

POLICY DIRECTIONS REPORT

Municipal Plan and Zoning By-Law Review

City of Moncton
FINAL – September 2026



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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.



1. Introduction

1.1. Purpose & Overview

The purpose of this Policy Directions Report is to identify the preferred policy directions and to address policy conformity gaps that will be the basis for formulating the new City of Moncton Municipal Plan, as part of the City's ongoing Municipal Plan and Zoning By-Law Review.

This Policy Directions Report (the "Report") is a critical component of the Municipal Plan (MP) and represents the cumulation of significant background work and consultation to establish a roadmap to update the MP. The updated Municipal Plan will reflect changes informed by provincial legislative requirements, best practices, and consultation with the community.

1.2. What is a Municipal Plan and Zoning By-Law?

A Municipal Plan is a policy document adopted by Council under the provisions of the *Community Planning Act*. The *Community Planning Act* sets out matters of provincial interest and the authority and responsibilities of municipalities to create Municipal Plans and Zoning By-Laws.

Moncton's Municipal Plan expresses the vision and guiding principles for the community and provides direction on how land in Moncton should be managed and where and how growth will occur. The Municipal Plan also addresses matters of Provincial interest and establishes detailed local planning policies that apply to all lands within the City of Moncton. The Municipal Plan is guided by community and interested and affected parties' input so that future planning and development needs of the City will be met with an approach that considers diversity, equity, and inclusion.

1.3. How does the Municipal Plan Relate to the Zoning By-Law?

The Municipal Plan establishes a long-term vision, goals, objectives, land use designations and associated policies to manage growth and development across the whole City. The City's Zoning By-Law (ZBL) implements and must conform to the Municipal Plan, establishes Zones to implement the Municipal Plan land use designations, and sets out permitted uses and specific lot and building requirements (e.g., minimum setbacks, maximum building heights) for each Zone. The ZBL will be updated concurrently with the Municipal Plan, providing updated definitions and regulations to conform with changes resulting from the Municipal Plan.



2. Vision and Guiding Principles

Phase 2 of the Municipal Plan and Zoning By-Law Review involved the development of a Vision and Guiding Principles for the new Municipal Plan. A Vision Statement and Guiding Principles express the intent of future change and provide a basis for policy development, ensuring that all aspects of a Municipal Plan work together.

Proposed Vision Statement

A Vision Statement tells a story about a community's long-term views and aspirations for the future. It reflects core values, qualities, and characteristics of a community. The Vision statement as written in the City's existing Municipal Plan, required updating to reflect the needs of a growing and changing Moncton. The refreshed vision reflects what was heard from the community during the first round of consultation, aligns with City priorities, and provides an aspirational statement for Moncton to the year 2051.

Moncton is the economic, cultural, and community hub of Southeastern New Brunswick, attracting people, talent, and investment from across the region and beyond. The Petitcodiac River shapes the city's unique sense of place and identity. Growth is thoughtfully directed to support complete communities, a vibrant downtown and urban centres, and transit-oriented corridors, creating connected places where people can live, work, learn, shop, and play.

Proposed Guiding Principles

The City of Moncton's new Municipal Plan will be guided by a set of guiding principles, each supported by a clear intent, that establish the decision-making framework for achieving the vision and informing supporting policies, while more targeted "Big Moves" will identify the priority actions needed to deliver on that vision.

- → **People First:** Design neighbourhoods for connection, belonging, and inclusivity. Support active, healthy living and ensure everyone has access to affordable and attainable housing.
- → **Connected by Design:** Build compact, mixed-use neighbourhoods linked by sustainable transportation options, walking, rolling, cycling, and transit, within a network of complete communities.
- → **Inclusive and Intentional Growth**: Respond to population changes with strategic determination of where and how growth occurs to support affordable, diverse housing options in complete communities that increase sustainability in the city.

- → **Rooted in Place:** Protect the city's natural heritage, celebrate its riverfront, and enhance public spaces that strengthen our shared identity and cultural vibrancy.
- → **Resilient and Green:** Integrate climate action, energy efficiency, and green infrastructure in every aspect of planning to build a city that adapts and thrives.
- → **Prosperous and Innovative:** Encourage a diverse economy with opportunities for business growth, education, and entrepreneurship while protecting employment lands and downtown vitality.
- → **Inclusive and Equitable:** Advance reconciliation, celebrate diversity, and ensure access, opportunity, and representation for all residents.



3. Big Moves

Big Moves are the transformative actions that will shape the City's growth and evolution over the life of the Municipal Plan. Rather than incremental change, these moves represent future-focused, city-building priorities that respond to emerging challenges, capitalize on strategic opportunities, and align growth with community values. Together, they establish a clear direction for decision-making, investment, and policy development, ensuring that future growth is intentional, coordinated, and resilient. The Big Moves provide a framework for aligning land use, infrastructure, mobility, housing, climate action, and economic development to achieve a more complete, inclusive, and resilient city.

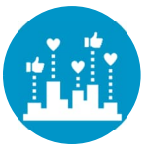
To help identify gaps, issues and opportunities, seven (7) preliminary Big Moves were presented to the community in Phase 3. The seven (7) preliminary Big Moves of **Complete Communities, Connected City, Equitable Housing Access, City Designed for People, Community Well-Being, Climate Resilience, and Strong Economy** were the result of preliminary reviews of City plans and policies, discussions with Council, the Municipal Plan Review Committee, and staff, and feedback heard from the community throughout Phase 1 and Phase 2. As a result of the feedback received on the preliminary Big Moves, the Big Moves have been refined to:



1 **Establish Transit Corridors**: Position transit corridors as vibrant, mixed-use spines of growth by concentrating density, eliminating barriers to development, and prioritizing high-quality urban design and public realm improvements that support sustainable, transit-oriented communities.



2 **Design for People**: Embed a people-first approach to city-building by elevating urban design, enhancing walkability and multimodal access, and ensuring both public and private development contribute meaningfully to livable, inclusive, and high quality neighbourhoods.



