includes residential, commercial, industrial, institutional, and mixed-use zones, along with overlay zones and special provisions to address unique contexts such as floodplains and heritage areas. It aims to guide orderly growth, support economic development, protect established neighbourhoods, and promote sustainability and quality urban design.

The 2014 By-law reflects Moncton's evolving urban context but has since faced challenges in addressing emerging development trends and modern planning priorities, prompting the need for a comprehensive review and update.

Key Takeaways

The Zoning By-law shapes how land is used and developed across the city, influencing everything from building form to neighbourhood character. This review will examine how well the current regulations are working in practice and where improvements are needed to support effective, inclusive, and adaptable implementation. Engagement with Council, Administration, the Municipal Plan Review Committee, First Nations Rightsholders, and the broader community will play a key role in identifying challenges, barriers, and opportunities, ensuring the updated Zoning By-Law reflects both local experience and evolving needs, while aligning with the vision set out in the new Municipal Plan.

2.2.4. Urban Growth Strategy (2024)



The Urban Growth Strategy (UGS) is a comprehensive long-term planning framework designed to guide the city's growth and development over the next 25 years. This strategy sets out clear direction for accommodating anticipated population, employment, and housing growth while aligning with principles of sustainability, resilience, and fiscal responsibility.

The UGS anticipates significant growth and transformation for the City of Moncton over the 25-year period:

- **Population Growth**: An increase of approximately 33,700 residents, representing an average annual growth rate of 1.5%.
- **Employment Growth**: The creation of approximately 15,400 new jobs, reflecting the city's role as a regional economic hub.
- **Housing Growth**: The addition of approximately 16,000 new housing units, supporting a range of housing types and tenures to meet diverse needs.
- Additionally, while the UGS estimated an average annual population growth rate of 1.5%, recent data indicates that Moncton experienced a significantly higher rate of growth, with a 7.1% increase in population between July 2023 and July 2024[3].

The UGS envisions Moncton growing in a more compact and efficient manner, with an emphasis on strategic intensification within the urban core and existing neighbourhoods. The Compact Growth Scenario was selected as the preferred model among three evaluated scenarios and is designed to reduce outward expansion into greenfield areas. Instead, it supports high-density development, infill, and redevelopment in well-connected, walkable communities. This approach promotes walkability, transit use, and efficient use of infrastructure while reducing sprawl and environmental impact, ensuring that Moncton grows in a way that is both sustainable and liveable for future generations.

[3] Moncton Impact (2025) https://monctonimpact.ca/#:~:text=Room%20to%20grow,2023%20to%20188%2C036%20in%202024.

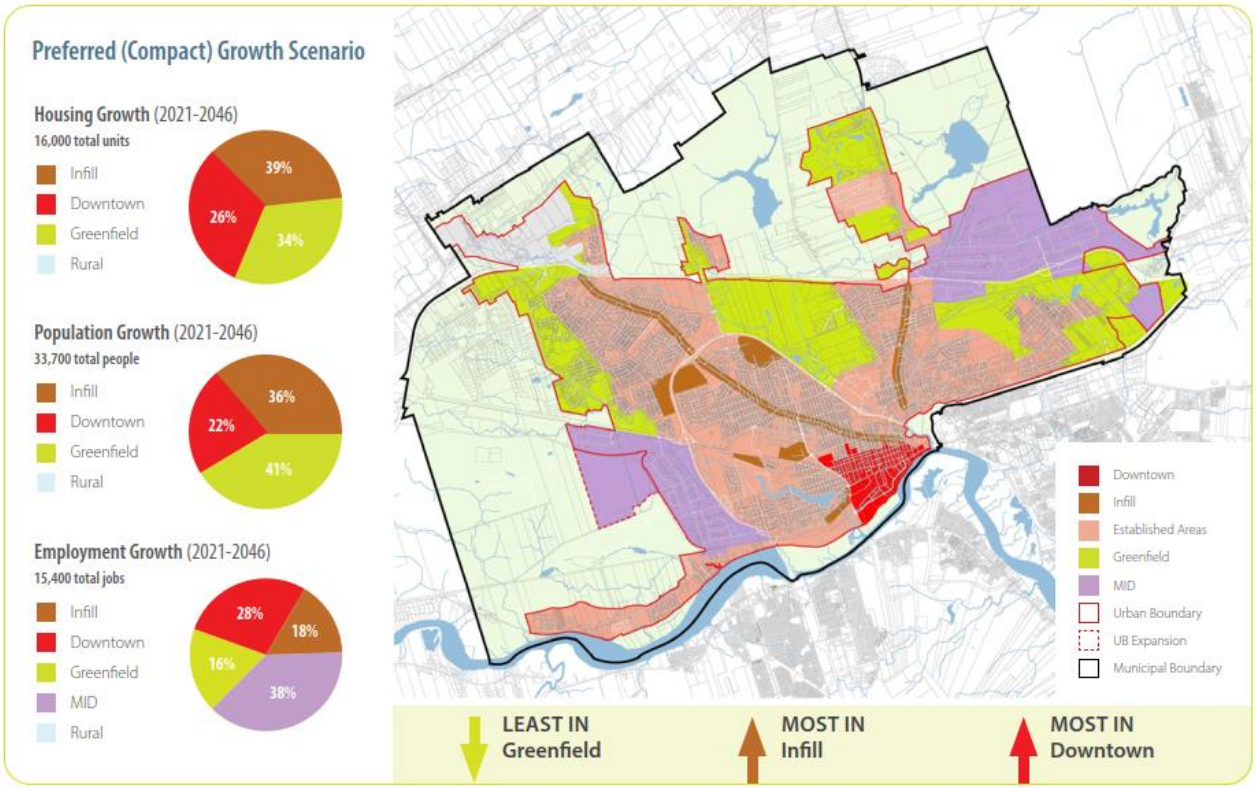


Figure 2: Preferred (Compact) Growth Scenario, Urban Growth Strategy (2024)

Key Takeaways

The UGS identifies five (5) policy recommendations to be considered during the Municipal Plan Review:

- → **Defined Planning Horizon:** Set long-term population and employment forecasts to align development with growth projections.
- → **Planning for Growth within an Urban Structure:** Establish an Urban Structure to guide where and how growth will occur throughout the City of Moncton.
- → **Accommodating Projected Growth:** Balance intensification and greenfield development while prioritizing maintenance and renewal of existing infrastructure.
- → **Phasing of Infrastructure through Long-Term Capital Planning:** Implement a structured, long-term (10+ years) capital planning approach to align infrastructure investments with growth priorities.

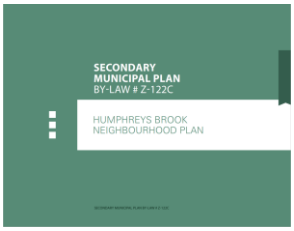
→ **Regional Planning and Servicing Partnerships:** Strengthen regional collaboration with nearby municipalities and service commissions to enhance efficiency and cost-sharing.

The application of the Compact Growth Scenario will be a key driver in the development and updates to the Municipal Plan and Zoning By-Law policies, regulations, and land use designations / zones.

2.3. Secondary Municipal Plans and Area Plans

The following section provides an overview of the various Plans, specifically for the Secondary Municipal Plan areas, as well as Area Plans such as Downtown Moncton. Each sub-section identifies key takeaways to consider during the Municipal Plan and Zoning By-law Review.

2.3.1. Humphreys Brook Neighbourhood Plan (2017)



The Humphreys Brook Neighbourhood Plan, published in February 2017, provides a vision for the 505-acre lands in northeast Moncton, located generally between the Trans-Canada Highway, Shediac Road, and Harrisville Boulevard. The Plan envisions a mixed-income, mixed-age, pedestrian-oriented community that integrates with the natural environment. The neighbourhood layout, street network, and land use plan are largely shaped by the open space and environmental features in the area. The Plan supports the development of a diverse range of housing options to facilitate residents remaining in the neighbourhood through all stages of their lives and increased transportation options by creating a “primary routes” multi-modal transportation system and by building a grid-network of pedestrian and cycling routes.

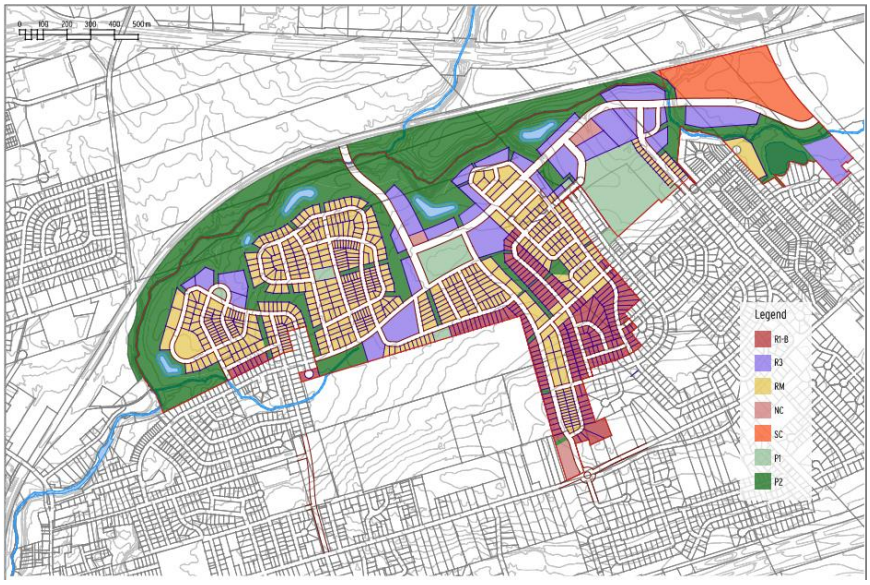


Figure 3: Land Use Plan, Humphreys Brook Neighbourhood Plan (2017)

Key Takeaways

- → The land use plan for Humphreys Brook envisions a primarily residential neighbourhood with a range of housing options, a school site, small local commercial nodes, and a suburban commercial node.
- → At the time the Neighbourhood Plan was prepared, it was consistent with the current Municipal Plan vision and objectives.
- → Any potential changes that emerge through the Municipal Plan update that would create inconsistency between the two plans will likely require amendments to the Neighbourhood Plan.

2.3.2. Downtown Core Community Improvement Plan (2017)



The Downtown Core Community Improvement Plan (CIP) is a strategic initiative by the city, designed to enhance the functionality, accessibility, and overall appeal of Moncton's downtown. The primary goal of the CIP is to revitalize Moncton's downtown by promoting sustainable growth, fostering a vibrant community, and encouraging both business and cultural activities. It's intended to provide a roadmap for future land use, urban design, and development decisions for the next 20-30 years. The CIP presents 99 ideas



that form the basis of planning and design strategies for the downtown. The ideas are organized into eight (8) categories:

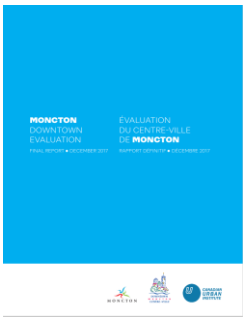
- → People
- → Characteristics
- → Mobility
- → Parking
- → Land Use
- → Built Form
- → Streetscape
- → Parks and Green Spaces

The plan divides the downtown into five unique neighbourhood districts, each offering a mix of retail, residential, and commercial spaces, along with public amenities. While each district has its own character, they're designed to work together to create a vibrant and diverse downtown core. **Key Takeaways**

The plan's policy directions bring forward important considerations for updates to the Municipal Plan and Zoning By-law. The key policy considerations are outlined below:

- → Consider including a Future Roads Map in the Municipal Plan schedules.
- → Consider regulations in the Zoning By-law to include and protect important "view planes" in the Downtown.
- → Explore zoning regulations to allow for parking facilities to be located below 10.5m in a flood prone area as long as minimum conditions are met including proper flood mitigation measures and maintaining façade design.
- → Implement urban design guidelines through the Zoning By-law.
- → Reflect directions of the CIP regarding parking standards in the Zoning By-law, including for parking lots, bicycle parking, and lockers / change room facilities for large developments. Consider feedback related to the implementation of zero parking requirements in the Downtown area.

2.3.3. Downtown Moncton Evaluation (2017)



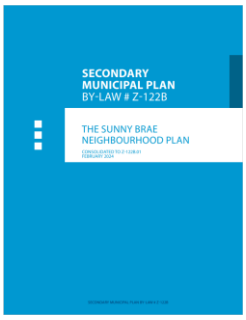
The Downtown Moncton Evaluation Report was a collaborative effort between the City of Moncton's Economic Development Division and Downtown Moncton Centre-Ville Inc. (DMCI). The primary purpose of this report was to gather and present data on downtown Moncton to illustrate how investing in the downtown impacts the overall success of the city. This evaluation aimed to assess the downtown's impact on the city, measure the value of past initiatives, and inform strategic decisions about future investments.

Key Takeaways

It's important to note that the report's key findings are based on data available at the time the report was developed and may no longer reflect the downtown context. While the specific findings may be outdated, they provide insights on general themes to consider through this Review. The key findings of the report included:

- → At the time, more seniors and fewer youth live in the downtown compared to the rest of the city.
- → In 2017, the downtown accounted for more than 1,000 businesses and for 70% of office space in the city. It was also a hub for cultural activities and events.
- → Since 2010, several new construction projects have been built or are currently underway in the downtown, including seven (7) multi-unit residential buildings, one (1) mixed-use building, two (2) office complexes, three (3) restaurants, one (1) sports and entertainment complex, and (1) specialty grocery store.
- → The city has invested and committed to a significant amount of infrastructure in the downtown, but concerns about aging water and sewer infrastructure were identified.
- → Amount of surface parking lots in the downtown area present opportunities for redevelopment.
- → Need to consider the retention and preservation of historic buildings in the downtown.

2.3.4. Sunny Brae Neighbourhood Plan (2024)



The Sunny Brae neighbourhood is one of the city's oldest neighbourhoods and is located on the eastern edge of Moncton's Downtown. It includes a mix of businesses, residences, and a large portion of the Université de Moncton campus. The Sunny Brae Neighbourhood Plan intends to create an area for a diverse population base, high-quality housing development, small-scale commercial revitalization, open spaces and parks, community safety, a multi-modal transportation system, and historical preservation. The future land use strategy is intended to encourage new development, including higher density housing, on main corridors and areas that are currently underutilized.

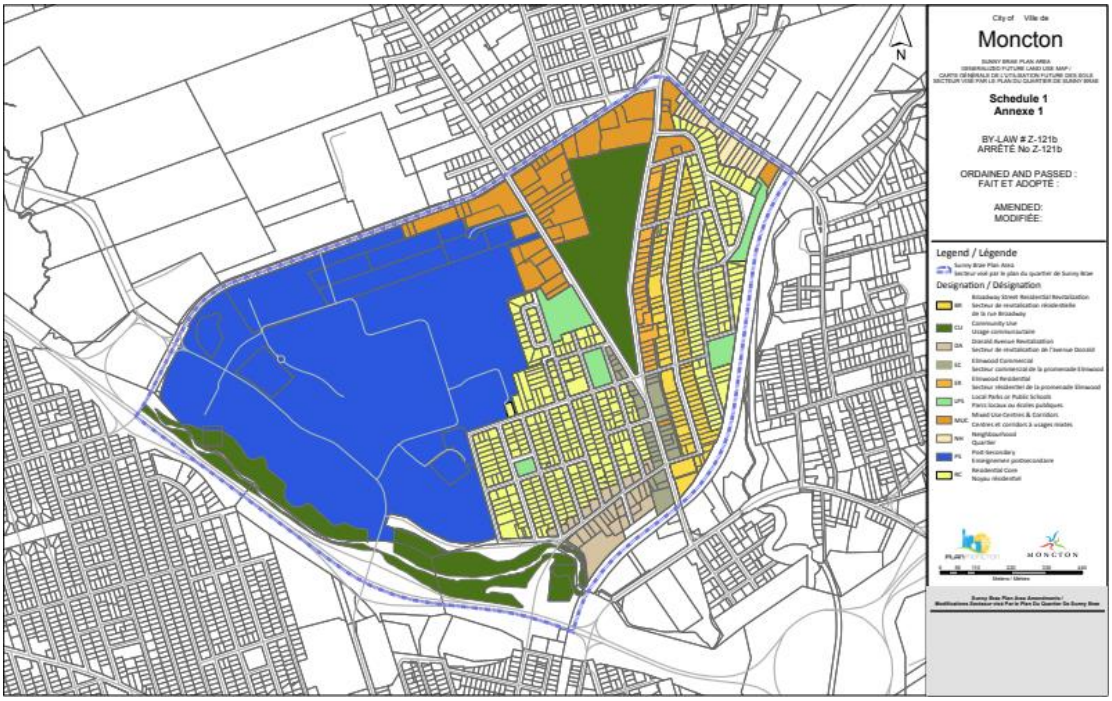


Figure 4: Schedule 1, Sunny Brae Neighbourhood Plan (2024)

Key Takeaways

→ The purpose of the Neighbourhood Plan is to provide stability within the primarily low-density residential neighbourhood while also supporting residential and commercial redevelopment in strategic locations, considering opportunities to integrate student housing, and preserving historic qualities.

- → Specific policies are not outlined for the Université de Moncton lands in the Neighbourhood Plan, therefore, the policies within the current Municipal Plan are relied on for guidance and direction.
- → Opportunities for higher density housing along key corridors including Donald Avenue, Elmwood Drive, and Broadway Street are encouraged.
- → Additional opportunities for small-scale commercial within the existing commercial area on lower Elmwood Drive are supported.

2.3.5. Vision Lands (2004, Currently Being Updated)



The Vision Lands Plan is a Secondary Municipal Plan for a 1,400 acre parcel of land in the northern portion of Moncton, bounded by the Trans-Canada Highway to the north, Mapleton Road to the west, Wheeler Boulevard to the southwest, the Université de Moncton to the south, and McLaughlin Drive to the east. The Plan, published in 2004 and updated in 2011, presents a development vision for a series of distinctive urban villages with a mix of land uses that are integrated with the surrounding natural environment. The plan envisions housing, schools, parks, retail, and public facilities within walking and cycling distance of one another. This vision for a complete community is to be guided by a "Smart Growth" development approach that maintains the integrity of the Hall's Creek Watershed.

The City of Moncton is currently updating the Vision Lands Plan for the western portion (Vision Lands West) study area. The planning process seeks to develop a sustainable master plan for these lands, explore the creation of a new Regional Park, and update the existing Secondary Municipal Plan. Once the update is completed, the existing Secondary Municipal Plan will be repealed and replaced by the new Plan.



Figure 5: Draft Master Plan, Vision Lands (2025)

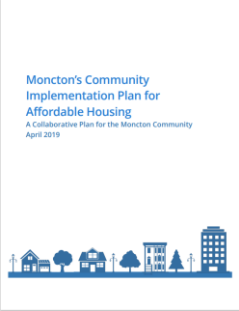
Key Takeaways

- → The plan area is intended to contain several unique urban villages that offer a range of uses and the vision is guided by Smart Growth principles.
- → A master planning process is currently underway to update the vision for the western portion of the Vision Lands study area.
- → Key themes, proposed future land uses, and policy directions that emerge through the master planning process will be considered to ensure alignment with Municipal Plan policies.

2.4. Housing

The following sections provide an overview of the current housing plans and assessments prepared for the City of Moncton. Each sub-section identifies key takeaways to consider during the Municipal Plan and Zoning By-law Review.