3 **Celebrate Downtown**: Reinforce downtown as the cultural and civic heart of the city by modernizing design standards, strengthening connections to the riverfront, and leveraging public realm and strategic investments to create a vibrant, distinctive, and economically resilient core.

4. Municipal Plan Policy Directions

The City's Municipal Plan is being updated to enable a more contemporary planning framework for the City while providing consistency and greater clarity in interpreting the City's planning policies. The Municipal Plan and Zoning By-Law Review is a key opportunity to address local priorities such as developing complete communities, balancing residential and non-residential growth, improving connectivity, supporting age-friendly development, directing intensification to appropriate locations, and protecting the City's natural and cultural heritage resources.

This section summarizes the insights and feedback gathered throughout the review process into key policy directions. These policy directions provide a roadmap for how the policies of the Municipal Plan will be updated. The policy directions are grouped by general policy directions, which are intended to apply overall to the Municipal Plan and by overarching themes including, complete communities, economy, mobility, housing, culture and heritage, and environment. In addition to the policy directions identified in this section, the new Municipal Plan will address a broader range of policies, including matters required under the *Community Planning Act* and other considerations such as health and social services, emergency services, food security, and additional social and community planning matters. For each policy direction, where applicable, icons have been used to indicate how it contributes to achieving the three (3) Big Moves:

Establish Transit Corridors

Design for People

Celebrate Downtown



4.1. Document Structure

Consideration for planning administration, implementation and interpretation ensures that key local and Provincial policy and legislative are incorporated.

4.1.1. Administration / Interpretation

The City of Moncton's current Municipal Plan is divided into six (6) chapters, each with numerous sub-sections, and includes seven (7) Schedules that are referenced throughout the Plan and used to support the implementation and administration of policies. The Municipal Plan text and supporting Schedules are inter-related and are intended to be read in conjunction with one another.

The City's Municipal Plan will be comprehensively reviewed and updated, resulting in a new, contemporary Municipal Plan document.

Improve Document Formatting, Consistency and Readability

The current Municipal Plan was adopted over ten (10) years ago, in 2014. The current update presents an opportunity to review and update the Municipal Plan to ensure it is modernized, easy to read, and aligns with provincial and regional land use planning policy, and local context of Moncton. The new Municipal Plan format will be revised to include modern design, improved formatting, user-friendly functions such as the inclusion of graphics and use of tables.

Define Planning Horizon

As identified in the City of Moncton's Urban Growth Strategy Report prepared in 2024, the City is anticipated to experience significant growth over the next 25-year period. Population and employment forecasts prepared as part of that Strategy found that the City is anticipated to grow to a population from 81,500 in 2021 to 116, 200 people and from 54,430 in 2021 to 69,900 jobs by 2046. This represents an average annual growth rate of 1.5%.

It is recommended that the new Municipal Plan reflect the growth anticipated by the Urban Growth Strategy (2024) and establish a long-term planning horizon to guide growth and change within the City over the next 25 years, to the year 2051.

4.1.2. Land Use Designations

The City of Moncton's current Municipal Plan includes 12 land use designations that guide where and how development occurs across the City. Each designation reflects a specific intent, ranging from residential neighbourhoods, to protecting natural resources or creating vibrant mixed-use centres and employment areas.



Redesignate lands in the new Municipal Plan

It is recommended that land use designations in the new Municipal Plan be updated to accommodate the projected growth and future land use needs, and associated policies are developed or revised to ensure an appropriate range and mix of land uses are permitted to support the creation of complete communities throughout the planning horizon.

An overview of the existing land use designations and their intended purpose, followed by proposed changes to simplify and modernize the framework are summarized below. The proposed changes aim to improve clarity and better align with the City's long-term growth objectives. Proposed changes are shown in **bold** text.

- → **Downtown designation:** Increase residential population, infilling and use of existing vacant office space, development of unique and vibrant mixture of commercial, civic and cultural uses, particularly at ground level, beautiful, public waterfront that is linked to the downtown, and create unique, pedestrian friendly and multi-modal streetscapes and corridors in the downtown. **Maintain the Downtown designation and its intent.**
- → **Neighbourhood designation:** Preserve and enhance the unique natural, historical, physical and social features and assets neighbourhoods, support residential uses, protect character, encourage infill, high-density development where appropriate, and complete communities (open spaces, parks, streetscapes, neighbourhood amenities). **Propose to separate the designation into Neighbourhood designation and Neighbourhood Corridor designation to distinguish between stable residential areas intended to preserve neighbourhood character and key secondary corridors intended to accommodate greater intensification and small-scale, mixed-use activity, including commercial and institutional uses that are complementary to surrounding residential areas, as well as enhanced transit and pedestrian connectivity.**
- → **Mixed Use Centres and Corridors designation:** Intended to create vibrant, unique and successful areas that serve as major focal points within the City. These areas accommodate a mix of higher-intensity commercial and residential uses, including large retail and service establishments that complement, rather than compete with, the downtown. They function as significant employment areas, supporting compact, pedestrian-friendly, and transit-oriented development. Direct higher-density residential growth along major corridors and encourage the evolution of these areas into attractive, unique destinations that enhance Moncton's sense of place and identity. **Propose to**



separate the designation to a Growth Node designation and Mixed-Use Transit Corridor designation to distinguish between focal areas intended to function as major mixed-use destinations and corridors intended to accommodate transit-supportive intensification and redevelopment.

- → **Highway Commercial designation:** Accommodate automobile or travel-related commercial uses and other businesses which are not compatible in the downtown, neighbourhood and suburban areas by virtue of size, traffic, parking generation, and outdoor storage requirements. Encourage highway commercial uses to locate where they will minimize potential land use conflicts to existing and future land uses in the area. **Maintain the Highway Commercial designation and its intent.**
- → **Magnetic Hill Tourism Area designation:** Intended for tourism and recreation uses, complementary to the Magnetic Hill Tourism Park. **Rename to Tourism designation, but maintain its intent.**
- → **Post-Secondary designation:** Provide flexible zoning provisions that enable and support the mixed-use nature of Post-Secondary Institutions. **Rename to broader Institutional designation, which would cover schools, hospitals, and major civic facilities.**
- → **Industrial designation:** Intended to accommodate industrial uses, industrial parks, employment lands, and business parks that support employment generation, business investment, and long-term economic growth. **Rename to Business and Industry designation but maintain its intent.**
- → **Air Industry designation:** Intended for the Greater Moncton International Airport and the McEwen Airfield. **Propose to change to an overlay.**
- → **Rural Area designation:** Provide a range of low-density rural uses, prevent suburban sprawl outside the city's urban boundary. **Maintain the Rural designation and its intent. Rename to the Rural and Resource designation.**
- → **Resource designation:** Areas defined as being capable of supporting high-quality aggregate extraction as well as industrial mineral production and consider for protection areas of valuable quarry mineral potential. **Propose to consolidate with the Rural designation and clearly delineate resource uses from rural uses. Rename to the Rural and Resource designation.**
- → **Watershed designation:** Intended to ensure that the environmental quality of this watershed is not negatively impacted by development. **Rename to Environmental and Water designation and consolidate with the delineated environmental and conservation areas included within the existing Community Use designation.**

- → **Community Use designation:** Intended to assist with protecting the natural environment through the establishment of conservation areas and watershed protection zones and is also used to enable the provision of recreation facilities, parks, and open spaces. **Propose to rename to Parks and Recreation designation and delineate the environmental and conservation areas within the designation and capture those lands within the proposed Environmental designation.**
- → **Plan Area designation:** Intended for strategic growth areas that require more detailed land-use planning, and are subject to Secondary Plans, before significant development occurs. **Maintain the Plan Area designation and its intent.**

Additionally, all proposed changes to the City of Moncton's land use designations are shown in **bolded text** in **Table 1**. The proposed changes will impact some, but not all lands in the City. It is noted that it is anticipated that some lands in the City will have their current land use designations maintained.

Table 1: Proposed Land Use Designations – Draft Municipal Plan

Current	Proposed
Land Use Designations	
Downtown	Downtown
Neighbourhood	Neighbourhood
	Neighbourhood Corridor
Mixed Use Centres and Corridors	**Growth Node**
	Mixed-Use Transit Corridor
Highway Commercial	Highway Commercial
Magnetic Hill Tourism Area	~~Magnetic Hill~~ Tourism ~~Area~~
Post-Secondary	**Institutional**
Industrial	**Business and Industry Lands**
Air Industry	***Move to Policy Overlay**
Rural Area	Rural ~~Area~~ **and Resource**
Resource	***Consolidate with Rural**
Watershed	**Environmental and Water**
Community Use	**Parks and Recreation**
Plan Area	Plan Area

4.1.3. Schedules

The City of Moncton Municipal Plan currently contains seven (7) supporting Schedules, including:

- Schedule 1: Generalized Future Land Use Map
- Schedule 2: Urban Boundary
- Schedule 3: Future Roads Map
- Schedule 4: Secondary Municipal Planning Areas
- Schedule 5: Five-Year Capital Works Budget
- Schedule 6: Glossary of Terms
- Schedule 7: Municipal Plan Amendments Table

Update Schedule Maps in the new Municipal Plan

It is recommended that the new Municipal Plan include updated Schedules with the most current mapping information available. Schedules should be updated using GIS data to complement the Municipal Plan text and provide for easy analysis, including updates based on Provincial, and Regional mapping.

Key changes to existing Schedules include:

- Schedule 1: Generalized Future Land Use Map: **Update to reflect new Land Use Designations and Overlays, including the proposed Airport Overlay.**
- Schedule 2: Urban Boundary: **Update and maintain.**
- Schedule 3: Future Roads Map: **Update to reflect any changes to City roads and development, explore options to identify new roads as "Future Roads."**
- Schedule 4: Secondary Municipal Planning Areas: **Update and maintain.**
- Schedule 5: Five-Year Capital Works Budget: **Add as a subsection under the "Implementation" Section of the new Municipal Plan and remove as a Schedule. This will be updated to reflect current 5-year timeline.**
- Schedule 6: Glossary of Terms: **Remove as a Schedule and integrate as a Section in the new Municipal Plan. This will be updated to reflect changes to terms and modernized definitions.**
- Schedule 7: Municipal Plan Amendments Table: **Integrate all adopted amendments into new Municipal Plan and remove as a Schedule. It is recommended that any**

future amendments to the new Municipal Plan be summarized, and updated as needed, in a table at the beginning of the documents, rather than as a separate Schedule.

New Municipal Plan Schedules

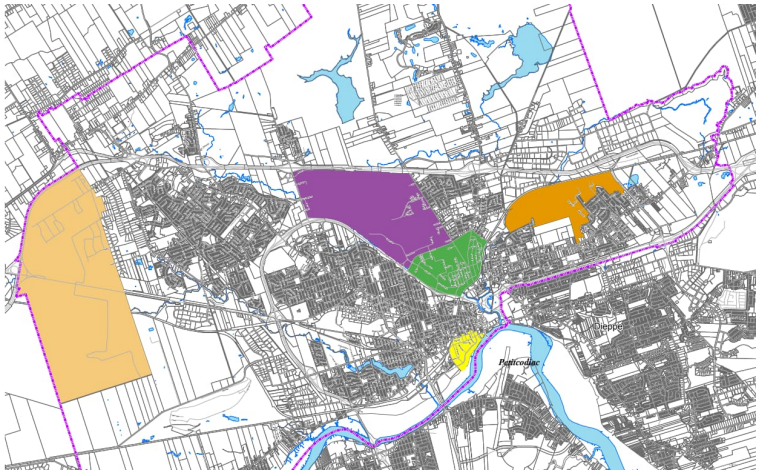
Generally, the existing Schedule Map structures (Schedule 1 to Schedule 4) of the current Municipal Plan will be reviewed and carried over in the new Municipal Plan, with necessary updates. **In addition to reviewing and updating existing Schedules, it is recommended that new Municipal Plan Schedules be implemented, to reflect any applicable policy changes and key policy directions.** New Schedules for inclusion in the new Municipal Plan include:

- → **New Schedule: Urban Structure Map:** Building on the Urban Structure Map prepared as part of the Urban Growth Strategy (2024), and illustrating areas along key identified "Transit Corridors" where transit services exist and higher-density development would be supported. Additionally, including and identifying "Greenfield Growth Areas" (e.g., North End, Royal Oaks, Vision Lands, East End lands) and "Infill Areas" (e.g., Wheeler Boulevard East, Millennium Boulevard, Junction East, Vaughn Harvey Boulevard, McLaughlin Drive lands) where new development should be focused. The new Urban Structure Map may also identify areas that will be explored in more detail in the future through neighbourhood or secondary plan/master plan/corridor studies.