2.4.1. Moncton's Community Implementation Plan for Affordable Housing (2019)



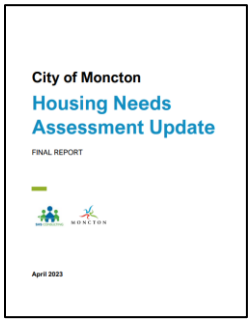
Moncton's Community Implementation Plan for Affordable Housing is a strategic roadmap aimed at addressing housing affordability and supply over a 10-year period. It provides a comprehensive analysis of current housing challenges, establishes clear goals to increase affordable and diverse housing options, and outlines specific actions and policy changes, including zoning by-law amendments and financial incentives, to promote sustainable, inclusive, and accessible development. The plan also details the timeline for each action and identifies the key partners involved in its implementation.

Key Takeaways

The plan outlines several key outcomes and recommendations that can be considered as part of the Municipal Plan and Zoning By-law Review:

- → **Diversifying Housing Options:** The plan emphasizes the need for a variety of housing types to accommodate different household sizes and needs, including options for seniors, individuals living alone, and larger families. Actions encourage amendments to the zoning by-law to identify potential barriers and to permit a broader range of housing forms, such as accessory dwelling units and multi-unit developments. The plan also includes actions related to considering increasing permitted heights and density in key areas, such as along transit corridors and neighbourhood centres. Additionally, it highlights exploring the development of a density bonusing by-law.
- → **Enabling Housing Development:** A key action prioritized for immediate implementation was reviewing the development approval processes to identify opportunities for streamlining through simplified regulations and enhanced support for affordable and supportive housing projects. Additional options to remove unnecessary barriers will be considered through this review process.
- → **Supporting Housing for Vulnerable Populations:** The plan notes the importance of providing housing solutions for vulnerable groups, including those experiencing homelessness. It suggests collaborating with the Province and community organizations to increase the supply of housing that address the specific housing and wraparound service needs for vulnerable populations. Definitions, regulations, land use designations, and uses will be reviewed and revised, as needed, to enable the development of supportive housing options, where appropriate.

2.4.2. Housing Needs Assessment (2023)



In April 2023, the City of Moncton undertook an update of their 2017 Housing Needs Assessment (HNA), in collaboration with the Province of New Brunswick's Social Development Department, the Canada Mortgage and Housing Corporation, the Greater Moncton Homelessness Steering Committee, and representatives of community agencies. The HNA outlines the housing conditions, as of 2023, in the city with the goal of providing a deeper understanding of the current and emerging housing market, identifying housing requirements based on current and future housing supply and demand, and a focus on housing gaps across the housing continuum.

Key Takeaways

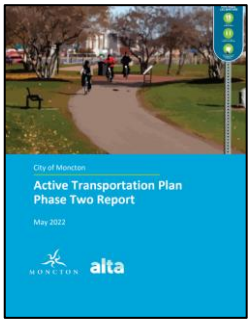
The Study identified three gap areas that the city should focus on to better align housing supply, demand, and affordability, as follows:

- → **Gap 1:** There is a need to continue to diversify the housing stock, particularly to include more smaller dwelling types suitable for seniors (aged 65+ years) to age in place, as well as larger sized dwellings to accommodate larger households (e.g., immigrants).
- → **Gap 2:** There is a need to increase the stock of purpose-built rental housing in the primary rental market in Moncton. It was also noted that the rise in short-term rental units could potentially lead to a reduction in the rental market supply.
- → **Gap 3:** There is a need to increase the supply of accessible and supportive housing options for households with disability or mental health issues by collaborating with the Province of New Brunswick and local stakeholders.

2.5. Transportation

The following sections provide an overview of the various transportation related plans and strategies, including active transportation, public transit, corridor improvement plans, and electric mobility. Each sub-section identifies key takeaways to consider during the Municipal Plan and Zoning By-law Review.

2.5.1. Active Transportation Plan - Phase Two Report (2022)



In May 2022, the City of Moncton undertook the Active Transportation Plan – Phase Two Report, which updated and replaced the Phase One Report from 2002. The purpose of the Phase Two Report was to build upon the original plan, address gaps in the network, and envision an active transportation network to be used by people of all ages and abilities. The Report sought to identify opportunities for investment in infrastructure, programming, and updating policy geared towards supporting active transportation within the city.

The Phase One Report developed a first vision for active transportation in the city, proposing a primary network of on- and off-road active transportation corridors. The system was designed to connect neighbourhoods with commonly used and visited facilities, such as schools, parks, employment centres, and shopping centres. The city also proposed an education program to promote active transportation. The Phase Two Report surveyed the existing conditions of the active transportation network, including trail facilities, the cycling and pedestrian network, and existing programs and policies. A series of recommendations on improving the active transportation network are provided, including recommendations and improvements regarding network development, cycling and pedestrian networks, intersections and crossings, programs, and policies. Finally, the Phase Two Report includes direction on prioritization and implementation of the recommendations and improvements.

Key Takeaways

Several of the Report's recommendations are directly relevant to the Municipal Plan and Zoning By-law Review and will be considered through the update. These include:

- → **Complete Streets**: Incorporating a Complete Streets policy to provide direction on how roadways should be planned and designed for all ages and abilities.
- → **Bike Parking**: Implementing long-term bike parking requirements for multi-unit residential, commercial, and institutional buildings to support active transportation.
- → **Sustainability**: Encouraging a reduction in greenhouse gas emissions by promoting active transportation and walkable communities that align with climate resilience and sustainable urban design principles.
- → **Infrastructure Investment**: Prioritizing funding for sidewalks, bike lanes, and other active transportation infrastructure to enhance connectivity and accessibility.

2.5.2. Codiac Transpo Growth Strategy (In-Progress)

Codiac Transpo is a key part of the City of Moncton's transportation network, connecting people across the region to jobs, school, services, and each other every day. To meet growing population and recent increases in the system's ridership, the Codiac Transpo Growth Strategy aims to enhance the system to better meet residents' needs – both now and in the future. Developed in collaboration with transit riders, staff, and the broader community, the strategy focuses on the City of Moncton's conventional transit system and developing the detailed steps that can be taken to improve it. While focused on Moncton, the Strategy will also consider the Codiac Transpo system as a whole, including the routes in Dieppe and Riverview. The project focuses on three key goals to guide transit improvements over the next one to three years and beyond:

- → Sustaining and increasing ridership by adjusting transit routes and schedules to meet recent significant increases to population and ridership so Codiac Transpo can continue to retain and attract new riders.
- → Addressing equipment and resource constraints by looking at potential ways the system can best use its existing vehicles and hours of service over the short term while creating an action plan to increase future capacity.
- → Integrated planning for new areas by looking at how future improvements to routes, services, and schedules can best be tailored to meet areas of high ridership and proposed new areas of development.

Key Takeaways

It will be critical to incorporate recommendations that emerge through the Transpo Growth Strategy into the Municipal Plan update.

2.5.3. North End Transportation Plan (In-Progress)

The northwest section of the city, bound between Mountain Road, TransCanada Highway (Highway 2), Berry Mills Road (Highway 128), and Wheeler Boulevard (Highway 15), known as the "North End" has been a consistent growth area for the city over the past several years. There are bottlenecks in the current road network and additional future development is approved or anticipated. The study reviewed existing traffic operations and forecast future traffic operations as well as looked at potential non-auto demand for new active transportation facilities and transit service. The draft study recommendations identified three (3) major road network improvements, as well as several smaller improvements that are needed to address current and future vehicular travel demand.

The study was funded in part by the New Brunswick Department of Transportation and Infrastructure (NBDTI) and several of the anticipated improvements involve NBDTI highways. The study is currently looking at alternative road network options to satisfy NBDTI and is consulting with landowners who would be highly impacted by the potential major transportation improvements.

The study is anticipated to be presented for Council approval in fall 2025.

Preliminary Key Takeaways (subject to Council approval)

- → Major road network improvements will be required to support growth in the North End. Development Charges and funding partnerships will be needed to fund these major projects.
- → Increased transit service will be needed including new routes and increased service on existing routes.
- → Active transportation improvements will be needed, including a major crossing of Wheeler Boulevard (Highway 15).

2.5.4. Elmwood Drive and McLaughlin Drive Corridor Review (In-Progress)

Due to growth in the Elmwood Drive and McLaughlin Drive areas, and increased congestion along these streets, an extensive corridor review was completed by the City of Moncton and is awaiting Council approval. The objectives of the study were to:

- → Assess changes in vehicle traffic flows;
- → Identify operational deficiencies at key intersections; and
- → Plan for future transportation network improvements including new cycling facilities, new or improved pedestrian crossings, and public transit service improvements.

Other key considerations included existing right-of-ways and the built environment, implementation of the Active Transportation Plan, transit service, landscaping / streetscape design, pedestrian facilities, traffic calming, sight lines at intersections, and signage. The future scenarios considered included a high-level of greenfield growth reflecting recently approved Urban Boundary Expansions along Elmwood Drive. Since the analysis for the study, additional growth may be contemplated.

The study has recently completed public engagement and is expected to be presented for Council approval in fall 2025.

Preliminary Key Takeaways (subject to Council approval)

- → A series of short-term, medium-term, and long-term improvements are recommended at an estimated cost of $40 M not including land acquisition, a major interchange at McLaughlin Drive / TransCanada Highway, or transit improvements. Development Charges and funding partnerships will be needed to fund the major improvements.
- → Development and redevelopment along Elmwood Drive and McLaughlin Drive needs to include a setback to accommodate the future desired multi-modal arterial cross-section.
- → Urban Boundary expansions along Elmwood Drive and McLaughlin Drive are expected to increase pressure on these corridors.
- → Additional road connections through the Vision Lands are recommended in the short-term and medium-term to relieve pressure to McLaughlin Drive.

2.5.5. St. George Street Improvement Plan (In-Progress)

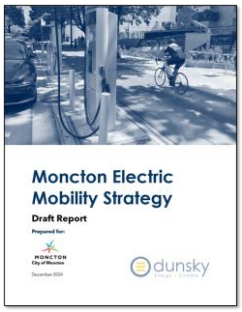
The City of Moncton is currently undertaking an improvement plan for St. George Street. St. George Street has long served as a central corridor in Moncton, offering a mix of commercial and residential properties that contribute to the city's social and economic vitality. The Plan aims to transform the 1.9 km stretch of St. George Street, from Vaughan Harvey Boulevard to King Street, into a vibrant, pedestrian-friendly, and active transportation corridor.

Building on previous planning initiatives, the 2008 Concept Plan, 2013 Improvement Plan, and recommendations from the City of Moncton's Active Transportation Plan, the Plan will envision a multi-year revitalization strategy that enhances the streetscape, supports local businesses, and prioritizes safe and accessible movement for all users. With planned underground infrastructure replacements underway, this is a timely opportunity to reimagine St. George Street as a dynamic hub that balances the need of residents, businesses, and visitors while reducing reliance on private vehicles and promoting sustainable mobility.

Key Takeaways

It will be important to incorporate recommendations that emerge through the St. George Street Improvement Plan into the Municipal Plan update.

2.5.6. Electric Mobility Strategy (2025)



The Electric Mobility Strategy was developed in 2024 to implement direction from the Community Energy and Emissions Plan. The goal was to assess how the city could best support and encourage uptake of electric mobility technologies to reduce the greenhouse-gas emissions currently produced by internal-combustion road vehicles.

The resulting strategy addressed both electric vehicles or EVs (that is, battery-electric and plug-in hybrid cars and trucks) and electric micromobility devices such as e-scooters, e-bikes and hoverboards.

The study noted that the EV fleet in New Brunswick has nearly doubled each year since 2021, and projects that EV uptake will continue to increase even without the government subsidies and incentives that have been offered in the past. It also confirms that electric vehicles offer significant (up to 75-80%) GHG reductions compared to comparable ICE vehicles, even taking into account the upstream emissions from the current electricity grid.

Meanwhile, the main challenges facing electric micromobility uptake largely echo those of active transportation, with a lack of safe and well-designed routes and of end-of-trip (parking) facilities noted as the three main barriers to uptake.

Key Takeaways

Some of the key takeaways from the Plan that should be considered during the Municipal Plan and Zoning By-Law Review include:

- → Parking requirements should include EV-ready parking spaces in new developments, particularly in the parking facilities associated with multiple-unit dwellings and commercial and industrial developments. Similarly, requirements for e-bike and e-cargo-bike parking spaces in new developments should be considered.
- → Although they do offer meaningful GHG reductions compared to conventional cars and trucks, the emergence of EVs should not be taken as a reason to perpetuate sprawl and car-dependent development. The biggest GHG reductions come from reducing the need for car travel altogether, and the other economic, social, urban design, equity and health benefits of doing so remain just as compelling regardless of what the cars run on.

→ The Strategy emphasizes the calls in the Active Transportation Plan to implement complete streets, with safe and convenient infrastructure aimed at cyclists, pedestrians, and e-micromobility users.

2.6. Recreation

The following sections provide a summary of the existing recreation plans for the City of Moncton and the Riverfront. Each sub-section identifies key takeaways to consider during the Municipal Plan and Zoning By-law Review.

2.6.1. A Vision for Moncton's Riverfront (2016)



A Vision for Moncton's Riverfront lays out a comprehensive vision for the Petitcodiac Riverfront in the City of Moncton. The Vision seeks to preserve the riverfront's heritage and natural appeal, improve public access and safety, identify issues, opportunities, and potential impacts, protect infrastructure, and promote tourism. Since 1989, the City of Moncton has sought to improve the decaying industrial riverfront's quality and access, with the construction of a pedestrian bridge, a boardwalk, and Bore Park. The riverfront experiences significant tidal changes due to its location just upstream of the Bay of Fundy, making flood protection a particular priority. The vision includes four distinct riverfront areas: the Historic Wharf District (A), two Activity Zones (B and C), and a renaturalized former Landfill Site (D). The vision seeks to improve access and connectivity to the park, within the park, and to all city neighbourhoods and neighbouring communities. The Vision provides 15 key recommendations for achieving the stated goals. As of 2025, the City of Moncton is in the process of developing a new Riverfront Master Plan.

Key Takeaways

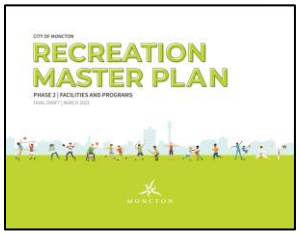
While the City of Moncton is currently undertaking a Riverfront Master Plan that began in 2024, there still are a number of relevant recommendations from "A Vision for Moncton's Riverfront" which should be considered during the Municipal Plan and Zoning By-law Review, these include:

→ **Climate Change Adaptation and Flood Management**: Implementing strategies to address climate change impacts and manage flood risks along the riverfront.

→ **Showcasing the Tidal Bore**: Developing amenities and features that highlight the tidal bore phenomenon to attract tourists.

- → **Utilizing Municipal Buildings**: Exploring ways municipal buildings can support and promote the riverfront, potentially through community spaces or services that draw people to the area.
- → **Visual and Pedestrian Connections**: Improving visual and pedestrian access to the riverfront to create a more inviting and accessible environment for residents and visitors.
- → **Design Guidelines**: Implementing design guidelines for properties fronting along the river to ensure new developments are oriented towards both the street and river, with consideration for public access, building design, and the integration of mixed-use spaces on the ground floor to enhance community interaction and connectivity to the Park.

2.6.2. Recreation Master Plan – Phase 2 (2022)



The City of Moncton's Recreation Master Plan – Phase 2 seeks to evaluate the existing recreational facilities and programming in the city and provides a growth framework for recreational investment to 2032. The Plan includes an inventory of existing recreational facilities of all types, as well as targets for per-capita provision of facilities including sports fields, courts, skate parks, and indoor facilities. The Plan includes 92 "Big Ideas" for Moncton, summarized in eight (8) guiding principles:

- → Encourage Active Living
- → Supporting Inclusion and Access
- → Create Connections Between People and Nature
- → Foster Supportive Environments
- → Increase Recreation Capacity
- → Continue to Participate in a City-Tricommunity Model
- → Delivering at the Community Level
- → Leading Administration

Key Takeaways

The Recreation Master Plan – Phase 2 identifies several actions to encourage healthy, active lifestyles and promote access to facilities and recreation programming in Moncton. The following considerations should be incorporated into the Municipal Plan and Zoning By-law Review:

- → **Growth and Development Alignment**: Provision of parks, open spaces, and recreational facilities should be aligned with anticipated population growth and emerging urban developments. Proactive planning is essential to meet the evolving needs of a growing and diversifying community.
- → **Integration of Parks and Trails**: A priority is placed on enhancing connectivity between parks, trails, and neighbourhoods to promote active transportation and enhance overall community connectivity.
- → **Future Funding**: As the city continues to expand and infill at a rapid rate, the expansion of development charges should be explored to include the collection of revenues for community-level parks and facilities.

2.7. Heritage, Cultural and Social Well-being

The following sections provide an overview of various plans, strategies and By-law relevant to heritage, cultural and social well-being in the City of Moncton. Each sub-section identifies key takeaways to consider during the Municipal Plan and Zoning By-law Review.

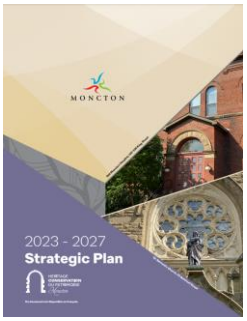
2.7.1. Heritage Conservation By-law (2016)

The City's Heritage Conservation By-law establishes specific Heritage Conservation areas in locations across the city. For development proposed in a Heritage Conservation area, no permit can be issued unless the proposed development is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and any additional requirements noted in the By-law. The By-law details requirements for applying for a permit, conditions for the issuance of a permit by the Board, and direction for existing buildings and structures, development involving new construction, painting, signage, and demolition, removal, or relocation of buildings and structures.

Key Takeaways

It will be important to acknowledge heritage conversation policies and specific Conservation areas in the Municipal Plan and supporting Schedules.

2.7.2. Heritage Conservation Board Strategic Plan (2023)

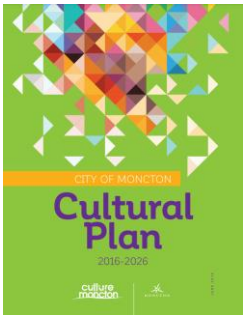


The Heritage Conservation Board Strategic Plan (2023-2027) identifies priorities and outcomes for the conservation of built-heritage assets and seeks to provide guidance and direction on heritage conservation in the city. It recognizes the centrality of community support and plans to offer and promote opportunities for community involvement in preserving built and natural heritage in the city. The Plan seeks to increase community awareness of heritage conservation, safeguard heritage conservation assets, foster partnerships for the betterment of heritage conservation, facilitate the sustainable governance of heritage conservation, and emphasize the prevalence and importance of conservation in Downtown Moncton.

Key Takeaways

It will be important to ensure that heritage conservation goals and objectives are reflected in the review and update of the Municipal Plan.

2.7.3. Cultural Plan (2016)

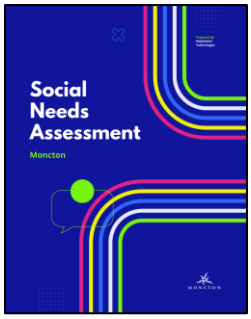


The City of Moncton's Cultural Plan is a collaborative document designed by the city, local cultural organizations, artists, business leaders, community organizations, and residents. The Plan seeks to serve as a guide for all aspects of cultural planning through to 2026, ensuring that a cultural lens is applied on all aspects of municipal programs and services. The Plan is guided by the principles of sustainability, fiscal responsibility, community collaboration, integrated planning, accessibility and inclusion, and diversity. The Plan identifies culture as an economic driver, an expression of diversity and inclusiveness, and a catalyst for societal change.