4.1.4. Secondary Plans

The City of Moncton currently has four (4) Secondary Plans which encompass Secondary Municipal Planning Areas including Humphreys Brook Neighbourhood Plan (2017), Downtown Core Community Improvement Plan (2017), Sunny Brae Neighbourhood Plan (2024), and Vision Lands (2026). **Figure 1** illustrates Schedule 4 - Secondary Municipal Planning Areas of the current Municipal Plan and delineates the four of the Secondary Planning Areas.

Figure 1: Schedule 4 - Secondary Municipal Planning Areas (Adopted August 16, 2022, Amended May 23, 2023)



Align Secondary Municipal Plans with New Municipal Plan

Secondary Plans provide policies and direction for development in specific areas within the City and are guided by the Municipal Plan. **To align with the direction of the new Municipal Plan, it is recommended that policies within existing Secondary Municipal Plans, including Humphreys Brook Neighbourhood Plan (2017), Downtown Core Community Improvement Plan (2017), Sunny Brae Neighbourhood Plan (2024), and Vision Lands (2026), be reviewed and amended as necessary.**

Identify Any Future Secondary Municipal Plan Areas or Areas to Master Plan

Building off Policy Directions outlined in Section 4.1.3 of this Report, it is recommended that the Secondary Municipal Planning Areas map be updated to be consistent with the identified growth areas in the Urban Growth Strategy (2024). As the City prepares for future growth, it may be determined that new areas need their own set of specific policies or master plan to guide and support future growth. Establishing "Future Secondary Plan Areas" would support planning for future growth and development and understanding where to focus future intensification.

4.1.5. Definitions

The City of Moncton's current Municipal Plan contains a high-level glossary of terms contained within a separate schedule, Schedule 6: Glossary of Terms.

Develop a New Comprehensive Definitions Section in the New Municipal Plan

The current Municipal Plan provides limited definitions contained in a separate schedule. As part of the Municipal Plan review, these definitions will undergo a comprehensive review of the

definitions so that they are clear, contemporary and contain accessible language. Concurrently with the Municipal Plan review, the Zoning By-Law definitions will also be reviewed and updated. It is important that the definitions of the Municipal Plan and Zoning By-Law align with each other. **It is recommended that the Municipal Plan definitions be reviewed, updated, added to, and are aligned with those established in the Zoning By-Law to support easy interpretation for readers. Additionally, it is recommended that the Glossary of Terms be included as a Section within the Plan rather than a Schedule.**

4.2. Complete Communities Policy Directions

This section outlines policy directions that support the development of complete communities, places where residents can access a full range of housing, services, amenities, and employment opportunities within close proximity. These directions focus on creating inclusive, connected, and liveable neighbourhoods that meet daily needs for people of all ages and abilities.

Policy Direction 1: More Directly Guide Growth and Intensification Through a New Urban Structure



The City's current Municipal Plan guides development through **land use designations** (e.g., Downtown, Highway Commercial, Industrial), which set out what land uses are allowed and the development standards for different areas throughout the City. The City's Urban Growth Strategy (2024) introduces an Urban Structure which identifies the following areas:

- → Established Areas
- → Downtown
- → Greenfield Growth Area
- → Industrial
- → New Infill **(recommended to be renamed to Urban Intensification Areas)**

It is recommended that the new Municipal Plan establish an Urban Structure that functions as the primary growth management framework for the City of Moncton. The Urban Structure should translate the growth directions of the Urban Growth Strategy (2024) into a clear, policy-based framework that defines where growth should be focused, the relative scale of growth expected in different areas of the city, and the form that development should take over time.

Policy Direction 2: Accommodate Projected Growth within the Existing Urban Boundary



The City of Moncton is experiencing continued population and employment growth, creating increased demand for housing, services, and infrastructure. The Urban Growth Strategy (2024) identifies the existing Urban Boundary as having sufficient capacity to accommodate projected growth through a combination of intensification, redevelopment, and more efficient use of serviced lands. Focusing growth within the current Urban Boundary supports fiscally responsible infrastructure investment, reduces long-term servicing and maintenance costs, and promotes compact, complete communities. This approach also aligns with broader objectives related to

climate resilience, access to services and community facilities, sustainable transportation, and the protection of rural and environmental lands.

Accommodating growth within the existing Urban Boundary will require supportive land use policies, flexible zoning, and coordinated infrastructure and servicing strategies to enable a range of housing types and mixed-use development in appropriate locations and corridors. **It is recommended that the new Municipal Plan direct the majority of future residential employment, and mixed-use growth to lands within the existing Urban Boundary, consistent with the Urban Growth Strategy (2024), by supporting increased development, redevelopment, and intensification of serviced lands, including the downtown.**

Policy Direction 3: Support Redevelopment and Intensification of Vacant and Underutilized Lands in Strategic Areas





Vacant and underutilized lands represent an important opportunity for Moncton to accommodate growth, strengthen the local economy, and make efficient use of existing infrastructure. Strategic areas, including within the downtown core and key corridors are particularly well-suited for redevelopment and intensification given their access to transit, municipal services and facilities, and amenities.