Key Takeaways

The Plan emphasizes the importance of integrating cultural infrastructure, such as art spaces and performance venues, into urban planning through appropriate zoning. It highlights the need for equitable access to cultural opportunities, especially for marginalized groups and First Nation Rightsholders, and encourages the inclusion of cultural priorities in land use policies. It will be important to apply a cultural lens to municipal planning and decision making in the review and update of the Municipal Plan.

2.7.4. Social Needs Assessment (2023)



Moncton's Social Needs Assessment is a comprehensive analysis of the unique social challenges faced by various segments of the city's population. The assessment serves as the foundation for "Better, Together: Moncton's Social Inclusion Plan", described in the next section. The purpose of the needs assessment is to provide a detailed overview of Moncton's current social landscape. Through the collection and analysis of both quantitative data and community input, the needs assessment identifies the unique challenges faced by various segments of the population and informs the development of targeted interventions and social infrastructure planning.

Key Takeaways

Some of the key findings from the assessment that will have implications for the Municipal Plan and Zoning By-law Review include:

- → Diversification of housing options to increase affordable and rental housing options and better meet the needs of residents.
- → Availability and accessibility for transit options for residents, especially the disparity between the inner city and outskirts.
- → Consideration of the unique needs of residents from newcomers to students and older residents as the population ages, regarding housing, transportation access, cultural opportunities, employment, and community and supportive services

2.7.5. Moncton's Social Inclusion Plan (2023-2027)



Moncton's Social Inclusion Plan commits to "a future where everyone belongs, thrives, and contributes." Recognizing that income disparities, an aging population, housing affordability, and mental health challenges have posed challenges to creating a truly inclusive city, the Social Inclusion Plan seeks to address Moncton's most pressing social issues through specific actions and desired outcomes. The Plan celebrates Moncton's rapid growth, burgeoning diversity, and regional importance as a hub community within Atlantic Canada. It seeks to break down barriers between communities within the city and ensure equitable outcomes for all residents. This Plan positions Moncton as a model for social inclusion that other communities can aspire to achieve.

The Plan recognizes an array of challenges facing the city, including a lower labour force participation rate, persistent poverty, spatial concentrations of social exclusion and marginalization, mental and physical health challenges, housing unaffordability, inaccessibility, and limited transit availability. The Plan is organized into 16 foundational pillars seeking to address these challenges, including (but not limited to) anti-racism, diversity and cultural inclusivity, economic inclusion, food security and nutrition, housing affordability and quality, older adult support and engagement, reconciliation and indigenous rights, and transportation and mobility.

Key Takeaways

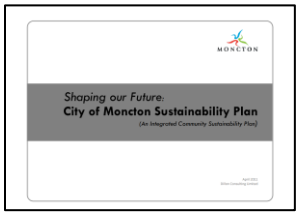
The Moncton Social Inclusion Plan outlines key strategies to promote equity and inclusion across the city. The following considerations should be incorporated into the Municipal Plan and Zoning By-law Review:

- → **Support for Diverse Communities**: Implement policies that recognize and support the cultural diversity of the city, providing resources and opportunities for marginalized communities.
- → **Affordable Housing**: Implement zoning regulations that support the development of a variety of affordable housing types to ensure equitable access for all income levels.
- → **Accessibility Standards**: Establish policies requiring all new public spaces and facilities to meet accessibility standards, ensuring they are fully inclusive for individuals with disabilities.
- → **Equitable Transportation**: Implement policies that promote equitable access to transportation infrastructure, ensuring all residents, including those with mobility challenges, can access essential services.

2.8. Community Resilience

The following sections provide an overview of the city's plans and strategies related to climate change, community resilience, and sustainability. Each sub-section identifies key takeaways to consider during the Municipal Plan and Zoning By-law Review.

2.8.1. City of Moncton Sustainability Plan (2011)



The City of Moncton Sustainability Plan is a City-initiated integrated community sustainability plan detailing how Moncton will achieve its sustainability goals. It includes a series of goals which target sustainability improvements across the social, cultural, governance, and economic aspects of the city. The Plan is organized under a unifying

vision, with five objectives, 24 goals, and a large range of indicators and actions for implementation.

The vision of this plan, entitled “Shaping our Future” states that “Moncton is a green, healthy, vibrant, prosperous and engaged community where we proudly choose to live within the limits of the natural, social and built systems on which we depend. What we achieve locally provides inspiration globally because we lead by example and embrace innovation.”

The Objectives, framed as statements, are as follows:

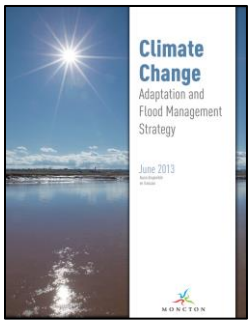
- A) “Moncton is a green community,”
- B) “Moncton is a healthy community,”
- C) “Moncton is a vibrant community,”
- D) “Moncton is a prosperous community,” and
- E) “Moncton is an engaged community.”

Key Takeaways

Some of the key takeaways from the Plan that should be considered during the Municipal Plan and Zoning By-law Review include:

- Encourage compact, mixed-use development to reduce greenhouse gas emissions, support sustainable transportation, and use infrastructure more efficiently.
- Protect and enhance natural assets, such as wetlands, tree canopy, and waterways to improve climate resilience and protect biodiversity.
- Support low-carbon transportation options by prioritizing active transportation networks, public transit, and walkable communities.
- Integrate climate adaptation and energy efficiency into land use and infrastructure planning to prepare for extreme weather and reduce long-term environmental impacts.

2.8.2. Climate Change Adaptation and Flood Mitigation Strategy (2013)



The Climate Change Adaptation and Flood Mitigation Strategy (2013) takes a risk management approach to climate change adaptation. This Plan seeks to better understand the risks to municipal services, infrastructure, facilities, and assets as a result of climate change. This plan also seeks to identify the social, cultural, economic, and environmental impacts of climate change. Flood risk was identified as Moncton's primary climate vulnerability, but heatwaves, coldwaves, drought, forest fires, ice storms, and severe winter storms also pose risks to the city. This plan further identifies a range of climate change adaptation and mitigation measures.

The City of Moncton is currently updating the Climate Change Adaptation Plan, and it is anticipated to be presented to Council in August 2025. Updates to the flood mapping is anticipated to be completed separately as a future project. **Key Takeaways**

The Strategy identifies Municipal Plan policy and zoning regulation as important tools to guide future land use decisions in flood-prone areas. It emphasizes the need to limit new development in high-risk flood zones, incorporate updated floodplain mapping and sea level rise projections into planning decisions, and encourage climate-resilient design in areas of moderate risk. The Strategy also highlights the value of protecting and restoring natural systems, such as wetlands and riparian areas, that serve as critical buffers during extreme weather events and help reduce long-term flood vulnerability.

2.8.3. Naturalized Stormwater Management Guidelines (2015)



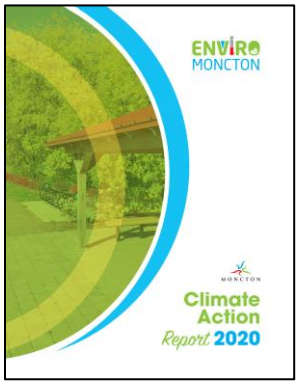
The City of Moncton Naturalized Stormwater Management Guidelines (2015) establishes best practices, guidelines, and standards for stormwater management that are tailored to Moncton's unique geographic and environmental context. It seeks to minimize the risk posed by floods through flood-conscious pre-development review, protecting existing bodies of water and wetlands that will absorb stormwater, develop sustainable integrated stormwater management systems, and enhance public spaces.

Key Takeaways

Naturalized stormwater management plays an increasingly important role in how cities respond to climate change, protect ecosystems, and manage growth. Moncton's guidelines support this shift and offer important considerations for the Municipal Plan and Zoning By-law Review, including:

- → Supporting naturalization and low-impact development techniques such as bioswales, rain gardens, and vegetated buffers, as sustainable stormwater management solutions.
- → Recognizing and protecting natural hydrological features like wetlands, floodplains, and riparian areas as integral components of stormwater infrastructure.
- → Integrating green infrastructure into site design and development standards to reduce runoff, improve water quality, and enhance ecological function.
- → Advancing climate resilience and sustainability goals by managing stormwater in ways that mimic natural systems, reduce long-term infrastructure costs, and improve urban livability.

2.8.4. Climate Action Report (2020)



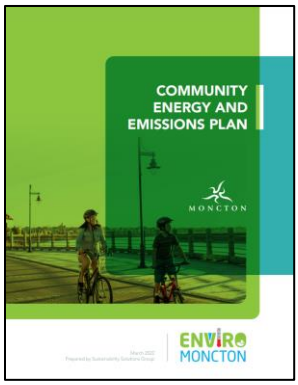
The City of Moncton declared a climate emergency in 2019, joining nearly 500 jurisdictions in Canada and 1,750 around the world. The Climate Action Report (2020) is a part of the city's climate action response.

In New Brunswick and in Moncton, climate change is evident in increases in extreme heat days and precipitation levels, as well as more droughts, more intense winter storms, and larger storm surges—a particular concern for the tricommunities area that is built along the Petitcodiac River. The Plan states that Moncton will work to reduce its Greenhouse Gas (GHG) emissions through monitoring and reporting corporate and community GHG emissions. Identified actions the city will take to reduce GHG emissions include promoting energy-efficient building and retrofits, increasing transit ridership and active transportation, reducing and greening the municipal vehicle fleet, and making climate-oriented changes to waste management, among other measures.

Key Takeaways

The Climate Action Report outlines Moncton's progress toward reducing greenhouse gas emissions and advancing local climate initiatives. It reinforces the importance of aligning land use, transportation, and infrastructure planning with the city's climate goals. Key themes relevant to the Municipal Plan and Zoning By-law Review include the need to support compact, low-carbon development patterns, expand sustainable transportation options, and increase efficiency in buildings. The report also highlights the role of policy leadership in embedding climate actions across all municipal decisions, including growth management and development regulations.

2.8.5. Community Energy and Emissions Plan (2022)



The City of Moncton's Community Energy and Emissions Plan (2022) delineates the city's emissions reduction goals towards carbon neutrality by 2050. In order to become carbon neutral by 2050, the Plan outlines fundamental changes in five broad categories:

- → Urban Form, Buildings, and Industry
- → Energy
- → Transportation
- → Waste
- → Negative Emissions and Resilience

To achieve the identified actions in the Plan, it is estimated that an annual investment of $167.8 million would be required. Funding will need to come from sources including all levels of government, the Federation of Canadian Municipalities, the Canadian Infrastructure Bank, and private enterprise.

Key Takeaways

Several of the Plan's identified actions are directly relevant to the Municipal Plan and Zoning By-law Review and will be considered through the update. These generally include:

- → Promoting compact, complete, and transit-oriented development to reduce vehicle dependency and support low-carbon transportation modes such as walking, cycling, and public transit.
- → Supporting energy-efficient building and renewable energy integration through land use policy, infill development, and zoning that enables green building technologies and solar-ready construction.
- → Aligning growth management and infrastructure planning with Moncton's greenhouse gas reduction targets, including emissions from transportation, buildings, and waste. This will help the city move toward its goal of becoming a net-zero community.

PLAN MONCTON

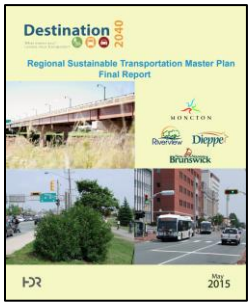
REGIONAL



3.1. Introduction

This section provides summaries and key takeaways from regionally focused background documents that are relevant to the Municipal Plan and Zoning By-Law Review.

3.2. Destination 2040 – Regional Sustainable Transportation Master Plan (2015)



The Destination 2040 – Regional Sustainable Transportation Plan is a coordinated plan for the Tricommunity (City of Moncton, City of Dieppe, and Town of Riverview) that will direct the development of a multi-modal transportation network. Its goals are to promote sustainable development, protect the natural environment, promote economic vitality and healthy communities, and provide safe, affordable, and efficient transportation for people and goods. Destination 2040 envisions a mixed-use transportation network that links all uses to one another, a pedestrian-oriented urban environment, an interconnected, multimodal transportation system, and a lower regional carbon footprint achieved through a transition away from single-occupancy vehicle modes of transportation.

Destination 2040 seeks to build a transportation network that is safe and accessible for all to use. It calls for mixed use, transit supportive development along key arteries alongside complete streets treatments. The downtowns of each municipality in the Tricommunity should be connected to one another and their surrounding areas with pedestrian and cycling routes. The Region should be connected by integrated trail, transit, cycling, and road networks without discontinuities at municipal borders. Gaps in the cycling network should be addressed, and a third river crossing connecting Riverview and Dieppe should bridge a major connectivity gap. Transit priority measures should be considered at key locations identified in the study.

Key Takeaways

Destination 2040 provides a long-range vision for a more connected, accessible, and sustainable transportation system across the Greater Moncton Region. Several of its priorities align directly with land use planning and will be considered through the Municipal Plan and Zoning By-law Review, including:

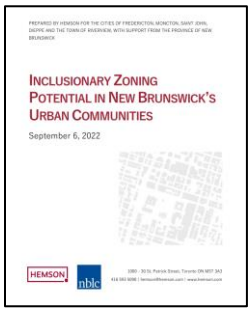
- → Promoting transit-oriented development around key corridors and nodes to improve transit access and support high-density, mixed-use areas.
- → Prioritizing active transportation networks by creating safe, continuous, and accessible routes for walking, cycling, and other forms of micromobility.

- → Integrating land use and transportation planning to support compact, complete communities and reduce dependence on personal vehicles.

Additionally, specific actions for Moncton were identified, including:

- → Prioritizing complete streets treatment for parts of Mountain Road.
- → Eliminating gaps in the trail and cycling networks between downtown Moncton and Université de Moncton.
- → Ensure seamless integration of trail, transit, cycling, road, and truck networks across Moncton, Dieppe, and Riverview, eliminating any discontinuities at municipal borders or within the municipalities.

3.3. Inclusionary Zoning Potential in New Brunswick's Urban Communities (2022)



An Inclusionary Zoning Report was prepared for the cities of Fredericton, Moncton, Saint John, Dieppe, and the Town of Riverview in collaboration with the Province of New Brunswick in September 2022. The intention of this Report was to provide an overview of inclusionary zoning as a policy tool, and a preliminary assessment of applying it to New Brunswick's major urban areas.

The report reviewed Moncton as a CMA (Census Metropolitan Area) and recognizes Moncton has experienced an increased trend of intensification while the demand for high-density projects has remained modest. The findings of the report indicated that despite the increasing housing starts, the upper limit on demand in the price and quantity of housing prevents land values from increasing. Therefore, costs arising through the use of inclusionary zoning could impact Moncton's supply of new market housing, working against planning objectives. Report findings identified considerations for the Greater Moncton Region, which include but are not limited to:

- → Policy to target a shallow depth of affordability and a low set-aside rate.
- → Policy to provide strong offsets and subsidies to help maintain the supply of new housing.
- → Policy to mandate on-site constructed units, rather than cash-in-lieu or land dedications-in-lieu.

The Report concluded that overall, inclusionary zoning was considered to have relatively limited potential in New Brunswick, with the primary issues being related to limited pressure on land supply, and therefore the limited demand for added density. As land values are comparatively

low, landowners and / or developers have limited capacity to fund the affordable housing through inclusionary zoning without significant offsets.

Key Takeaways

As part of the Municipal Plan and Zoning By-law Review and update, an additional report will be prepared to determine the costs and benefits of utilizing inclusionary zoning or density bonus criteria as regulatory tools in the development process to create additional housing units.

3.4. Greater Moncton Immigration Strategy (2020-2024)



In 2020, the Greater Moncton Immigration Strategy (2020-2024) was prepared for the Cities of Moncton and Dieppe along with the Town of Riverview. The intention of the Strategy is to build on the community's first 5-year immigration strategy (2014-2018) and includes a vision, objectives and targets to advance immigration in Greater Moncton Region.

The Strategy outlines the **vision** for Greater Moncton being **"Greater Moncton is among the most attractive and inclusive places for newcomers in Canada."**

The Strategy also sets specific targets regarding:

- → Annual immigrants settling in Greater Moncton Region: 1,450 in 2018 (actual); minimum 1,900 by 2020; and 2,700 by 2024 - with a stretch goal of 2,300 by 2020 and 3,500 by 2024.
- → Francophone immigration: 33% of the total.
- → International students: Double enrolment in Greater Moncton Region post-secondary education institutions by 2024 (from baseline of 1,500). This includes public and private universities and colleges.
- → Immigrant retention: One-year retention rate of 85%. Five-year retention of 75%.
- → Performance indicators: Each action item developed by the Greater Moncton Local Immigration Partnership (GMLIP) and its partners will have a specific performance indicator (or indicators) to help measure progress.

Key Takeaways

- → Immigration is a key driver of population growth in Greater Moncton and is essential to meeting workforce and demographic needs.
- → Newcomer retention is linked to housing, access to services, and a sense of belonging. The Municipal Plan should prioritize affordable, diverse housing, inclusive public spaces, and accessibility to services.
- → Settlement and integration require coordinated planning between municipalities, service providers, and employers. Land use decisions should support proximity to employment, childcare, transit, and services.
- → Newcomers rely heavily on public transit, walking, and cycling, especially in early settlement. The Municipal Plan should support transit-oriented development and connected mobility options.
- → Immigration trends and settlement patterns span Moncton, Dieppe and Riverview. The Municipal Plan should support regional collaboration to align land use, transportation, housing, and economic strategies.

3.5. Greater Moncton and Southeast Reginal Commission Visitor Economy Master Plan (2019-2025)


Greater Moncton and Southeast Regional Commission
Visitor Economy Master Plan
2019-2025

In 2018, the City and Southeast Regional Services Commission (SERSC) jointly prepared a Tourism Master Plan. The Plan provides a 5-year framework (2019-2025) with recommendations to facilitate growth opportunities for tourism in the region. Through research and engagement with key organizations and partners, seven recommendations were prepared:

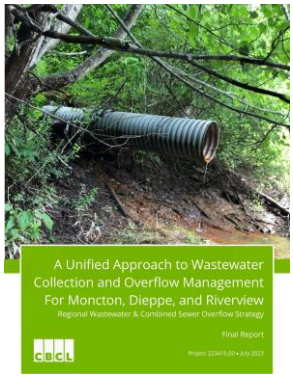
1. Establish an independent Destination Marketing Organization and Funding Mechanism
2. Create a strong Partnerships strategy to build on Alliances
3. Develop a Destination Brande Development and Market Positioning strategy
4. Create a Visitor Experience Design and Product Development strategy
5. Develop a Tourism Assets and Infrastructure Growth strategy
6. Work with partners on a Transportation Channels strategy
7. Produce a tactical, measurable Destination Strategy Plan

Each recommendation included several implementation initiatives with the last recommendation identified as a priority.

Key Takeaways

While the timeframe of the Master Plan is targeted to 2025, the Plan highlights the importance of regional collaboration and value of tourism as an economic sector in Moncton and the broader region. Including policy directions related to intermunicipal relationships and cooperation, infrastructure and public realm improvements that support tourism and related businesses will be a consideration as part of the Municipal Plan and Zoning By-Law Review.

3.6. Regional Wastewater and Combined Sewer Overflow Strategy (2023)



The TransAqua wastewater collection and treatment system was constructed over the past 30 years to collect and treat wastewater generated in the municipalities of Moncton, Dieppe, and Riverview. In Moncton, approximately a third of the sewershed is serviced by a combined sewer system. Connections to the TransAqua collection system are made downstream of these combined systems and overflow structures are provided for hydraulic relief.

In 2015, the New Brunswick Department of Environment and Local Government created the Combined Sewer Overflow and Sanitary Sewer Overflow Guidelines. TransAqua and the municipalities of Moncton, Dieppe and Riverview have been working towards complying with these guidelines. The study titled 'Regional Wastewater and Combined Sewer Overflow Strategy' was undertaken by TransAqua, Moncton, Dieppe and Riverview and outlines a comprehensive long-term strategy to comply with the guidelines and progressive steps towards a compliant, resilient, and efficient collection system.

The scope of the study included a review of existing conditions, population growth expectations, projected long-term wastewater flows and the development of a sewer system model and a 10-year prioritization strategy including upgrades and design concepts for long-term sewer management.

Key Takeaways

Resulting priorities specific to the City of Moncton include sewer separation projects, maintaining the Urban Boundary, investing in smart sewers, and completing the Halls Creek trunk sewer and combined sewer treatment projects.

PLAN MONCTON

PROVINCIAL





4.1. Introduction

The following section provides an overview of the core provincial legislative requirements that need to be addressed and considered in the Municipal Plan and Zoning By-Law Review.

4.2. Community Planning Act

In New Brunswick, the roles of the Province and municipalities in land use planning are defined under the *Community Planning Act* (SNB 2017, c19). The Province establishes legislative framework and broad policy direction to ensure that planning across the province aligns with long-term goals such as sustainable growth, infrastructure coordination, and environmental stewardship. Municipalities operate within this framework, adopting municipal plans, zoning by-laws, and subdivision by-laws to guide local development in response to community needs and priorities. While municipalities are given authority to manage day-to-day planning matters, the Province retains an important oversight role. Under the *Community Planning Act*, provincial approval is required for certain planning documents and amendments, and in some cases, the Minister has the authority to modify, refuse, or overturn municipal decisions if they are inconsistent with provincial policy or the public interest. This structure creates a balance between local autonomy and provincial oversight, ensuring that community planning decisions serve both municipal needs and broader provincial objectives.

The *Community Planning Act* requires municipalities to prepare a Municipal Plan for approval by the Minister. It also describes how a Municipal Plan shall be prepared or amended, including the information and policy directions that shall be contained in the plan. As described in the *Community Planning Act* (subsection 24(5)) Municipal Plans must include policy statements or direction related to:

- the development and use of land in the municipality;
- the conservation and improvement of the physical environment;
- climate change adaptation and mitigation;
- the control and abatement of all forms of pollution of the natural environment;
- the development of communication, utility and transportation systems;
- the reservation and projected use of land for municipal purposes;
- the provision of municipal services and facilities, including
    - sewage collection, treatment and disposal,
    - water supply and distribution,
    - solid waste disposal,

- educational and cultural institutions,
- recreational facilities, parks, playgrounds and other public open spaces,
- fire and police facilities,
- cemeteries and crematoria,
- urban renewal,
- housing,
- preservation of buildings and sites of historical interest, and
- facilities for the provision of health and social services.

→ housing, including affordable housing and rental housing;

→ the co-ordination of programs of the Council relating to the economic, social and physical development of the municipality;

→ any other matter that is, in the opinion of the Council, advisable for the implementation of policies referred to in the plan;

→ a description of the measures to be taken in order to implement the plan; and

→ a five-year capital budget for the physical development of the municipality.

Following the adoption of a municipal plan, municipalities are required to proceed with drafting a Zoning By-law within 1-2 years, which also must comply with the provisions of the *Community Planning Act*. The *Community Planning Act* includes direction on specific regulations that must be included in a zoning by-law, including dividing the municipality into zones, prescribe the purposes for which land, buildings and structures in a zone may be used and prohibit the use of land, buildings and structures for any other purpose. Additionally, zoning by-laws may include, but are not limited to, regulations to:

→ Establish standards for the size, height, number of storeys, and spacing of buildings and structures;

→ Set minimum lot sizes and dimensions, as well as requirements for open space, parks, and landscaping;

→ Regulate the number of buildings or dwelling units per unit area;

→ Prohibit development on sites deemed unsuitable due to factors like marshy conditions, flooding risks, or steep topography;

→ Designate specific land uses as subject to special conditions or standards outlined in the by-law; and

→ Provide for inclusionary zoning, subject to and in accordance with the regulations, including authorizing the Council to enter into agreements.

Key Takeaways

The updated Municipal Plan and Zoning By-Law will need to be in compliance with the regulations of the *Community Planning Act*.

4.2.1. Statements of Public Interest

The Statement of Public Interest (SPI) Regulation was developed under the *Community Planning Act* as part of a local governance reform process. The intent of the Statements of Public Interest is to identify land use planning priorities and to also align provincial and local land use planning across the province. SPIs are implemented through municipal plans and zoning by-laws. They are intended to be aspirational and represent minimum standards, which provide flexibility in how local governments incorporate the statements into their respective plans and decision-making processes. There are five SPIs, as introduced in October 2023.

1. **Settlement Patterns** – Promote settlement patterns that contribute to the well-being of the residents of the province, minimize impacts on the environment, and support vibrant rural and urban economies.
2. **Agriculture** – Promote the agriculture, fishery, and aquaculture sectors and the production of food in the Province.
3. **Climate Change** – Engage in processes of climate change mitigation and climate change adaptation.
4. **Flood and Natural Hazard Areas** – Manage development in these areas to increase health and safety and limit social, environmental, and economic costs to the Province, local governments, and residents of the Province.
5. **Natural Resources** – Protect natural resource development areas and environmentally sensitive areas for present and future generations while fostering a more consistent and predictable regulatory environment.

It's important to note that no one statement takes precedence over the other and the statements do not necessarily apply to all areas (lands) in a municipality. For example, if the lands in question do not have a flood risk, the Flood and Natural Hazard Areas SPI would not apply.



Key Takeaways

The SPIs will be incorporated into the updated Municipal Plan and Zoning By-law, and the extent of how they will be incorporated will evolve through the review process and be informed by feedback collected from the broader community.

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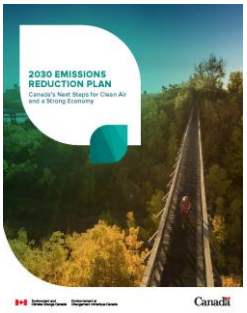
FEDERAL



5.1. Introduction

In recent years, the Government of Canada has prepared several national strategies and initiatives related to climate adaptation, housing, transportation, arts and culture, and reconciliation. While national in focus, many of these strategies have implications for municipal governments and local communities. In addition, these strategies are often accompanied by funding opportunities municipalities can access to support local initiatives such as housing development, transportation and municipal infrastructure. This section provides a summary of the key strategies that are most relevant to the City of Moncton. Through the Municipal Plan and Zoning By-Law Review policy and regulations that align with national priorities will be considered if appropriate.

5.2. Canada's 2030 Emissions Reduction Plan: Clean Air, Strong Economy



The national climate action plan outlines the federal government's strategy to reduce GHG emissions by 40-45% below 2005 levels by 2030 and achieve net-zero emissions by 2050. Key actions in the plan include:

→ Phasing out coal-fired electricity and investing in renewable energy;

→ Promoting electric vehicle adoption and expanding public transit infrastructure;

→ Increasing energy efficiency in homes and commercial buildings;

→ Maintaining a nationwide carbon pricing system to incentivize emission reductions; and

→ Protecting forests, wetlands, and natural carbon sinks.

Municipal planning can align local efforts with the priorities of the national plan by developing policies that support walkable, complete communities, expand public transit, and enhance biking and pedestrian infrastructure, all of which help reduce car use and lower emissions.

Key Takeaways

Municipalities can adopt green building standards and promote energy-efficient upgrades for homes and businesses. Where appropriate and feasible, by aligning its plans with national priorities, Moncton can access federal funding programs like the Green Municipal Fund which provides financial resources to municipalities to support projects such as the development of sustainable affordable housing, climate adaptation, and electrifying transit fleets and the Low

Carbon Economy Fund, which provides finding to projects that reduce greenhouse gas emissions, to support innovative and impactful local projects.

5.3. Canada's National Housing Strategy

The National Housing Strategy (NHS) is a 10-year, $82 billion plan aimed at ensuring all Canadians have access to safe, affordable, and appropriate housing. Released in 2017, it focuses on reducing homelessness, increasing the supply of affordable housing, and improving housing conditions for vulnerable populations, including low-income families, seniors, Indigenous communities, and people with disabilities. Some key goals include:

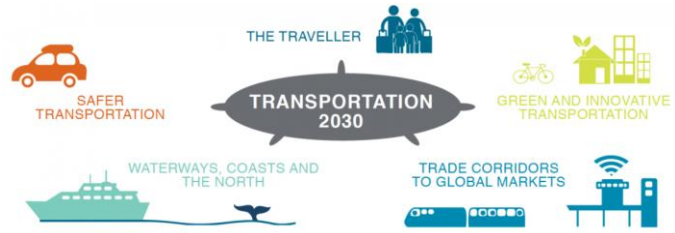
- → Reducing chronic homelessness by 50% by 2027-2028.
- → Creating 160,000 new affordable housing units and repairing / adapting 300,000 existing units.
- → Providing 300,000 households with financial support for rent.
- → Removing 530,000 households from housing need by improving affordability and accessibility.
- → Prioritizing projects that benefit the most vulnerable populations, including women and children fleeing domestic violence, seniors, people with disabilities, Indigenous Peoples, and people experiencing homelessness.

The NHS also emphasizes partnerships between all levels of government (federal, provincial, municipal), as well as private and non-profit sectors. By creating opportunities for municipalities and other sectors to partner and access funding, the strategy helps support housing development in Moncton.

Key Takeaways

The Municipal Plan and Zoning By-Law play a key role in housing affordability by including policies and regulations to enable the development of a diverse range of housing options.

5.4. Transportation 2030



Transportation 2030 is the Federal Government's strategic plan to provide a national transportation system that focuses on safety, environmental sustainability, and economic growth. The plan is built around five key themes:

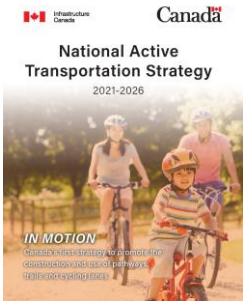
- → Improving the traveller experience
- → Enhancing safety
- → Promoting green and innovative transportation systems
- → Considering the unique needs of waterways, coasts, and northern communities
- → Improving trade corridors to global markets

It aims to provide Canadians with better travel options, improved passenger rights, and increased accessibility, while ensuring safety through updated regulations, infrastructure improvements, and considering environmental impacts. The plan also prioritizes investment in transportation infrastructure in remote and coastal areas to support reliable access and economic development. A key part of Transportation 2030 is collecting data and using new methods to fill data gaps.

Key Takeaways

Moncton's transportation hubs like the Greater Moncton Romeo LeBlanc International Airport and the VIA Rail station play an important role in supporting the goals of Transportation 2030. Future economic growth and development opportunities, identification of strategic land uses around these transportation hubs, and regional connectivity will need to be considered as part of the review of the Municipal Plan and Zoning By-Law.

5.5. Canada's National Active Transportation Strategy and Canada Public Transit Fund



In 2021, the first national strategy for the promotion of active transportation across Canada was launched. The overall aim of the strategy is to make evidence-based investments to build new and expanded active transportation networks while creating safe spaces for more equitable and sustainable travel options. The strategy identifies six (6) key directions to advance active transportation including:

- → Raising public awareness of active transportation benefits;
- → Coordinating efforts across all levels of government and sectors;
- → Setting measurable targets;
- → Investing in active transportation projects and coordinating across government programs;
- → Ensuring maximum value and social, economic, and environmental benefits; and
- → Emphasizing positive user experiences.

Beginning in 2026-2027, the Government of Canada has allocated $3 billion annually on average for permanent public transit programming under the Canada Public Transit Fund (CPTF). This investment is intended to support transit and active transportation projects in communities across the country. The CPTF is designed to achieve several key objectives:

- → **Enhance Mobility and Accessibility**: aims to provide Canadians with efficient and accessible transportation options, reducing reliance on personal vehicles and improving overall mobility.
- → **Support Housing Supply and Affordability**: encourages the development of transit-oriented communities, promoting the construction of housing near transit hubs to increase supply and affordability.
- → **Promote Climate Resilience and Environmental Sustainability**: focuses on reducing greenhouse gas emissions through the electrification of transit systems and the promotion of active transportation modes, contributing to Canada's climate goals.
- → **Advance Social Equity**: prioritizes projects that improve transit services in underserved and Indigenous communities, ensuring equitable access to transportation for all Canadians.

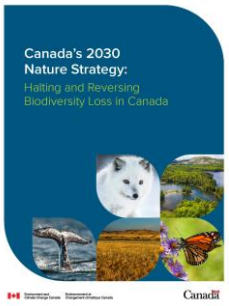
One of the key requirements of accessing the CPTF is that municipalities and communities need to commit to taking actions that increase housing supply in areas close to transit, amenities, and services to support the development of complete and transit-oriented communities.

The Active Transportation Fund (ATF) is being launched under the Targeted Funding Stream of the CPTF. It will consist of a series of regular calls for applications for specific types of public transit and active transportation projects to address federal priorities that meet the local needs of communities.

Key Takeaways

Opportunities to provide policy direction and establish enabling regulations that support complete communities, public transit, and active transportation across the city will be considered in the Municipal Plan and Zoning By-Law. Where appropriate, these policies will also reflect the direction set out in the City's Active Transportation Plan – Phase Two, as well as the City's Transit Growth Strategy that is currently being developed. Ensuring alignment between municipal and federal priorities will position the city to effectively leverage funding opportunities from other levels of government in support of local initiatives.

5.6. Canada's 2030 Nature Strategy



Canada's 2030 Nature Strategy aims to stop and reverse biodiversity loss by 2030. Its objectives include restoring degraded ecosystems, safeguarding natural habitats, and promoting sustainable practices across various sectors. The strategy highlights the importance of collaboration among federal, provincial, territorial, and Indigenous governments, along with input from diverse sectors, to achieve its goals. It also introduces the Nature Accountability Bill, establishing a clear framework for developing national biodiversity strategies, action plans, and ensuring transparent progress reporting.

Provincial governments, including New Brunswick's, play a pivotal role in advancing the 2030 Nature Strategy. In New Brunswick, this commitment is reflected through provincial policies and planning frameworks, such as the SPIs, which guide sustainable development and environmental conservation.

Key Takeaways

By integrating biodiversity and environmental considerations into the Municipal Plan policies and Zoning By-Law regulations, this will enable Moncton's policy documents to not only help meet provincial priorities outlined in the SPIs but also contribute directly to national conservation goals.

5.7. Canada Council for the Arts

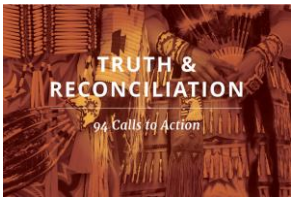
The Canada Council for the Arts is Canada's national public arts funder, dedicated to supporting artistic creation and innovation across the country. It provides grants and resources to individual artists, groups, and organizations across a variety of disciplines, including visual arts, music, literature, theatre, dance, and media arts. The Council also champions equity, diversity, and inclusion within the arts and fosters connections between Canadian and international artistic communities.

While municipalities do not receive direct funding, the Council's investments in local artists and arts organizations significantly enrich the cultural vibrancy of communities. These investments often stimulate local economies by boosting tourism, creating jobs, and supporting cultural industries. Arts initiatives funded by the Council also promote community pride, inclusion, and social cohesion through public art, performances, and cultural events, all of which contribute to attracting new residents who value a strong cultural atmosphere. Additionally, these initiatives can play a transformative role in revitalizing public spaces, encouraging creative placemaking, and drawing people to underutilized or redeveloping areas.

Key Takeaways

As part of the Municipal Plan and Zoning By-Law Review and update, policies will be assessed and updated, where appropriate, and regulations that may unintentionally create barriers will be identified to better support arts and culture opportunities in Moncton.

5.8. Truth and Reconciliation Commission Calls to Action



Municipalities play a vital role in advancing the Truth and Reconciliation Commission's (TRC) Calls to Action, particularly by fostering respectful relationships with Indigenous communities and promoting cultural awareness. Key calls to action municipalities can take is supporting Call to Action #43, which calls on all levels of government to fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) as a framework for reconciliation. Municipalities can also advance Call to Action #57, which urges governments to provide public servants with education on Indigenous history, including the legacy of residential schools, treaties, and Indigenous rights.

Key Takeaways

The Calls to Action can be reflected in municipal planning policies, through the Municipal Plan and Zoning By-Law. Throughout the update process, outreach and consultation with Indigenous communities will be a key component. Ideas and feedback shared through this outreach will be incorporated into the process and documents, as best as possible and where appropriate.

PLAN MONCTON

COMMUNITY CONTEXT



6.1. Introduction

The following sections provide a summary of key considerations based on a review of the City of Moncton's current urban landscape, built form, demographic trends, economic drivers, and planning priorities which will inform the Municipal Plan and Zoning By-Law Review process. The considerations determined in these sections will provide the necessary context for evaluating the current needs and reality of Moncton and determine a sustainable path forward for the city's growth.

Appendix A contains a detailed overview of the population characteristics of the City of Moncton including age, language, background, education, income, employment, as well as housing types.

6.2. Land Use

The following section provides an overview of the land use characteristics, built form, and urban structure of the City of Moncton.

6.2.1. Land Use & Built Form

The City of Moncton is dynamic regional hub, that balances urban growth with suburban expansion in its role as a key regional and economic and service hub for Atlantic Canada. Overall, its land use patterns reflect a progression from historic development, strategic growth in the commercial and industrial sectors and suburbanization. Major transportation infrastructure such as the Trans-Canada Highway, CN rail yards, and the Greater Moncton International Airport have influenced the distribution and growth of the city's commercial and industrial areas. At the same time, key institutional uses, including universities, colleges, museums, and hospitals contribute to a diverse urban structure and support Moncton's growing economy.

The city's downtown core blends historic charm with modern development, and is made up of a mix of commercial, retail, and residential uses. The built form focuses on higher-density and pedestrian friendly streets. The city's downtown buildings are a mix of historic brick buildings, modern office towers, and mixed-use developments ranging from mid-rise commercial and residential buildings to high-rise newer developments. Residential uses in the downtown area are predominantly mid-to-high-rise apartment or residential condominium buildings, often located near key transit routes. However, despite the mix of uses throughout the downtown, the area remains dominated by surface parking lots creating ample opportunities for redevelopment. The city integrates green spaces throughout the downtown core, with the Riverfront Trail, which runs along the Petitcodiac River, being a key public space.

Beyond the downtown core are low-density established neighbourhoods and commercial corridors, institutional, and industrial areas. The low-density neighbourhoods range from older

neighbourhoods with historic single-detached houses, to newer subdivisions with single-detached, semi-detached, and townhomes.