To fully realize these opportunities, **it is recommended the Municipal Plan include policies to support the redevelopment of both public and privately-owned underutilized sites, including city-owned surplus lands, private parking lots, and underused commercial or institutional properties. Policies will promote higher-density, mixed-use development, ensuring that new projects contribute to active, vibrant streetscapes.**

Additionally, throughout the engagement process, feedback highlighted various benefits and opportunities created by the existing Downtown Core Community Improvement Plan incentives for developers. **It is recommended the new Municipal Plan include policies for the City to consider developing additional incentive programs aimed at supporting development in other parts of the city, such as redeveloping surface parking lots and infill areas.**

Policy Direction 4 : Intensification Along Key Corridors





Key transportation corridors, such as Mountain Road and Elmwood Drive, present significant opportunities to accommodate growth through well-planned intensification. These corridors are already served by municipal infrastructure, transit routes, and community services, making them suitable locations for higher-density and mixed-use development.

Focusing growth along key corridors can support more efficient use of land and infrastructure, encourage transit ridership, and create more complete, walkable neighbourhoods. Building scale, active ground-floor uses, and multi-modal streetscape improvements will be important considerations in ensuring that higher-density development contributes positively to the character and function of these corridors. **It is recommended that the new Municipal Plan establish a clear policy framework to support intensification and higher-density, mixed-use development along key corridors such as Mountain Road and Elmwood Drive. Additionally, in areas targeted for intensification, the Plan will upzone or set minimum height, density, and use requirements, rather than relying solely on flexible zoning, to guide development in alignment with strategic growth objectives.**

In addition, the Municipal Plan should encourage incentives and tools to support redevelopment, such as expedited approvals, financial supports, or development bonuses for projects that advance intensification in strategic areas. This could result in additional incentive programs, like the Downtown Community Improvement Plan, to be developed. Aligning these policies with infrastructure capacity and broader planning objectives will help maximize the efficiency of existing municipal investments while supporting a compact, complete, and economically resilient urban form.

Policy Direction 5: Supporting Growth Through Smart Infrastructure Planning





The City of Moncton is experiencing ongoing growth that is placing increasing pressure on municipal infrastructure systems, particularly sanitary and stormwater services. In some areas of the city, servicing capacity is constrained by low-lying topography, reliance on pumping infrastructure, and the presence of combined sewer and stormwater systems. These conditions can limit the ability to accommodate new development, increase the risk of system surcharging during major rainfall events, and contribute to higher operational and capital costs.

There are also areas of the city where existing infrastructure investments and servicing capacity can more readily support additional development. Optimizing growth in already serviced areas can help maximize the return on past infrastructure investments, reduce the need for costly extensions or upgrades, and support more fiscally sustainable growth patterns. These areas are often well-positioned to support more compact, complete communities, with improved access to transit, active transportation networks, and a range of nearby amenities and services. Directing growth to these locations can reduce reliance on private vehicles, support healthier and more connected communities, and improve overall system efficiency.

Municipal Plan policies should balance addressing servicing constraints by strategically directing growth to locations where infrastructure capacity already exists or can be efficiently

utilized. This includes aligning land use with transportation investments to support transit-oriented development and enhancing active transportation connectivity between neighbourhoods, employment areas, and community facilities and amenities. In growth areas, policies should promote connected street networks, compact development patterns, and active transportation connections that preserve opportunities for future transit service and avoid creating isolated, automobile-dependent neighbourhoods. Policies should also support initiatives such as development charges for new developments and the development of master plans for emerging growth areas to better understand servicing opportunities and constraints, while ensuring these areas are planned with integrated mobility networks and access to essential services.

It is recommended that the new Municipal Plan include policies that align growth with both municipal infrastructure capacity and broader city-building objectives, consistent with Recommendation #4 of the Urban Growth Strategy (2024), which emphasizes the phasing of infrastructure through long-term capital planning and infrastructure optimization. These policies should support growth patterns that maximize the efficient use of existing infrastructure while ensuring all new development is planned as part of an interconnected city-wide network of streets, active transportation routes, transit-supportive corridors, and community services. This would also include connections to and from existing neighbourhoods. This approach will support the efficient and sustainable use of existing and planned municipal servicing systems while advancing more complete, connected, and accessible communities.

Policy Direction 6: Leveraging Technology to Support Complete Communities



Supporting the use of digital tools, data-driven decision-making, and emerging technologies can help improve how the City plans, delivers, and manages growth. This includes exploring the use of advanced analytics and artificial intelligence to streamline the development application and review process, improve coordination across departments, and enhance transparency and predictability for applicants and the public. Technology can also support more responsive and efficient city services, including transportation systems, infrastructure monitoring, and service delivery, helping to align growth with existing capacity and community needs. **It is recommended that the Municipal Plan include policies supporting the use of digital tools and emerging technologies to improve municipal operations, transportation systems, and development review processes. Policies should encourage the use of technology where it delivers clear public benefits, while protecting privacy, maintaining human oversight and accountability, and ensuring residents continue to have access to non-digital methods of engaging with the City and participating in decision-making processes.**

Policy Direction 7: Urban Design Guidelines

The current Municipal Plan identifies urban design as a major priority for the City and includes policies that encourage new development to implement the City's urban design guidelines. The current Municipal Plan also supports the establishment of new and improved design guidelines that reflect local conditions, opportunities and challenges as the City continues to grow. Through consultation with City staff, it has been identified that the current urban design policies should be improved and updated. **It is recommended that the new Municipal Plan include updated policies that reinforce the importance of high-quality urban design and support the development of updated design guidelines that reflect Moncton's unique context, projected growth, opportunities, and challenges.** These guidelines should ensure that new development contributes to a vibrant, attractive, and connected city, while respecting heritage character and promoting density in designated growth areas. Additionally, as growth and density are accommodated within existing areas, design guidelines can play a key role in managing transitions between new and existing development by establishing design-based mitigation measures that can address scale, privacy, shadowing, and neighbourhood character.

It is recommended that the updated guidelines consider addressing key identified City priorities, including guidelines for riverfront properties requiring new developments to orient toward both the street and river, incorporating public access, and integrating mixed-use spaces at the ground level to enhance community interaction and connectivity to the Riverfront Park. The guidelines may also promote improvements to the public realm, including streetscapes, trails, walkways, and parks that create safe, pedestrian-friendly environments and support active transportation. In addition, it is recommended that the guidelines aim to strike a balance between heritage conservation and contemporary design by protecting historic buildings and neighbourhoods while introducing design tools that facilitate new development to complement the past, while also reflecting modern practices. Drawing on concepts from the Downtown Moncton Development Vision (2006), Vision Lands, and other best practices, the guidelines can guide design in high-density areas to create vibrant, multi-modal streetscapes and active ground-floor uses.