Generally, Moncton's overall built form can be characterized by the presence of a compact and walkable downtown at its core, surrounded by established residential neighbourhoods, commercial corridors, and employment areas. The built form transitions from higher-density, mixed-use urban typologies in the downtown and adjacent urban nodes to lower-density greenfield development in the suburban and industrial areas. Street networks within the downtown tend to follow a traditional grid layout that promotes walkability and connectivity and more compact development, while newer suburban areas follow a more traditionally 'suburban' layout with crescents and cul-de-sacs that prioritize vehicular access, larger lots, and low-density housing.

Major commercial corridors outside of the downtown core such as Mountain Road and Elmwood Drive are primarily auto-oriented and are candidates for infill redevelopment. Industrial areas are concentrated in the northeast and west, located near rail and highway infrastructure to support logistics and manufacturing.

Institutional and community uses, such as the Université de Moncton, hospitals, and government facilities, are distributed across the city, anchoring residential and mixed-use areas and supporting complete communities. Parks and open spaces are integrated throughout, contributing to recreation and the city's green network.

Moncton's built form is evolving through infill, redevelopment, and a focus on complete streets, transit-oriented development, and compact, sustainable growth. The city's planning approach encourages diverse housing, efficient land use, and long-term resilience.

6.2.2. Urban Structure

The City of Moncton's urban structure has evolved significantly due to a number of factors and trends, along with the overall growth that has been experienced. As identified in the 2024 Urban Growth Strategy (UGS)[4], the City of Moncton encompasses a land base of approximately 14,200 hectares (35,100 acres) of which 55% (7,800 hectares) is in the Urban Service Area and 45% (6,400 hectares) is in the rural area. The majority of Moncton's residential area is located within the Urban Service Area (99% of the total population base).

Moncton's urban form is also shaped by key natural and topographical features such as the Petitcodiac River, which runs along the southern edge of the city and plays a significant role in defining Moncton's overall structure and identity. The river's tidal nature has contributed to the shaping of adjacent flood-prone areas, many of which are now subject to floodplain

[4] City of Moncton Urban Growth Strategy. (2024). Watson & Associates Economists Limited.

management policies and development restrictions. Riverfront Park and the adjacent multi-use trail system provide key public spaces along the water, linking neighbourhoods and offering active transportation connections between Moncton, Riverview, and Dieppe.

In addition to the river, the city's structure is influenced by major natural open spaces such as Centennial Park, Mapleton Park and Irishtown Nature Park. These are among the largest public parks in the city and provide important recreational and ecological functions. Centennial Park, located near the urban core, is a major four-season park with a mix of active recreation facilities, trails, and event spaces.

The prominence of Magnetic Hill in the northwest of the city, home to major tourism and recreation destinations such as the Magnetic Hill Zoo and concert venues, also contributes to the shaping of Moncton's urban edge and serves as a natural boundary for growth in that area. Lutes Mountain and surrounding elevated areas provide topographical variation across the city and influence stormwater drainage patterns, viewsheds, and the location of major infrastructure.

Natural features and constraints such as wetlands, slopes, and wooded areas continue to influence subdivision design, particularly in greenfield areas. In response, the city has introduced development tools such as architectural design guidelines and tree protection by-laws to ensure a higher-quality built form, improve streetscapes, preserve vegetation, and enhance pedestrian experiences in new neighbourhoods.

The City of Moncton's urban structure comprises of the following:

- **Established Areas:** These comprise of neighbourhoods, containing residential dwellings (with a mix of low-, medium- and high-density housing), commercial and community uses. These areas are generally characterized by a traditional suburban block structure, mature tree canopy, and much of the fabric that supports a mix of uses in the neighbourhoods. Built form in established areas often reflects a mix of older housing stock alongside more recent renovations and infill. Many of these neighbourhoods are supported by established community facilities such as schools, parks, and small-scale commercial nodes, contributing to complete communities.
- **Downtown:** This area is made up of commercial and institutional employment uses creating high economic activity. As of 2024, the Downtown area has 1,900 residential units, which are primarily high-density in the form of multi-unit apartment buildings with a population of approximately 3,400 people. Downtown serves as the region's urban core and features the highest concentration of civic and cultural amenities, including City Hall, performing arts venues, and major employers. The street grid, mix of heritage and modern buildings, and access to transit support higher levels of pedestrian activity and development intensity. Reflecting its historic role in the city's early growth, the Downtown area is more aligned with the development patterns of older neighbourhoods,

characterized by smaller, denser lots, narrower streets, minimal front yard setbacks, and limited off-street parking. The downtown's ongoing revitalization has emphasized public realm improvements, placemaking, and integration with adjacent riverfront open spaces.

→ **New Infill Areas:** These consist of a series of identified intensification areas within the built-up area of the city, including Wheeler Boulevard, Vaughan Harvey Boulevard, Ivan Rand Drive (Junction Lands), and Carson Drive. These areas offer opportunities for a range of residential and mixed-use development intensification. Infill areas are strategically located along key corridors or vacant tracts of underutilized land within the urban boundary. These locations provide opportunities to support transit-oriented development, diversify the housing stock, and introduce a mix of uses in proximity to jobs, services, and amenities. From an urban design perspective, these areas are well-positioned to support mid-rise development forms and more compact, pedestrian-supportive blocks.

→ **Greenfield Growth Areas:** These represent new greenfield growth locations that can accommodate future residential, commercial and community uses. These areas include the North End, Vision Lands, Royal Oaks, Urban Expansion Areas, and East End, including Humphreys Brook Neighbourhood. The Greenfield Growth Areas account for approximately 2,300 hectares of the Urban Service Area land base within the city. These areas represent the next phase of urban expansion and are guided by urban growth strategies, subdivision design, and infrastructure coordination. New neighbourhoods are expected to incorporate a range of housing types, support multi-modal transportation, stormwater features, and parkland, with an emphasis on creating complete and resilient communities. Urban design is key to promote a high quality of built form in the greenfield growth areas.

→ **Industrial Areas:** These include the Moncton Industrial Development (MID) Employment Areas consisting of the Shediac Road Industrial Park, Caledonia, and the Moncton East and Moncton West Business Parks. These areas are predominantly industrial developments and account for significant employment within the city, as well as offering opportunities for future greenfield development for employment uses. The structure of these areas typically includes large lots, wide rights-of-way, and separation from residential uses to ensure that the areas do not impact sensitive land uses. Caledonia and the Moncton West parks alone support hundreds of businesses and benefit from proximity to rail, the Trans-Canada Highway, and the airport, making them key economic assets. As demand grows for logistics, tech, and manufacturing, these areas are evolving with increased attention on access, site design, and integration with regional transportation networks. Moncton's industrial lands remain vital to long-term employment

growth but require thoughtful planning to meet the needs of a diversifying economy and changing city.

On April 22, 2025, Moncton City Council approved a city-wide Zoning By-law Amendment under the Missing Middle Housing Initiative, enabling four-unit dwellings as-of-right in all residential zones. This policy shift is intended to expand housing choice and increase gentle density across established neighbourhoods. The amendment allows property owners to construct new four-unit dwellings on vacant lots, retrofit or expand existing homes to accommodate up to four units, or redevelop sites through demolition and replacement with four-unit buildings. This initiative supports broader city-building goals related to housing affordability, climate resilience, and neighbourhood vitality by encouraging incremental intensification within the existing urban fabric. It also reinforces a more diverse and flexible built form, supporting a range of household types and lifecycle housing options, as supported by the Canadian Mortgage and Housing Association's (CMCH) Housing Accelerator Fund (HAF) initiative.

Together, these elements define Moncton's urban structure as a dynamic and evolving system shaped by its natural features, economic drivers, and regional growth. The integration of established neighbourhoods, a historic downtown core, strategic infill, greenfield expansion, and industrial parks collectively guide the city's development. Moving forward, careful coordination between natural systems, infrastructure, and policy frameworks will be essential to preserving Moncton's identity and supporting sustainable, long-term growth within the existing urban structure.

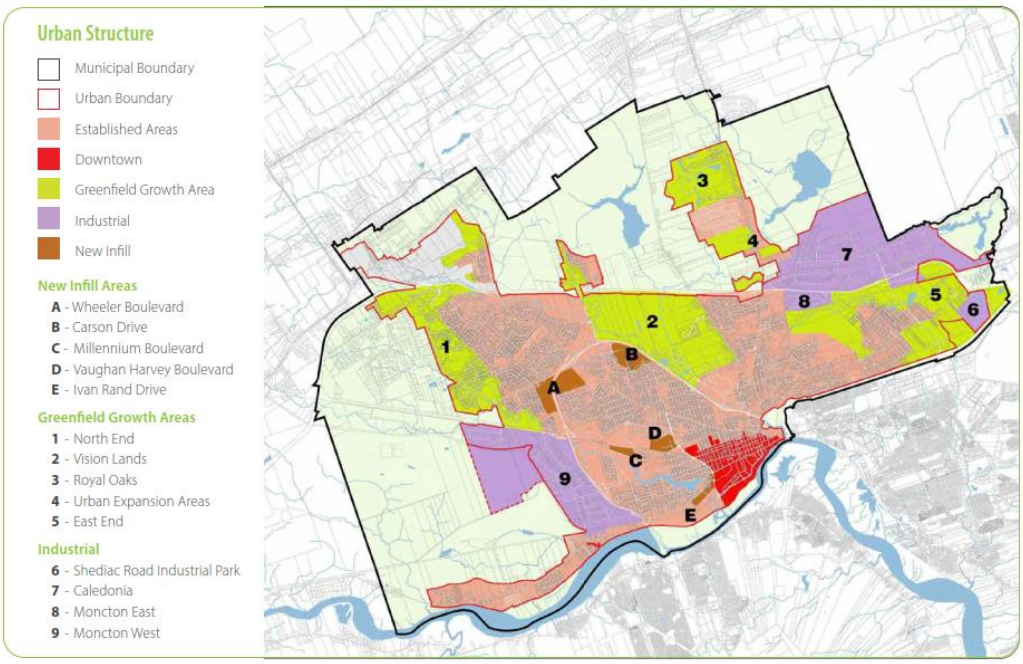


Figure 6: Urban Structure, Urban Growth Strategy (2024)

6.3. Population and Housing

The following section provides an overview of the population and residential growth in the City of Moncton, including the key drivers contributing to this growth, and an overview of the affordable housing status in the city.

6.3.1. Population Growth

The City of Moncton had a population of 79,470 in 2021, as per Statistics Canada 2021 census data The 2024 UGS projected a population growth, using a Census undercount estimated at 102.7%, approximately 116,200 people by 2046, an increase of 35,400 residents with an average annual growth rate of 1.5%[5]. However, according to the City of Moncton's Economic Development Department, recent data indicates that Moncton is experiencing a significantly higher rate of growth, with a 7.1% increase in population between July 2023 and July 2024 and is home to over 97,523 residents[6].

This growth is driven by a combination of interprovincial migration, international migration, and regional economic opportunity. As a result, the city's population is becoming more diverse, with notable increases in newcomer populations, bilingual residents, and young families alongside a growing older adult population.

This demographic shift is influencing service needs, infrastructure demand, and land use patterns across the city. Changes in household composition, such as smaller household sizes and more one-person households are shaping demand for housing and community amenities.

As the city continues to experience strong growth, key growth drivers are predominantly related to the following, as outlined in the UGS:

- → **Moncton's Growing Importance as a Regional Centre**: As Moncton operates as a large regional market, over the next two decades, the city will continue to expand and evolve as the largest urban centre in the region and primary service hub.
- → **Geographic Location**: Moncton's central location in Atlantic Canada, along the Trans-Canada Highway, with access to rail and air connections, positions it as a strategic hub for transportation, logistics and industry.
- → **Impacts of Technology and Innovation on Economic Development and Population Growth**: Globally, the labour force will potentially experience significant growth related to

[5] City of Moncton Urban Growth Strategy. (2024). Watson & Associates Economists Limited.
[6] Moncton Impact, Room to Grow, https://monctonimpact.ca/#:~:text=Room%20to%20grow,2023%20to%20188%2C036%20in%202024. (2024)

continued structural changes and changes driven by technology and the rise of artificial intelligence (A.I.).

- → **Aging Population and Labour Force**: Across the province, populations are aging, leading to downward pressure on labour force growth. Therefore, Moncton, similarly to the Province, will look towards net migration as a source of population growth.
- → **Immigration Levels for Canada**: While in previous years, Canada continued to raise their immigration targets, welcoming 465,000 new permanent residents in 2023 and 485,000 in 2024, it is estimated for 2025 that there will be a 105,000 decrease in admissions resulting in a target of 395,000 new permanent residents.[7]
- → **Immigration Levels in Moncton CMA**: Immigration to Moncton exceeded 7,000 in 2024, up from 5,200 the previous year. The city welcomed 44% of all immigrants to New Brunswick in 2024.
- → **Quality of Life**: Quality of life is crucial in influencing residential locations for individuals and families. The City of Moncton is a vibrant, growing municipality, with access to a wide range of recreational opportunities.

6.3.2. Residential Growth

The 2021 Census Data identified approximately 35,120 occupied private dwellings in the City of Moncton. Of these, approximately 55% were considered low-density dwelling types (42.1% being single-detached dwellings, and 12.5% being semi-detached dwellings)**Error! Bookmark not defined.**. Additionally, 36.8% were apartments with five (5) or fewer storeys, 3.2% were apartments with six (6) or more storeys, and 2.3% were row houses.

The UGS noted that over the time period from 2008 to 2022, the City of Moncton averaged 517 residential units constructed per year, with a shift of focus in residential developments from low-density housing to higher-density housing. High-density units accounted for approximately 73% of the total residential development from 2018 to 2022 in the city. The UGS anticipates that by 2046, the city will have approximately 50,600 total occupied dwelling units, an increase of 16,000 units from 2021[4].

From 2017 to 2024, 1,092 residential units were added to Downtown Moncton according to Impact Moncton's 2024 Moncton by the Numbers: Key Facts[8]. In 2024, residential development led the way, accounting for 56 per cent of the year's activity with $150.7 million invested across

[7] 2025-2027 Immigration Levels Plan. Government of Canada. (2024) 2025–2027 Immigration Levels Plan - Canada.ca
[8] Moncton Impact. Moncton by the Numbers: Key Facts, 2024. (2024).

449 permits[9]. This resulted in 987 new residential units being added to Moncton's housing market.

From January to June 2025, residential construction accounted for 49 per cent of the quarter's building permit volume, representing 117 permits, 375 new residential units, and a total value of $55.3 million[10]. During that same period, residential construction in the city has reached 800 units, representing a total investment of $117 million.

As part of the UGS, a vacant land supply analysis was completed which found there was sufficient land supply within the urban boundary to accommodate residential growth needed over the next 25 years and an expansion to the urban boundary would not be required.

Affordable Housing

In 2020, 15.4% of the population was considered low-income based on Statistic Canada's low-income measure, after tax according to Statistics Canada 2021 Census Data. Similar to many other cities across Canada, the City of Moncton faces challenges with the provision of affordable housing as demand continues to grow. To address these challenges, the city has taken steps to gain a better understanding of these needs through its Housing Needs Assessment, which identifies gaps and current and projected housing supply and demand in housing across the city. The Assessment is updated every five years and underwent its most recent update in June 2023. Additionally, in April 2019, the city developed Moncton's Community Implementation Plan for Affordable Housing. This Plan acts as the city's "10-year roadmap" for addressing the current and emerging housing gaps as identified in the Housing Needs Assessment. The Plan provides specific actions to be completed by the city to support sustainable growth and achieve more accessible and affordable housing options for residents.

As of the beginning of 2025, a number of programs have been implemented in response to the Community Implementation Plan for Affordable Housing. These programs aim to support and incentivize new affordable housing developments, including programs for both non-profit and market developers including permitting and application fee grants, prioritization policy for developments, and soft-cost grants.

As housing demand continues to evolve, there is an increasing need to support a broader range of housing types that respond to varying household sizes, income levels, and lifestyle needs. At the same time, continued growth in areas with limited infrastructure or environmental sensitivities highlights the importance of managing residential development in a balanced and

[9] City of Moncton Building Permits Reach $270 million in 2024. City of Moncton Communications. (2024)
[10] City of Moncton Building Permits to Date Surpass 2024 Year-End Total. City of Moncton Communications. (2025)

sustainable manner. Key considerations to reflect in the Municipal Plan and Zoning By-law Review include:

- → Enabling a wide range of housing forms, including missing middle and multi-unit options and purpose-built rental units.
- → Exploring the impact and opportunities of the prevalence of short-term rental units on the long-term rental market.
- → Supporting residential intensification in areas as identified in the UGS.
- → Encouraging compact, walkable neighbourhood design that integrates housing with amenities.
- → Coordinating land use with housing, transportation networks, and land supply strategies.

6.4. Employment & Economy

The City of Moncton has a strong, diversified and growing economy that is an economic driver for the Province of New Brunswick. Moncton is home to a wide variety of industries, as shown in **Figure 7**, which summarizes location quotients (LQ) for the city. LQs measure a region's specialization in various industries, where an LQ greater than 1.0 demonstrates a higher concentration of employment in an industry, relative to the national average.

As shown, some of the strongest industries in Moncton include financial and insurance services, information and communications technology, transportation and administrative services, and the arts, entertainment and recreation.

This demonstrates the diversified nature of the Moncton economy and the need for a variety of employment lands to accommodate growth in both the office, retail and industrial sectors.

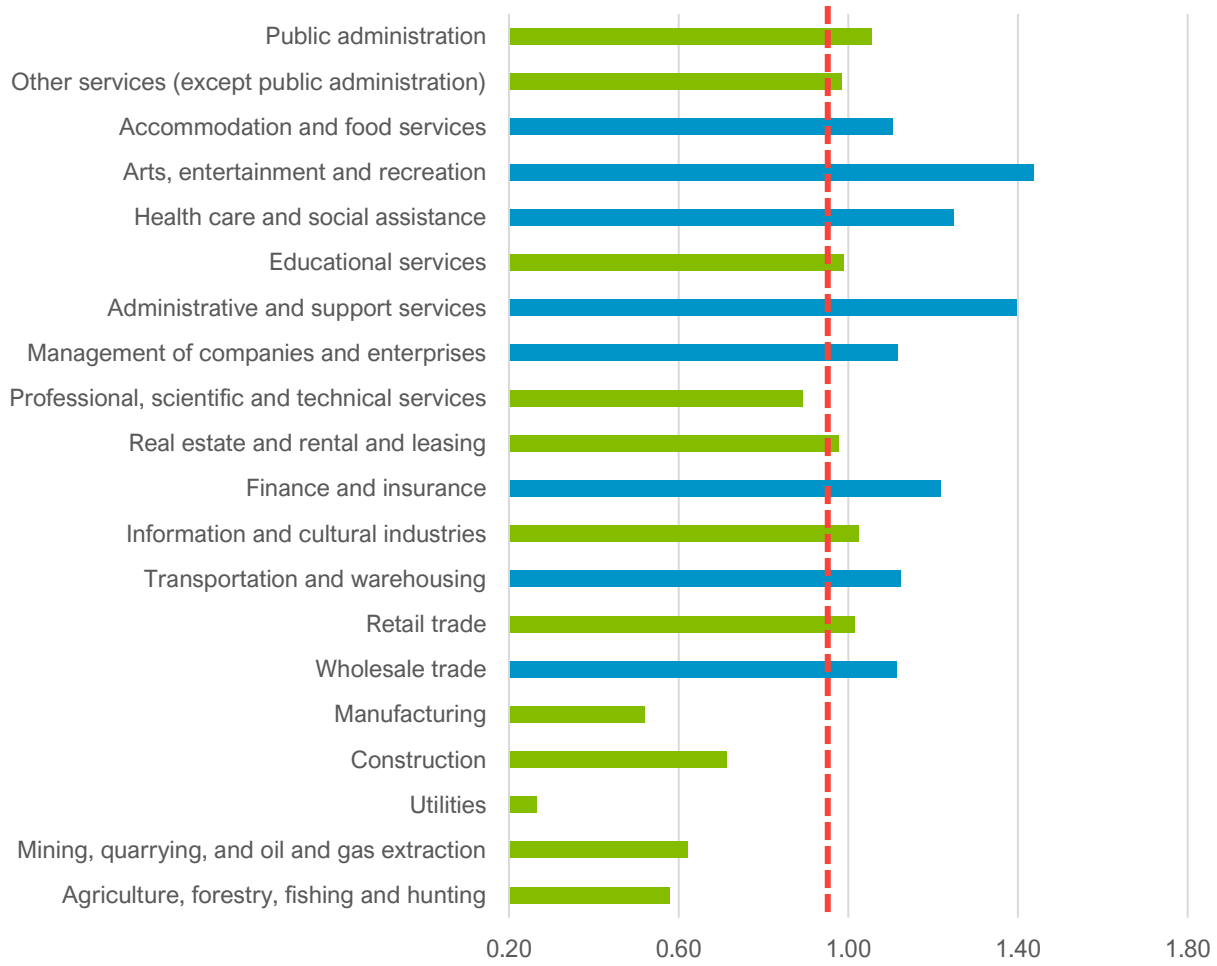


Figure 7: City of Moncton Location Quotients, 2021[11]

Looking specifically at jobs in Moncton, top employment sectors per the 2021 Census include:

- → Health care and social assistance (13.7%)
- → Retail trade (13.7%)
- → Accommodation and food services (7.8%)
- → Administrative and support; waste management and remediation services (7.5%)
- → Public administration (7.0%)

[11] Statistics Canada (2021)

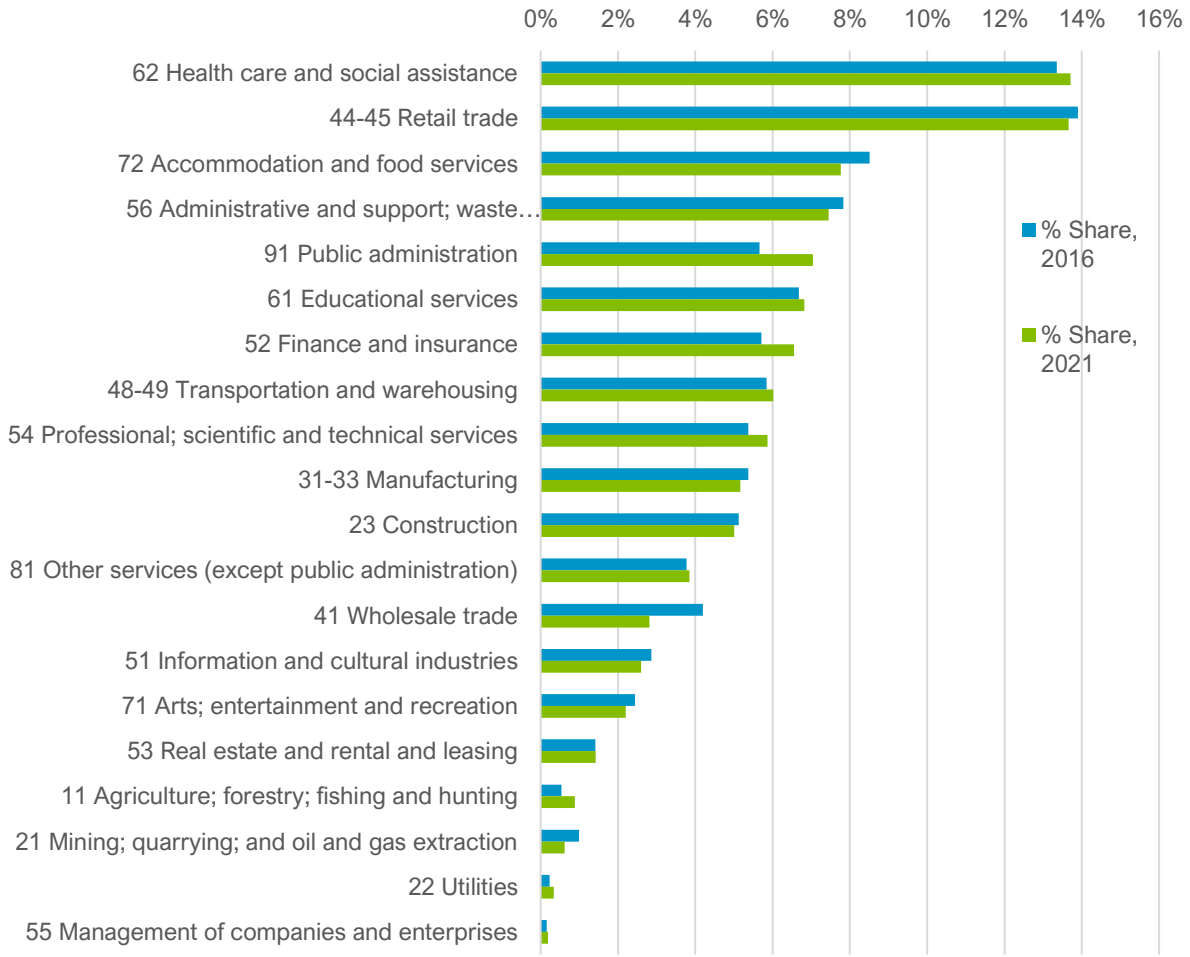


Figure 8: City of Moncton Share of Total Employment by Sector, 2016 and 2021[12]

Major project spending is expected to surpass $1 billion in 2025, nearly double the 2019 level. Major housing projects will account for about $250 million of the total. Other key projects include the $700 million Atlantic Science Enterprise Centre and the new RCMP headquarters. According to Moncton Impact, in June 2024, the office occupancy rate in Moncton was 87.6%, and increase from 83.2% since June 2023. In Downtown Moncton, Class A buildings had an occupancy rate of 91.9% as of June 2024.

In 2023, Moncton CMA had the third highest immigration rate in the country with more than 5,000 permanent residents and 360 refugees calling Monton home. Additionally, in 2023, Moncton CMA accounted for almost half of all permanent resident admissions in the province at

[12] Statistics Canada (2021)

44%. Many of the permanent resident admissions were as a result of the Provincial Nominee Program, accounting for 62% of all applications, with over 50% of applicants between the ages of 15-44 adding to the local workforce[13].

Strong migration to the region has resulted in a growing labour force. Based on the Statistics Canada Labour Force Survey, the labour force in Moncton added 5,000 persons between March 2022 and 2025, or average growth of 3.7% per year. The local economy has absorbed many of these new workers, as the unemployment rate has remained relatively stable and was in-line with the national average. Moncton also had the second lowest unemployment rate (6.8%) of Atlantic Canada census subdivisions as of March 2025.

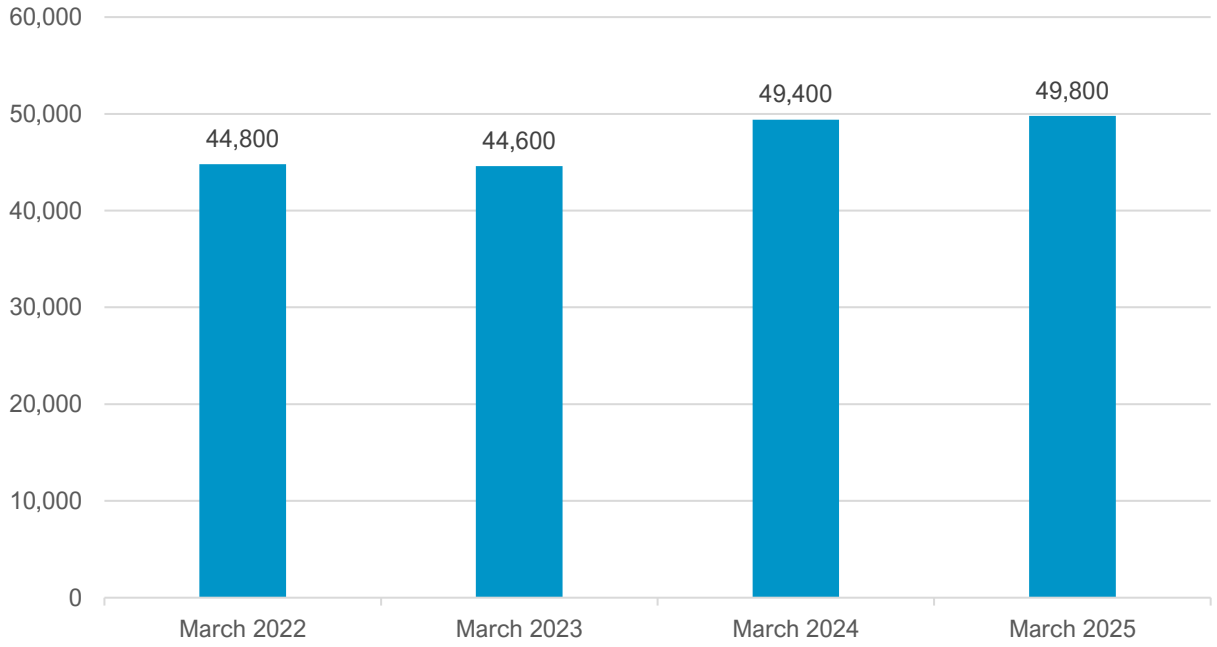


Figure 9: City of Moncton Labour Force, March 2022 to March 2025

[13] Moncton Impact. Moncton by the Numbers: Key Facts, 2024. (2024).

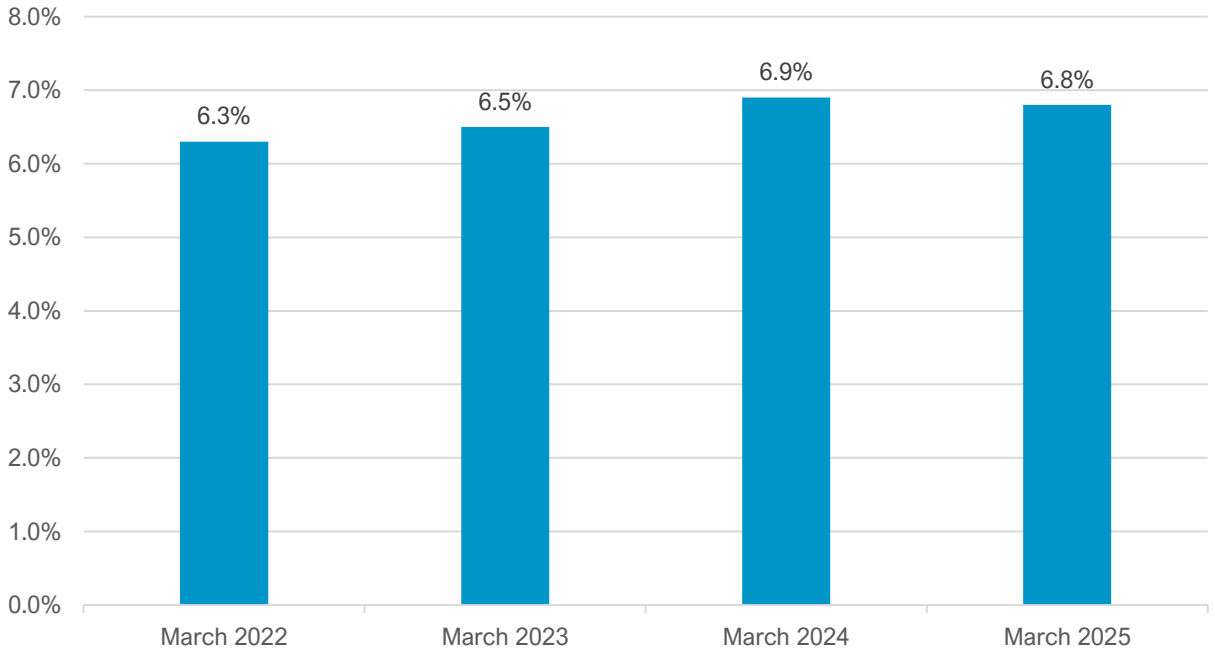


Figure 10: City of Moncton Unemployment Rate[14]

Table 1: City of Moncton Unemployment Rate Compared to Other Atlantic Census Subdivisions, Statistics Canada Table: 14-10-0445-0113

Census Subdivision	Unemployment Rate
Cape Breton, Nova Scotia	13.2%
Summerside, Prince Edward Island	11.5%
St. John's, Newfoundland and Labrador	7.9%
Saint John, New Brunswick	7.9%
Charlottetown, Prince Edward Island	7.8%
Conception Bay South, Newfoundland and Labrador	7.2%
Moncton, New Brunswick	6.8%
Halifax, Nova Scotia	4.8%

The UGS projected the total employment base in Moncton to grow at an average rate of approximately 1% annually. The UGS forecasts the employment base to increase by approximately 15,470 jobs, increasing from 54,430 in 2021 to 69,900 by 20464. The rate of employment growth is anticipated to be slower than the rate of population growth due to an

[14] Statistics Canada. Labour Force Survey. (2021)

aging population and broader economic trends including automation and use of artificial intelligence. At the time the vacant land supply analysis was completed (2022), non-residential lands, was the largest category of supply. Those lands have been developing at high rates that have been requiring continued expansion of new employment lands to meet demand. Given the demand, land absorption, and development rates, continued monitoring and review of non-residential land supply, especially industrial lands, is required to ensure the city continues to have land available to meet market demands.

6.5. Transportation

The City of Moncton has a well-developed transportation network, connected by a mix of local and regional roadways, transit services, active transportation infrastructure, and rail and air connections that support the movement of people and goods across the city and beyond. The network plays a critical role in economic development, access to services, and overall quality of life.

The City of Moncton is serviced by Codiac Transpo, which serves the Greater Moncton Region, including Moncton, Riverview, and Dieppe. Transit runs along several fixed route bus routes throughout the city, with more frequent service in downtown Moncton and Mountain Road and to key destinations such as the Université de Moncton. The outskirts of the City of Moncton have less frequent transit or limited transit service than inner urban areas primarily due to less passenger demand and population density. The transit service runs seven days a week, with schedule times varying by route. Currently, the city is undertaking a growth strategy for Codiac Transpo to enhance the system to better meet residents' current and future needs. The Strategy is being developed in collaboration with transit riders, staff, and the community, focusing on the city's existing transit system and developing detailed steps for improvement. It is anticipated to be finalized by September 2025. In addition to public transit, the city also offers ride share options including Ability Transit, local transportation services, and taxi services.

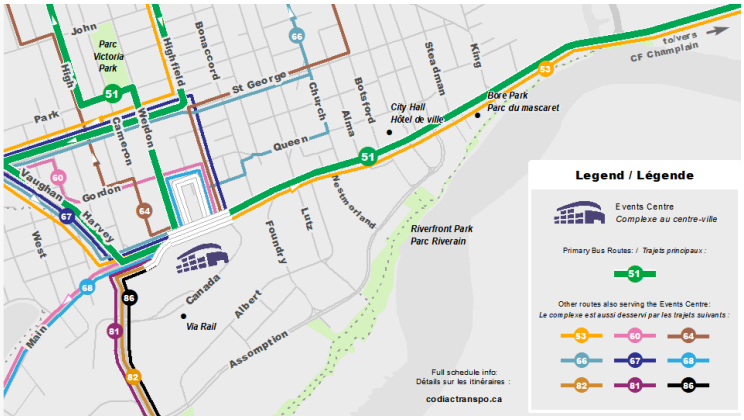


Figure 11: Codiac Transpo Route Map (2025)

The city also includes the Greater Moncton Romeo LeBlanc International Airport (YQM) which is located approximately 10 kilometres east of the downtown area. The airport offers domestic and some international flights, with connections to major Canadian hubs including Toronto, Montreal,

and Halifax. The city is also serviced by VIA Rail Canada, which provides train service from Halifax and Montreal.

The City of Moncton is one of Atlantic Canada's most walkable cities, with its interconnected trails and shared routes[15]. The city is working to expand and improve its network of multi-use trails, bike lanes, and connections as it has identified active transportation as an investment priority in the city's Strategic Plan Update for 2024 to 2025.

Active transportation systems that are currently available in the City include:

- → **80+ km of interconnected trails** which connect all parts of the city to the downtown.
- → **Bike lanes:** The city is working to expand its cycling network as part of its Active Transportation Plan. Numerous new bike lanes and multi-purpose trails were recently installed across the city, as part of the city's annual active transportation Capital Works program which started in 2023.
- → **Sidewalks**: The city has approximately 470 km of sidewalks to allow residents and visitors to walk to their destinations.

The City's Community Energy and Emissions Plan (CEEP), adopted in July 2022, identified immediate actions for the city to undertake regarding climate adaptation and environmental sustainability. Through the CEEP, the city identified actions to be implemented to address transportation, which includes, but is not limited to:

- → Expanding and improving active transportation networks, 'end-of-ride' facilities, and bike security to increase trips taken using active modes of transportation. This will include expanding the active transportation network in the city to ensure 75% of trips less than 2 km long are walked, 75% of trips less than 5 km long are biked, and the total active mode share for all distances exceeds 30%.
- → Establishing a car free zone in the city to encourage alternative forms of transportation beginning in 2025.
- → Supporting e-bike and electric vehicle car share programs so that by 2030, there are at least 95 shared e-bikes in Moncton.
- → Improving transit service so that by 2030 at least 10% of all trips taken within and into / out of Moncton are by transit.
- → Registering at least 3,900 electric vehicles in 2025 in Moncton.

Moncton continues to experience growth and changing travel patterns, and transportation planning will remain an important component of shaping how Moncton evolves. As part of the

[15] City of Moncton Webpage. Get Around. https://www.moncton.ca/my-services/get-around.

Municipal Plan and Zoning By-law Review, potential areas for consideration will be informed by the recommendations contained in the Codiac Transpo Growth Strategy and may include:

- → How land use, housing, and transportation can be more closely aligned to support walkable, transit-supportive development patterns.
- → The role of public transit connecting key destinations and supporting equitable access to employment, education, and services.
- → Opportunities to expand and improve infrastructure for walking, cycling and other forms of active transportation.
- → Whether existing zoning regulations adequately support transportation goals, including parking management, mobility hubs, and street-oriented development.
- → How future transportation planning can respond to climate change, affordability, and shifting mobility preferences.

These considerations may help inform future directions for a more integrated, sustainable, and accessible transportation network that supports the needs of a growing and diverse population.

The recent transportation planning projects illustrate the needs for major improvements to manage traffic congestion and support development in large sectors of the city. At public meetings for development applications, traffic concerns are often heard by Council and the Planning Advisory Committee, mainly increased traffic and speeding on residential speeds, and increased traffic congestion on major streets for longer periods of the day. Some considerations for the Municipal Plan and Zoning By-Law Review, include:

- → What responsibility do developers bear to ensure that traffic congestion is managed?
- → What are acceptable levels of congestion? Should the city and developers design facilities to acceptable levels for vehicle traffic during the peak 15-minutes of the day or should they consider a multi-modal approach over the top 2 to 12 hours of the day?
- → Designing streets that increase safety for all modes of traffic by ensuring physically separated cycling facilities, comfortable sidewalks, and narrower streets that discourage speeding by vehicles but still allow for operations vehicles and emergency vehicles.