Policy Direction 8: Design and Build Inclusive, All-Age Communities

It is recommended that the new Municipal Plan be developed through the application of an inclusive, age-friendly lens to ensure that quality of life can be achieved for residents of all ages and abilities. The Municipal Plan policies should prioritize affordable and diverse housing

options, inclusive public spaces and accessibility, which aligns with the Greater Moncton Immigration Strategy (2020–2024) and the Social Inclusion Plan (2023–2027).

The current Municipal Plan's vision references the City as being safe and accessible to all, and includes some policies that speak to buildings, events and transit accessibility. **It is recommended that the new Municipal Plan build on existing policies to support the continued enhancement of inclusive and accessible parks and public spaces. The new Municipal Plan will also establish policies to support accessible features (e.g., braille wayfinding, public washrooms, etc.) in key city locations, as recommended in the Social Inclusion Plan (2023–2027).** Policies of the Municipal Plan should also promote improved visual and pedestrian connections to key destinations, such as the riverfront, to create inviting and accessible environments for residents and visitors.

4.3. Strong Economy Policy Directions

This section outlines policy directions that support a strong and resilient local economy. These directions focus on protecting and enhancing employment lands, supporting business growth and investment, and ensuring the city's economic areas are planned to accommodate current and future employment needs.

Policy Direction 9: Enhance Employment Land Policies to Support Growth



Moncton's industrial areas are a key driver of economic growth, employment, and municipal revenue. The City's industrial parks provide opportunities for a range of manufacturing, logistics, warehousing, and knowledge-based industries. The Urban Growth Strategy (2024) identified a total of 2,142 acres of non-residential land supply with 961 acres identified for employment growth. However, since then, the Moncton Industrial Development (MID) analysis identifies that the city currently has only 297 acres of immediately available industrial land, highlighting a constrained supply that could limit business expansion and the attraction of new investment.

The Urban Growth Strategy (2024) further emphasizes the importance of maintaining a sufficient, well-serviced industrial land supply to support sustainable economic development. To address these challenges, the City should focus on strategically managing its industrial parks, maximizing the use of existing lands, and planning new industrial areas with appropriate infrastructure, transportation access, and environmental management. Policies should also encourage efficient land use, clustering of compatible uses, and the protection of industrial lands from encroachment by non-industrial development. **It is recommended that the new Municipal Plan includes policies to enhance and protect Moncton's industrial parks and industrial land supply, ensuring sufficient capacity to support future economic growth, consistent**

with the findings of the Urban Growth Strategy (2024) and the Moncton Industrial Development analysis. Additionally, it is recommended that the new Municipal Plan establish a policy to maintain a minimum 10-year supply of industrial land, ensuring a consistent inventory is available to accommodate forecasted employment growth and market demand.

Policy Direction 10: Mitigate Land Use Compatibility between Employment Lands and Sensitive Land Uses



It is recommended that the new Municipal Plan introduce policies to prevent conflicts between industrial and residential uses or other sensitive land uses, particularly where operations generate noise, odours, or other nuisances. This will include updating zoning regulations, expanding buffer requirements, and establishing clear separation of incompatible uses to protect quality of life while supporting industrial activity.

To further reduce negative impacts from existing and future industrial operations, the development of the new Municipal Plan and Zoning By-Law will include a comprehensive review of permitted uses in industrial zones. This review will ensure that new industrial activities are compatible with surrounding land uses and minimize conflicts, while establishing a framework to address issues related to non-conforming uses over time. These measures will help create a more predictable and balanced land use pattern that supports economic growth without compromising livability.

Policy Direction 11: Support Emerging Industries and a Diverse Business Base

Supporting emerging industries and a diverse range of businesses is important to maintaining a resilient and adaptable local economy. In addition to protecting major employment areas, the City has an important role to play in creating conditions that enable a broad spectrum of economic activity, from small-scale local shops and service businesses to larger industrial and innovation-oriented enterprises. Encouraging this diversity can help strengthen local supply chains, foster entrepreneurship, generate employment, and position Moncton to respond to evolving economic opportunities over time.

It is recommended that the new Municipal Plan include policies that support and encourage emerging industries and a diverse business base, ranging from small-scale local commercial and service uses to large-scale industrial, logistics, and innovation-based employment activities. This may include ensuring an appropriate supply and mix of employment and commercial lands, supporting opportunities for business start-up and

expansion, providing flexible policies for new and emerging opportunities, and enabling compatible economic activity in suitable locations across the city. Together, these directions will help foster long-term economic resilience, investment, and employment growth.

Policy Direction 12: Support Workforce Development, Trades, and Education Partnerships





A strong and adaptable local economy depends not only on land and investment, but also on a skilled and growing workforce. Supporting trades, workforce training, and education opportunities can help ensure residents are equipped to access employment across a range of sectors, while also helping local businesses and industries address labour needs. Strengthening connections between education, training, and employment can support workforce retention, attract investment, and broaden economic opportunity for current and future workers in Moncton.

It is recommended that the new Municipal Plan include policies that support workforce development, skilled trades, and education and training partnerships as part of a strong local economy. This may include encouraging collaboration with secondary and post-secondary institutions, training providers, employers, and industry partners to support skills development, apprenticeship opportunities, and pathways to employment in both emerging and established sectors. While the Province plays a significant role in funding and delivering education and training, Phase 3 engagement also highlighted the importance of continued collaboration between the City, the Province, and local partners to better align education, workforce development, and economic growth objectives.

4.4. Mobility Policy Directions

This section presents policy directions aimed at improving how people move throughout the city, with an emphasis on safe, efficient, and sustainable transportation options. It supports a multimodal network that prioritizes active transportation, transit, and connectivity between key destinations.