6.6. Environment

The following section provides an overview of the natural environment of the City of Moncton, including, the city's parks and trails, and climate.

6.6.1. Parks & Trails

The City of Moncton offers a diverse and growing network of parks, trails, and natural areas that play a key role in supporting quality of life, environmental sustainability, and active living. The city maintains over 70 parks and open spaces, including neighbourhood parks, community parks, destination spaces like Centennial Park, and naturalized areas such as the Irishtown Nature Park. Complementing the park system is an expanding multi-use trail network that connects neighbourhoods, schools, employment areas, and the broader region. The trail system, stretching over 80 km, includes the Riverfront Trail along the Petitcodiac Rier and links to the Trans Canada Trail, providing opportunities for walking, cycling, and year-round recreation.

The city's major parks and trails include:

- **Centennial Park**: Centennial Park (**Figure 12**) is a 94-hectare park made up of walking trails, accessible play structures, ski trails, a skating loop, a sliding hill, and an accessible splashpad. The Park is home to the Centennial Outdoor Centre (Camp Centennial), the Centennial Pool, and Tennis Moncton.



Figure 12: Centennial Park Map (City of Moncton)

- **Mapleton Park**: Runs along 122 hectares of forested and open spaces from Gorge Road to Mapleton Road. The park provides numerous maintained walking trails including Floodplain (2,750 m long) and Suoman (900 m long) and other footpaths. Additionally, interpretive signage that offer educational insights for visitors are present throughout trails.
- **Irishtown Nature Park**: One of the largest urban parks in Canada, encompassing 890 hectares, with varied eco-systems and trail networks that serve all residents. The park has 4.7 km of gravel surfaced trails, and 6.9 km of footpaths of varied terrain. The trails allow residents the opportunity to walk, run, bike, hike, and snowshoe.
- **Riverfront Park and Trails**: Runs along the banks of the Petitcodiac River, offering approximately 5 km of paved and gravel trails that connect the downtown core to the neighbouring communities of Riverview and Dieppe. The park provides scenic river views, access to the tidal bore viewing area, and connections to the Trans Canada Trail, making it a popular destination for walking, running, cycling, and community events.



- **Humphreys Brook Trail**: A maintained walking trail, which runs alongside Humphreys Brook over approximately 5.6 kilometers.
- **Northwest Trail**: Just under 10 kilometres long, the trail runs from the North End of Moncton past Centennial Park.
- **Rabbit Brook Trail**: A maintained walking trail, running 3.3 km.
- **Fairview Knoll Park**: The park includes a 650 m loop around a pond, and numerous smaller maintained walking trails surrounding the pond, one of which includes a trail with a railing.

The Municipal Plan and Zoning By-law Review provides an opportunity to explore how the city's planning framework can continue to support the role of parks and trails in meeting the community needs as the city grows and intensifies. Areas for potential consideration include:

- **Equitable Access to Green Space**: New development should prioritize walkable access to parks and trails, particularly infill and intensifying neighbourhoods. Zoning tools can support this through, but not limited to, parkland dedication and connectivity and landscaping requirements.
- **Integration with Land Use and Transportation**: Parks and trails should be considered as core infrastructure, connected to neighbourhoods, schools, transit, and employment areas. The Municipal Plan should reinforce this integration, while zoning can protect and enable key linkages.
- **Climate Resilience and Natural Asset Protection**: Green infrastructure plays a role in managing stormwater, reducing urban heat, and protecting biodiversity. Policies and regulations should recognize the ecological functions of naturalized areas and support their long-term conservation.
- **Design and Activation of Public Spaces**: Urban parks and plazas contribute to placemaking, safety, and social cohesion. Updated regulations can include design standards for public realm enhancements, particularly in higher-density or mixed-use areas and infill and intensifying neighbourhoods.
- **Trail Connectivity and Active Transportation**: The trail network is a critical component of Moncton's active transportation system. The updated Municipal Plan can reinforce the vision for a fully connected, safe, and accessible trail system, while zoning can help secure connections or public open space as part of new development.

6.6.2. Climate

The City of Moncton experiences a true four-season climate with warm summers and cold winters. As the city is situated on low land surrounding a tidal river, climate change impacts the risk and intensity of storms and flooding. Additionally, urban development patterns in Moncton play a critical role in enabling low-carbon living by shaping transportation choices, energy use, and land efficiency, directly influencing the city's ability to mitigate climate change impacts. The City of Moncton's Strategic Plan Update for 2024 to 2025, identified protecting and enhancing the environment as a "pillar" to focus efforts on in the coming years. To support the environment and sustainable growth, the Strategic Plan provides actions for climate change mitigation and adaptation, some of which will be reflected in the updated Municipal Plan and Zoning By-law, including:

- → Explore updating of zoning regulations related to green development standards
- → Implement the Climate Change Adaptation and Flood Management Strategy
- → Develop Flood Plain Zoning regulations

For the city to be proactive in planning and minimize the impacts from climate change and support sustainable growth, Moncton must adapt to climate change through minimizing the vulnerability of Moncton's infrastructure against flooding and other severe weather events.

6.6.3. Natural Heritage

Moncton's natural heritage contributes significantly to the city's character, livability, and environmental heath. The Petitcodiac River, its tidal bore, and various watercourses, creeks and brooks that flow into the river, are finding elements of the local landscape and continue to shape how residents and visitors experience the city. A network of natural areas, such as Centennial Park, Mapleton Park, Irishtown Nature Park, and the Humphrey Brook Trail system, provides valued green space, recreational opportunities, and ecological functions within the urban setting. Additionally, the Turtle Creek reservoir, which is protected under the provincial Watershed Protected Area Designation Order, is the main supply of drinking water for the Greater Moncton Region.

These features support biodiversity, help manage stormwater and flood risk, and offer year-round access to nature across multiple neighbourhoods. Woodlands, wetlands, and riparian corridors, and other environmentally sensitive areas remain important assets in Moncton's planning context, particularly as development pressures intersect with conservation goals.

As the city continues to grow, natural systems play an increasingly important role in shaping sustainable, climate-resilient, and healthy communities. Their integration and enhancement into

planning matters and Municipal Plan policies will help balance environmental protection with urban development and support long-term ecological and social outcomes.

6.7. Municipal Facilities & Services

The following section provides an overview of the current municipal facilities and services that exist in the City of Moncton, including water supply, wastewater, and stormwater.

6.7.1. Water Supply

The City of Moncton is serviced by a tricommunity water supply from Turtle Creek, a surface water supply located 10 km southwest of Moncton in Albert County. The watershed is 160 km^2 in area and extends south of the Turtle Creek Reservoir to the top of Caledonia Mountain. The water distributed from Turtle Creek is then pumped to the Moncton Water Treatment Facility to be treated, and then delivered to over 124,050 residents in Moncton, Dieppe and Riverview.

The City of Moncton is currently undergoing a phased 10-year project to replace aging residential water meters and water meter transmitting units (MTU). This change is due to the city's installation of technologically advanced wireless MTU in each of its 18,000 metered customers in 2005, which only have a projected service life of 20 years. This project is required to replace the existing systems and provides the opportunity to replace the meters with lower-cost, quieter, and no-maintenance meters.

With the city's ongoing growth, there is also a recognized need to expand storage and treatment facilities to meet future demand. To mitigate the immediate need for expansion and promote sustainability, the City has implemented water conservation measures, including automated meter reading technology and public education programs, which have collectively reduced water consumption by approximately 15%. Additionally, the city is currently undertaking a Water Master Plan.

In addition, the UGS recommends the city establish a phasing policy to guide decision-making in the short- and long-term, to ensure the current and anticipated capacity within existing and future water and wastewater treatment plants is allocated in a sustainable, transparent, and logical manner.

6.7.2. Wastewater

The Greater Moncton Region, including the City of Moncton, is serviced by TransAqua, the official public brand for the Greater Moncton Wastewater Commission. Approximately 34.2 kilometers of collector sewers run from Dieppe, Moncton, and Riverview to the Greater Moncton Wastewater Treatment Facility which collects and provides secondary treatment to 115,000 cubic meters of wastewater per day. The Main Pumping Station serving the city is located on the

plant site at Outhouse Point. The Pumping Station is the main collector sewer system and point of collection for all lines and continuous pumping to the Wastewater Treatment Facility.

In some older parts of the city, stormwater and wastewater share the same pipes and the city has been working on separating the systems, where feasible. In 2022, Moncton received funding to install dedicated storm sewer relief systems on Lutz, Westmorland, and Robinson Streets in the downtown core, aiming to improve the management of wastewater and stormwater. While Moncton is transitioning towards a fully separated sewer system, some combined systems still exist, and the city is actively working to mitigate its impact.

6.7.3. Stormwater

The City of Moncton manages stormwater through a municipal collection system designed to convey runoff from residential, commercial, and industrial developments.

Developers are required to adhere to the Design Criteria Manual for Municipal Services and the Standard Municipal Specifications, ensuring that stormwater infrastructure meets the city's standards. For high-density residential, commercial, or industrial projects, on-site stormwater quality management devices must be implemented to meet current stormwater quality objectives, as stipulated in By-law P-215. Additionally, developments must consider topography, existing natural drainage, and environmentally sensitive areas in their designs. To limit stormwater run-off impacts from new development, the city also applies a net zero increase policy. This means that all new developments provide on-site attenuation to limit post-development run-off to pre-development levels.

In addition, the city encourages green development practices through its Green Development Guidelines to reduce the environmental impact of development; however, these are currently voluntary. It also has Naturalized Stormwater Management Guidelines that describes best practices for implementation natural stormwater manage practices in new developments. The city is also currently undertaking Phase 10 of the Sewer System Review and Master Plan (SSRMP). The SSRMP will include a city-wide sewer model by combining models from all previous phases and update the recommended sewer upgrades list.

6.8. Social & Cultural Heritage

The following sections provide an overview of the city’s social and cultural heritage, including an overview of the current recreation services and facilities, the city’s diverse culture, heritage assets, and conservation, and its vibrant arts and entertainment.

6.8.1. Recreation

Recreation is a vital part of life in Moncton, supporting physical and mental health, community connection, and social inclusion. The City’s recreation system includes a broad mix of facilities

and programs, such as arenas, pools, sports fields, community centres, trails, and informal gathering spaces that serve a diverse and growing population. Moncton's bilingual and multicultural character, as well as its demographic shifts, seasonal climate, and active volunteer culture, all shape how residents engage with recreation. The following provides an overview of the city's recreational facilities:

- 47 playgrounds
- 6 indoor play spaces (which include arenas, ice rinks, sports courts, indoor pools, walking tracks, splash pads), including the following:
- YMCA
- Crossman Community Centre / Kay Arena
- YMCA Moncton North
- CEPS - Louis-J.-Robichaud
- YMCA Aquafit Primetime
- Dud James Sports Complex: members-only squash facility and gymnastics club.
- 84 outdoor play spaces (which include pools, parks, basketball, tennis and pickleball courts, fields, splashpads rinks, dog parks, skate parks, stadiums, and areas for snowshoeing, cross-country skiing and sledding).
- 8 parks and a connected trail system (approximately 80km)

The City of Moncton's Recreation Master Plan emphasizes the importance of access to recreation and how recreation is intricately connected to transportation, cultural and economic growth and more. As the city continues to experience significant growth, ensuring residents have access to recreation and nature will be key, not only to the health and wellbeing of residents, but also to attract newcomers and businesses. Additionally, accessibility was identified as an area for improvement, whether its outside facilities (e.g., entryways) or within facilities (e.g., accessible washrooms, etc.). There is policy currently in place for new facilities to be accessible; however, some existing facilities still require improvements to be accessible.

As the Municipal Plan and Zoning By-Law are updated, the role of recreation in fostering a liveable, inclusive, and healthy city should be reflected throughout the planning framework. Key considerations include:

- Equitable access to facilities and programs across all neighbourhoods and population groups.
- Integration with land use to ensure well-placed and connected recreational spaces.

- → Support for flexible spaces that serve multiple recreational, and community uses.
- → Recognition of informal recreation through trails, open spaces, and community-led initiatives.
- → Year-round usability and resilience to changing climate and weather conditions.

6.8.2. Arts, Culture, & Heritage

Moncton is a multicultural city, distinguished by its Indigenous, Acadian, and Celtic roots. The city prioritizes its diverse culture and supports cultural activity and expression as well as public art by establishing funding programs and cultural policies to enhance the cultural experiences and programs throughout the community. Moncton's strong cultural roots are supported by the city's Cultural Plan which provides a roadmap to 2026 that will guide cultural planning across the city and inform municipal policies and funding decisions.



Figure 13: Victorian Thomas Williams House (Resurgo Place Webpage)

Moncton has also established a Moncton Heritage Conservation Board who supports and acts as an advocate to protect the city's heritage assets, including cultural, architectural, and natural heritage[16]. The city falls under the *New Brunswick Heritage Conservation Act*, which enables the conversation of cultural landscapes. Through this *Act*, the city has adopted the Heritage Conservation By-Law establishing municipal heritage conservation areas to address conservation of buildings and structures with heritage value. The By-Law ensures that designated homes, buildings, and properties are conserved to protect or enhance their original historic character. The city By-Law also includes maps that outline where the conservation areas are located and illustrates their boundaries. Currently, the city has more than 120 properties that are protected as individual landmarks. A majority of these conservation areas are located within the Downtown core. Some of the prominent heritage landmarks in Moncton include:

- → Victorian Thomas Williams House (1883)
- → Free Meeting House (1821)
- → Treitz Haus (1769)

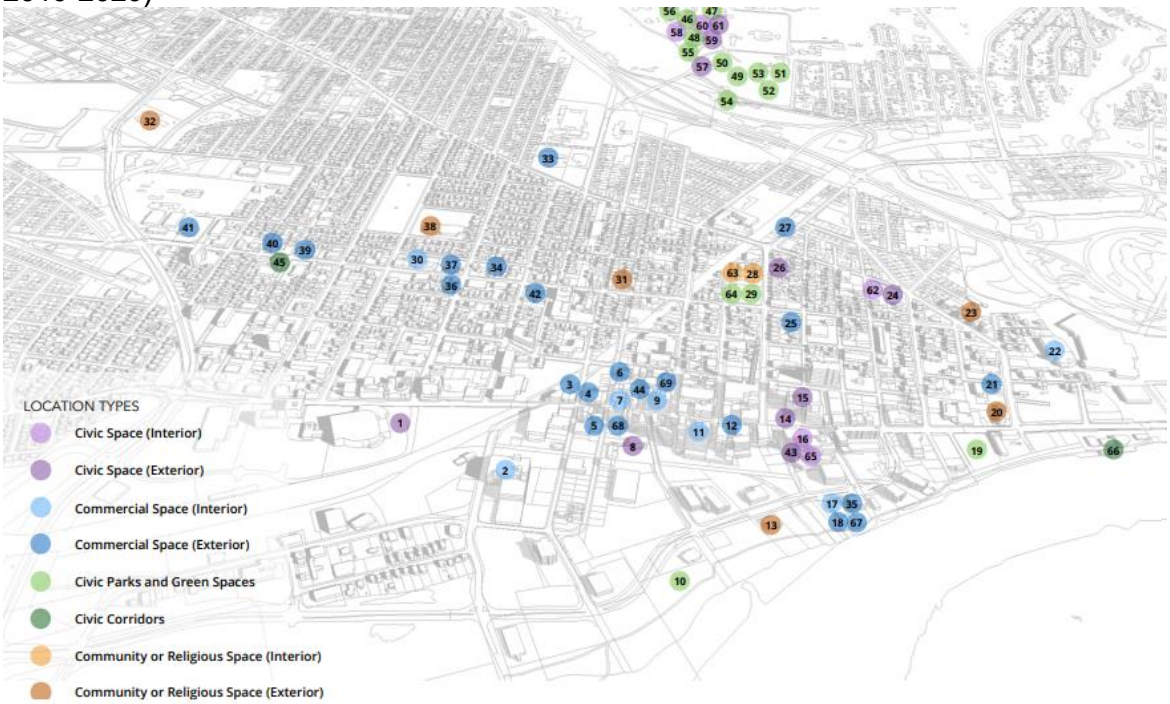
[16] City of Moncton Heritage Conservation Board Strategic Plan 2023 – 2027. (2023).

Moncton's established neighbourhoods contribute significantly to the city's cultural identity, sense of place, and overall urban character. As the city continues to accommodate future growth and consider opportunities for higher-density development, it will be important to balance intensification with the conservation of heritage assets and other buildings of architectural or cultural value. Retaining and repurposing existing structures not only preserves community character but also supports environmental sustainability. Throughout the Municipal Plan and Zoning By-law Review, it will be important to continue to recognize the value of heritage preservation while exploring compatible forms of intensification that respect the scale, form, and history of established neighbourhoods. The current City of Moncton Municipal Plan has policies and proposals respecting heritage conservation, some of which have been implemented since its adoption in 2014.

There is also a vibrant arts and entertainment scene within Moncton, offering ample music spaces, theatre, galleries and public art across the city. The City established a Public Art Master Plan in 2019 to identify types of public art, where they should be placed, the role the city should play in supporting public art, and identifying the tools required to administer the creation of public art. The city continues to support the installation of public art with over 50 public art pieces across the city including its first Indigenous public art installation, the *Spirit of Reconciliation*, which was commissioned in 2024.

Figure 14 below illustrates the location of existing public art pieces in Moncton.

Figure 14: Existing Public Art Locations in Moncton (City of Moncton Public Art Master Plan 2019-2029)



Moncton's strong cultural identity and rich heritage continue to shape the character of the city and the experience of its residents. As the planning framework is updated, arts, culture, and heritage should be reflected in ways that support livability, inclusion, and placemaking. Key considerations include:

- → Ongoing support for cultural spaces through land use policies and zoning that enable a wide range of creative, performance, and community uses.
- → Recognition of heritage assets in development decisions and neighbourhood planning.
- → Integration of public art into the public realm, particularly in high-visibility or new growth areas.
- → Support for cultural diversity and First Nation Rightsholders representation through inclusive planning processes.
- → Alignment with the Cultural Plan and Public Art Master Plan to guide investment and programming.
- → Contribution to tourism and the creative economy by supporting cultural destinations, events, and a strong downtown identity.

Reflecting these themes can help ensure Moncton's planning framework continues to support a vibrant, inclusive, and culturally rich city that supports both community life and economic vitality.

6.9. Finances

The City of Moncton is in a favourable financial position. In recent years, the city has seen significant growth in its assessment base due to both rising property values and new construction.

As a result of rising property values, the residential property tax rate, while being relatively stable between 2015 and 2021, has been reduced in each of the last four years, declining by nearly 17% since 2021 (See **Figure 13**).

While reducing the property tax rate, the city has continued to invest in key services such as public transportation, community safety, active transportation, social issues, environmental initiatives, and recreational activities.[17]

[17] City of Moncton 2025 Budget press release. https://www.moncton.ca/news-notices/city-moncton-reduces-tax-rate-fourth-year-a-row-makes-strategic-investments-key

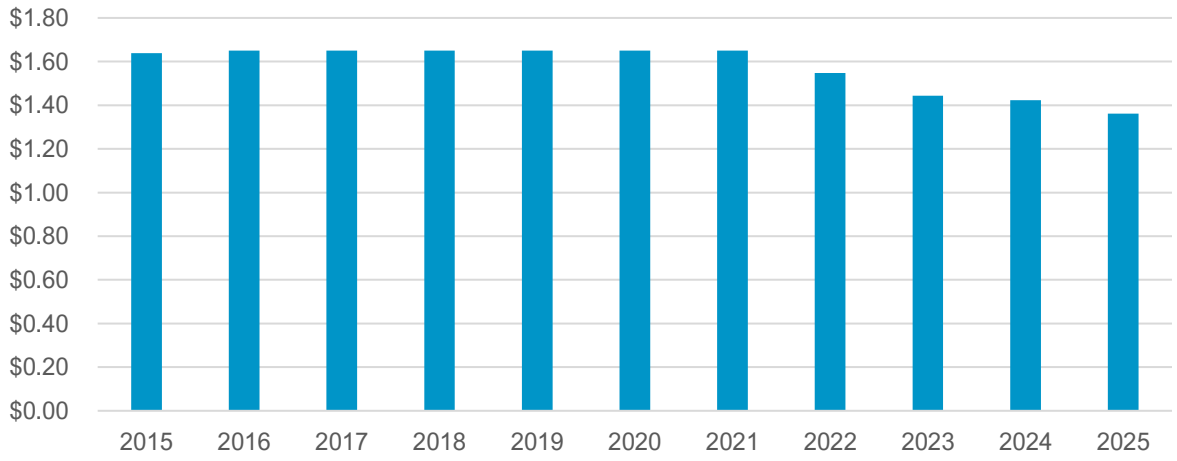


Figure 15: Residential Tax Rate, Per $100 Assessed Value

Recent residential construction activity has resulted in a greater share of the assessment base being attributed to the residential sector. As shown in **Figure 14**, while the split in the assessment base between the residential and non-residential sectors was relatively stable for most of the last decade, in recent years, there has been a shift towards the residential sector.

Maintaining an adequate supply of non-residential lands, include Moncton Industrial Development (MID) Employment Areas, will provide the city with opportunities to re-balance the tax base back towards the non-residential sector.

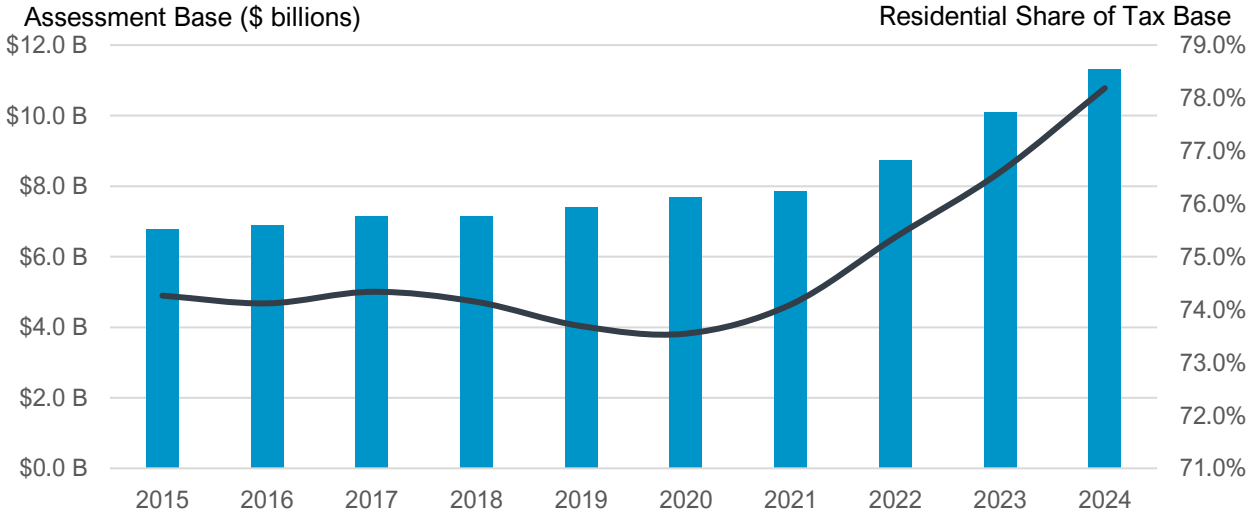


Figure 16: Moncton Assessment Base

PLAN MONCTON

CONCLUSION



7.1. Conclusion

This Background Report is intended to provide an overview of the background information reviewed to guide the preparation of the updated Municipal Plan and Zoning By-law. This includes key City, Regional and Provincial documents and legislation. The key takeaways from this process will be incorporated and reflected, where appropriate, into the New Municipal Plan as policies, as appropriate. New and updated Municipal Plan policies will be implemented through the Zoning By-law Review, which will be undertaken concurrently.

This Background Report will form the foundation and provide context for preparing the Policy Directions Report, which will delve deeper into specific policy areas of concern, goals, and objectives and outline a series of recommendations for potential changes / additions to the New Municipal Plan and Zoning By-law. The Draft Policy Directions Report will be reviewed by city staff and the Municipal Plan Project Management Groups to gain feedback and input into the proposed recommendations prior to finalization. Together, the Background Report and the Policy Directions Report will form the basis for preparing the New Municipal Plan and Zoning By-law.

APPENDIX A

Community Profile

A



Appendix A Community Profile

Population

The City of Moncton is the largest in the Province of New Brunswick, with a population of 81,500 in 2021[Error! Bookmark not defined.]. In 2024, Greater Moncton, which according to Statistics Canada, encompasses the City of Moncton, City of Dieppe, Town of Riverview, and surrounding areas, was identified for the third consecutive year as one of the fastest growing Census Metropolitan Areas (CMAs) in Canada[1]. The CMA saw a growth rate of approximately 5.1%, increasing from 178,599 in 2023 to 188,036 in 2024. The City of Moncton itself experienced a notable population increase of 7.1% from July 2023 to July 2024, resulting in a population of 97,523 residents. The population growth of Greater Moncton, including the City of Moncton, has largely been driven by relatively high levels of net migration.

As per the 2021 Census data, the City of Moncton (Census Subdivision) had a population of 79,470 people, a 10.5% increase from 2016. The City's Urban Growth Strategy prepared in 2024, estimated Moncton's population to have risen by 5% from 2021 to 2022 due to a municipal boundary adjustment on January 1, 2023. **Table 1** below outlines the population change for the City of Moncton since 2016, to the projected year 2046, based on Statistics Canada Census Data and the Urban Growth Strategy (2024).

Table 1: Population Change of Moncton and New Brunswick 2016-2046 (Statistics Canada, 2021, and Urban Growth Strategy (2024))

Year	Moncton (Subdivision) Population	% Change
2016	71,890	-
2021	79,470	10.5%
2046 (projected in UGS, 2024)	116,200	46.2%

Population Age Cohorts

[1] Moncton Impact (2025) https://monctonimpact.ca/#:~:text=Room%20to%20grow,2023%20to%20188%2C036%20in%202024.

The City of Moncton has a relatively young population, with 28% of the 2021 population aged 25 to 44 years, 27.4% being 24 or younger, and 25.4% aged 45 to 64 years[2]. In 2021, the smallest proportion of residents were over the age of 64 years (19.2%). Notably, all age cohorts experienced growth from 2016 to 2021, other than those aged 0-4 years. **Table 2** illustrates age trends for the City of Moncton between 2016 and 2021.

Table 2: Population Trends by Age Cohort between 2016-2021 for the City of Moncton (Statistics Canada, 2021)

Age Cohort	2016	2021	Trend
0-4	3,620	3,570	↓
5-14	7,185	8,455	↑
15-19	3,670	4,020	↑
20-24	5,090	5,695	↑
25-29	5,175	5,760	↑
30-39	9,845	11,140	↑
40-44	4,900	5,345	↑
45-49	4,780	5,185	↑
50-54	5,220	4,870	↑
55-59	5,090	5,175	↑
60-64	4,575	4,990	↑
65-74	6,985	8,525	↑
75+	5,760	8,845	↑
Total	71,890	79,470	↑

[2] Statistics Canada. Census Profile, 2021 Census of Population: Moncton, City (C), New Brunswick.

In comparison to the Province of New Brunswick as a whole, the population of Moncton is relatively younger. As of 2021, the City's population had a median age of 40.4 years, compared to the Province's median age of 46.8 years. The largest age cohort of the population in Moncton are those aged 45 to 64 years (29.3%), followed by aged 24 or younger (24.8%) and 25 to 44 years (23.1%). **Table 3** below provides a comparison of age cohort percentiles in the City of Moncton and the Province of New Brunswick.

Table 3: Age Cohort Percentiles of Total Population in 2021 (Statistics Canada, 2021)

Age Cohort	Moncton	New Brunswick
0-4	4.5%	4.2%
5-14	10.6%	10.2%
15-19	5.1%	5.0%
20-24	7.1%	5.4%
25-29	7.2%	5.5%
30-39	14.0%	11.5%
40-54	19.4%	19.3%
55-59	6.5%	8.0%
60-64	6.3%	8.0%
65-74	10.7%	13.7%
75+	11.1%	9.2%
Total	**79,470**	**775,610**

First Languages

The Province of New Brunswick is Canada's only officially bilingual province. The City of Moncton's population has a mix of English and French speaking residents. As per the 2021 Census data, the City's population was predominantly English speaking, with 69.2% of the population identifying English as their first language. The City also has a large French speaking

population, with 28.7% of residents identifying French as their first language. Additionally, approximately 1.6% indicated both English and French as their dual languages. This aligns closely to the broader context, as the Province reported very similar proportions of English first language speakers (68%), French (29.9%), and dual first languages (0.6%)[2] as outlined in **Table 4** below.

Table 4: First Official Language Spoken for Moncton and the Province (Statistics Canada 2021)

Age Cohort	Moncton	New Brunswick
English	69.2%	69.1%
French	28.7%	29.9%
English & French	1.6%	0.6%
Non-official languages	0.5%	0.2%

Immigration

In 2021, the City of Moncton saw a substantial rise in immigration according to Statistics Canada Census data, with 10.9% of the total population identifying as immigrants in 2021 compared to 7.4% in 2016[2]. This was notably larger in comparison to those identifying as immigrants in the Province, which was 5.8%. The influx of immigrants moving to Moncton plays a large role in the overall population growth the City has seen over the last number of years. From 2016 – 2021, 4,415 immigrants were identified in the City per the 2021 Census data. Of this most recent immigrant population, the majority identified their place of birth being Asia (51%), followed by Africa (31%).

The Greater Moncton Immigration Strategy 2020-2024, prepared by for the Cities of Moncton and Dieppe, and the Town of Riverview states that these areas are seeking to attract between 2,750 and 3,500 newcomers annually by 2024.

Indigenous Population

As of 2021, the Indigenous population in the City of Moncton was 2,080 individuals, accounting for 2.6% of the total population. Of this population, 53.6% identify as First Nations, 40.9% as Metis, and 1.9% identify as Inuit. Since 2016, this population has grown by approximately 285 individuals, an increase of approximately 15.9%.

Student Population

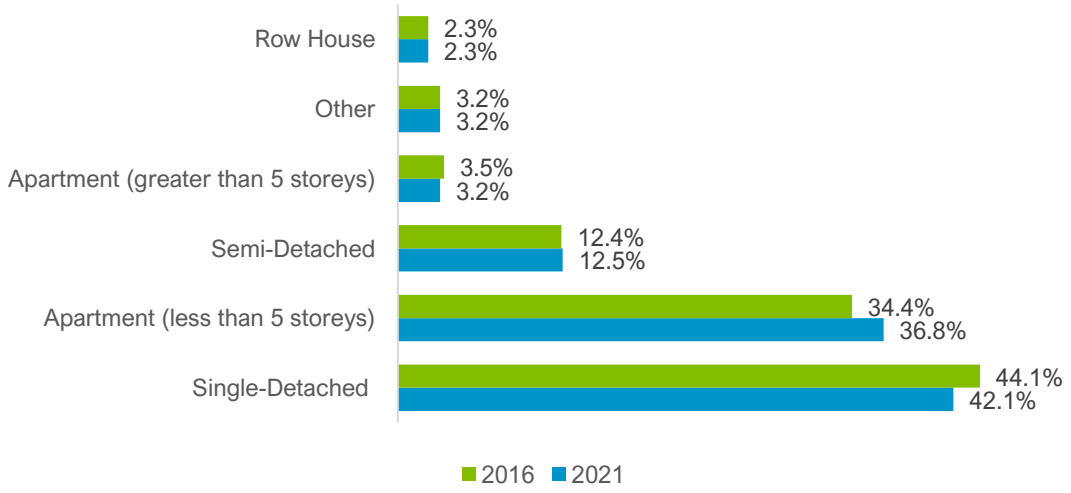
The City of Moncton is home to many post-secondary education institutions. The French-language university, Université de Moncton, is the City's largest post-secondary institution. Other post-secondary education institutions in the City include:

- → Université de Moncton;
- → Crandall University;
- → New Brunswick Community College (Moncton campus);
- → Collège communautaire du Nouveau-Brunswick (Dieppe campus);
- → McKenzie College;
- → Oulton College; and
- → Eastern College.

Housing

As of 2021, there were a total of 35,120 occupied private dwellings in the City of Moncton according to Statistics Canada Census data. Of these dwellings, 42.1% were single-detached dwellings, 36.8% were apartments with 5 or fewer storeys, and 12.5% were semi-detached dwellings. Since 2016, the overall number of occupied private dwellings in Moncton increased by 9.2%, with the largest influx in apartments with 5 or fewer storeys. **Figure 1** below illustrates the proportion of occupied dwelling by dwelling type in Moncton from 2016 to 2021.

Figure 1: Proportion of Occupied Dwelling by Dwelling Type in Moncton 2016-2021 (Statistics Canada, 2021)



As per the City's 2024 Urban Growth Strategy (UGS) it is anticipated that by 2046, the City's housing base is forecast to reach 50,600 total occupied dwelling units, which would equate to an increase of 16,100 units from 2021. The UGS also anticipates that ground-oriented dwellings will comprise approximately 48% of the total dwellings, with a continued shift of housing preference towards high-density housing forms over a long-term period.

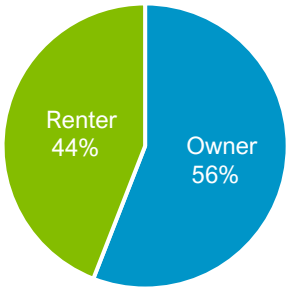


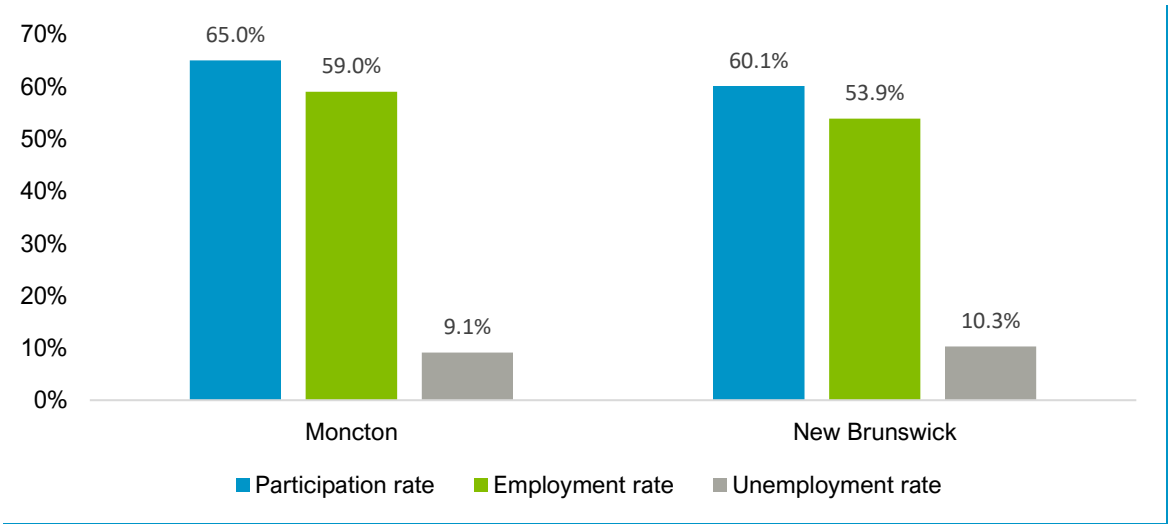
Figure 2: City of Moncton Housing Ownership

Of Moncton's housing base, there is a mix of owner and rental units across the City. As per the 2021 Statistics Canada Census data, of Moncton's housing base, 56% of households are owners and 44% are renters.

Labour Force

Moncton has a large employment base, as per the 2021 Census data, with a labour force of 65,515 people aged 15 years or older. In 2021, Moncton had a 65% participation rate (42,565 people) in the labour force and a 59% employment rate, which surpasses the provincial rates by 5%, and 5.1% respectively. According to the City's Urban Growth Strategy (UGS) (2024), the employment base in Moncton is anticipated to increase by approximately 15,470 jobs by 2046. Representing an average annual rate of roughly 1%.

Figure 3: Labour Participation Rate, Employment and Unemployment Rate in the City of Moncton and New Brunswick (Statistics Canada, 2021)



Occupation Classification

Statistics Canada categorizes occupation data under two classification systems, the National Occupational Classification system (NOC), made up of 10 broad occupation categories, and the North American Industry Classification System (NAICS), which provides a detailed breakdown of occupations into 10 categories and additional subcategories to provide more details.

For the purpose of this report, the NOC system was used to provide more detail on the occupational trends for the City of Moncton. The data revealed that the predominant occupations among employed residents in the Moncton labour force, aged 15 and over, was Sales and Service (32.9%), followed by Business, Finance and Administration (17.0%), and Trades, Transport and Equipment Operators and related occupations (13.4%).

Table 5: City of Moncton National Occupation Classification 2021 (Statistics Canada, 2021)

Occupation – National Occupation Classification (NOC) 2021	Population	%
Sales and service	14,005	32.9%
Business, finance and administration	7,265	17.0%
Trades, transport and equipment operators and related	5,720	13.4%
Education, law and social, community and government services	4,740	11.1%
Health	3,815	8.9%
Natural and applied sciences and related occupations	2,955	6.9%
Manufacturing and utilities	1,220	2.9%
Art, culture, recreation and sport	1,140	2.7%
Natural resources, agriculture and related production	460	1.1%
Legislative and senior management	410	0.9%
Total Labour Force Population Aged 15 Years and Over	**42,565**	**100%**

As per the 2021 Census Data, the majority of Moncton's employed labour force who commute travel within the City (76%) for work, 17% commute within the Greater Moncton Area, 4% within New Brunswick and only 1% commute to a different province or territory for work.

As per the Urban Growth Strategy 2024, Moncton has approximately 704 net hectares of industrial zoned employment land with five areas identified for Employment Areas - Moncton Industrial Park West, Caledonia Industrial Estates, Moncton East Business Park, Moncton East Business Park, and Harrisville Logistics Park. The Employment Areas in Moncton play a large role in the overall economic development potential in the City.



Figure 4: City of Moncton's Industrial Lands (Impact Moncton)

Household Income

According to 2021 Census data, the median household income (gross) in Moncton in 2020 was $68,000, which is similar to the Provincial median household income of $70,000 (gross). Notably, the City of Moncton experienced a substantial increase in the median household income (gross) of 21.3% since 2016[3], as shown in **Table 6** below.

Table 6: City of Moncton and New Brunswick Household Income (Statistics Canada, 2021)

Income	Moncton (2016)	Moncton (2021)	New Brunswick (2021)
Median gross income of household	$56,062	$68,000	$70,000

[3] Median household income as reported in 2020 needs to be interpreted with caution as some households may have seen income artificially inflate as a result of the COVID-19 financial benefits provide to households to support them during the pandemic.