Policy Direction 13: Support the Achievement of a Network of Safe, Complete Streets







To facilitate a strong, safe, and well-connected transportation network, the new Municipal Plan will introduce policies that support the creation and preservation of complete streets and interconnected communities. Policies may include measures to implement safe, well-connected transportation networks that link active travel routes and frequent transit corridors with key

growth areas, including the downtown area. Municipal Plan policies will reflect recommendations from the Active Transportation Plan Phase 2 (2022) and Destination 2040 Regional Sustainable Transportation Master Plan (2015).

It is recommended that the new Municipal Plan include policies that enable a wide range of mobility modes including walking, rolling and cycling, transit, and other emerging transportation modes. Policies should prioritize the development of connected active transportation networks and complete streets that are safe, accessible and comfortable for users of all ages, while also improving safety in areas serving vulnerable residents, including schools, community facilities, hospitals, and public parks.

Policy Direction 14: Implement a 'Complete Streets' Policy



The City of Moncton's current Municipal Plan Principle 6 identifies the importance of supporting walkable cities through the development of new trails and complete streets. **To further facilitate this, it is recommended that the new Municipal Plan include policies to enable the development of 'Complete Streets' that provide direction on how the street network and rights-of-way are to be planned and designed for all people of ages and abilities, including the redevelopment of existing corridors.** This could include reviewing street classifications to facilitate wider rights-of-way where needed, and prioritizing how space within the right-of-way is allocated to accommodate active transportation, transit, utilities, and public realm elements. These policies will support the shift toward active transportation by prioritizing connections between key destinations including downtown areas, schools, community facilities, parks and neighbourhoods for vulnerable road users, including those who walk, bike, scooter, and roll.

Policy Direction 15: Improve Active Transportation Opportunities



Encouraging and supporting the expansion and improvement of active transportation opportunities including multi-use trails, bike lanes, and connections is a key investment priority identified by the City of Moncton as per the Strategic Plan Update for 2024 to 2025. **To support this investment, it is recommended that the new Municipal Plan leverage and expand its existing policies to further support active transportation routes, amenities, connections and accessibility throughout the City**.

The current Municipal Plan principles prioritize active transportation networks to support walking, rolling, cycling, and transit and the development of pedestrian and transit-oriented streets and neighbourhoods throughout the City, and includes policies which are supportive of

this principle. **It is recommended that the new Municipal Plan carry forward the existing principles and supporting policies that prioritize active transportation, and leverage policies to help facilitate the continued expansion of active transportation in Moncton.** Policies may include support for an increase in bike parking and implementing long-term bike parking requirements for multi-unit residential, commercial, and institutional buildings, and build on current policies to continue the expansion of connected and safe sidewalks, bike lanes, trail networks, and other key active transportation infrastructure to enhance connectivity and accessibility across the City.

Policy Direction 16: Equitable Transportation

The City of Moncton has a well-developed transportation network, connected by a mix of local and regional roadways, transit services and active transportation infrastructure, which play a key role in economic development, access to services, and overall quality of life for residents. Equitable transportation ensures that residents of all ages, incomes, and abilities have safe, affordable, and reliable access to daily needs, employment, services and community amenities. As Moncton continues to experience significant population and employment growth, it is important to identify and address any existing gaps in access and prioritize investment in a multimodal transportation system that supports walking, rolling, cycling, transit, and universal accessibility, alongside the road network.

To ensure equitable access to transportation infrastructure throughout the City, existing neighbourhoods should be reviewed to determine, if any, are underserviced. **It is recommended that the new Municipal Plan include new policies that prioritize pedestrian, cycling, and transit infrastructure and connections in neighbourhoods that are underserved to improve transit access and ensure residents of all ages and abilities can access essential services.** Municipal Plan policies will reflect recommendations from the Social Inclusion Plan (2023-2027), Sustainability Plan (2011), Climate Action Report (2020), Community Energy and Emissions Plan (2022), and Destination 2040 – Regional Sustainable Transportation Master Plan (2015), as appropriate.



4.5. Housing Policy Directions

This section identifies policy directions to support a diverse and adaptable housing supply that meets the needs of current and future residents. It emphasizes affordability, choice, and the provisions of a range of housing types, including options for vulnerable and underserved populations.

Policy Direction 17: More Flexibility in Housing Typologies

It is recommended that the new Municipal Plan includes policies that support a more diverse range of housing options to meet the needs of Moncton's growing and evolving population. This would include enabling policies in the Municipal Plan that encourage smaller dwelling types suitable for seniors to age in place, larger homes for multi-generational and immigrant households, an overall increase in affordable and rental housing options, and the potential of using suitable city-owned surplus lands to be made available for non-profit affordable housing developments as identified in the City's Disposition and Acquisition of Municipal Land Policy (2022).

The new Municipal Plan will reflect as needed, recommendations from the City's Community Implementation Plan for Affordable Housing (2019), which emphasizes the need for a variety of housing types to accommodate different household sizes and needs, including tenure, household incomes, and accessibility, considerations for increasing permitted heights and density in key areas, such as along transit corridors and neighbourhood centres, providing additional municipal support for the development of affordable and supportive housing projects.

Policy Direction 18: Housing for Vulnerable Populations

As identified in the City's Housing Needs Assessment (2023), there are currently gaps in accessible and supportive housing supply for vulnerable populations, including those with disabilities or mental health challenges. The City also has an important role to play in enabling and supporting the delivery of affordable and deeply affordable housing and housing for vulnerable populations through land use policy, partnerships, and advocacy. **To address these gaps, it is recommended that the City explore opportunities to collaborate with the Province of New Brunswick, the Government of Canada, and local interested and affected parties, and establish policies in the new Municipal Plan to enable supportive and transitional housing in more areas to promote inclusivity and provide housing solutions for vulnerable populations.**

As part of the Municipal Plan review, definitions, regulations, land use designations, and uses will be reviewed and revised, as needed, to enable the development of supportive housing options, where appropriate, aligning with the City's Community Implementation Plan for Affordable Housing (2019).

Policy Direction 19: Exploring Alternative Housing Delivery Models

To strengthen the City's role in delivering and enabling affordable housing, there is an opportunity to explore alternative housing delivery and governance models that extend beyond traditional market-based approaches. This could include the creation of a Housing Strategy which would include actions to address housing and support services needs across the housing continuum. This Housing Strategy could include exploring new governance and delivery models, such as the potential establishment of a municipal housing authority, to support the development, ownership, or facilitation of non-market and deeply affordable housing. **It is recommended enabling policies are included in the new Municipal Plan to initiate a Housing Strategy that can explore alternate delivery models such as the establishment of a municipal housing authority.**

Policy Direction 20: Residential Intensification





Accommodating future population growth will require a more efficient use of existing residential areas and infrastructure. Traditional low-density neighbourhoods represent an opportunity to introduce gentle residential intensification in a manner that expands housing choice while maintaining neighbourhood stability. This includes forms such as secondary suites, accessory dwelling units, duplexes, triplexes, townhouses, and small-scale multi-unit buildings.

At the same time, key corridors and transit-supported areas are well-suited to accommodate higher-density residential developments, including mid-rise and mixed-use buildings. Concentrating higher densities in these locations can support transit ridership, reduce pressure for outward expansion, and improve access to services and amenities.

The Municipal Plan should establish a clear framework for residential intensification that balances increased housing supply with compatibility, design quality, and infrastructure capacity. By directing the right scale of intensification to appropriate locations, such as within the Wheeler Loop, the City can support a more compact, inclusive, and sustainable urban form. **It is recommended that the new Municipal Plan include policies that expand opportunities for residential intensification in appropriate locations across the city that are close to key**

amenities and services, including within traditional low-density neighbourhoods and along key corridors.

4.6. Culture and Heritage Policy Directions

This section outlines policy directions that recognize and celebrate Moncton's cultural identity and heritage assets. It supports the preservation, promotion, and integration of cultural expression, heritage resources, and diverse narratives into the fabric of the city.

Policy Direction 21: Protect and Nurture our Heritage

The City of Moncton prioritizes its diverse culture and heritage 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. **To support the implementation of the Heritage Conservation Board Strategic Plan (2023-2027), it is recommended that the heritage conservation goals and objectives are reflected in the new Municipal Plan. The new Municipal Plan and supporting schedules should also be updated to reflect the City's Heritage Conservation By-law (2016), which identifies specific Heritage Conservation areas throughout the City.**

Policy Direction 22: Support the Conservation and Adaptive Reuse of Heritage Buildings

It is recommended that the new Municipal Plan include policies that support the conservation and adaptive reuse of heritage buildings, including residential structures, as a means of retaining community character and maximizing the use of existing building stock. This may include supporting compatible reuse and conversion opportunities, encouraging context-sensitive infill that respects surrounding heritage character, and expanding financial or regulatory incentives that improve the viability of rehabilitation projects. The City may also consider exploring tools and programs that help support the ongoing maintenance of heritage buildings over time, recognizing that long-term stewardship is essential to conserving these assets and sustaining their contribution to the identity of established neighbourhoods.

Policy Direction 23: Increase Emphasis on Culture in the Plan

It is recommended that the new Municipal Plan include policies that support and foster cultural identity, diversity and expression as essential components of a vibrant, inclusive and connected City. This includes policies that recognize cultural activity, public art, and traditional storytelling as key components to supporting social connection and a high quality of life for residents.

The current Municipal Plan includes policies intended to preserve the City's culture and heritage and promote the implementation of the former Moncton Cultural Plan. In 2016, the City adopted a new Cultural Plan that provides a comprehensive framework for cultural planning, including the integration of cultural considerations into land use and urban design. This includes encouraging cultural programming and wayfinding throughout the City, that reflect local heritage and design approaches that celebrate Moncton's unique identity. **It is recommended that the new Municipal Plan align with the Cultural Plan (2016) by applying a cultural lens when reviewing and updating policies, reaffirming the importance of cultural priorities, and supporting the integration of cultural infrastructure, such as art spaces and performance venues.**

Through the inclusion of cultural priorities into the new Municipal Plan, the City will strengthen its commitment to diversity, creativity, and community vibrancy, ensuring that cultural expression remains a defining feature of Moncton's growth and development.

Policy Direction 24: Support Placemaking Community-Building across the City

It is recommended that the new Municipal Plan support placemaking and community-building across the city by fostering inclusive, collaborative planning processes and creating vibrant, culturally meaningful public spaces. The Municipal Plan should recognize and celebrate local natural and cultural assets, such as the tidal bore, to attract visitors and strengthen the city's identity, while ensuring that development and public space initiatives reflect the perspectives and priorities the community.

Policy Direction 25: Relationship Building with First Nation Rightsholders

Recognizing the importance of building respectful and meaningful relationships with First Nations Rightsholders, it is recommended that the new Municipal Plan include policies that

support early and ongoing engagement as a foundation for future collaboration. Initial efforts may focus on establishing dialogue, improving understanding of local Indigenous rights and interests, and identifying opportunities for continued relationship-building over time. This may include acknowledging traditional territories, creating space for Indigenous perspectives in planning processes, and taking incremental steps toward integrating Indigenous knowledge, culture, and values into future policy and decision-making. In addition, it is recommended that the City review and update the Cultural Plan (2016) to better reflect Indigenous cultures, heritage, and contemporary practices, including the use of current and respectful terminology. As part of this work, the City should explore opportunities, in partnership with First Nations Rightsholders and Knowledge Holders, to incorporate Elder-approved Indigenous place names into the City's naming program and name bank for future streets, parks, public spaces, and municipal assets. Recognizing and elevating Indigenous place names can serve as a visible and meaningful act of reconciliation, increasing awareness of Indigenous Peoples history and past and current connections to the land for residents, visitors, and newcomers alike. Updating the Cultural Plan to align with reconciliation principles will strengthen its role as a supporting framework for the Municipal Plan and reinforce a shared commitment to inclusive, culturally informed planning.

Policy Direction 26: Incorporate Indigenous Ways of Knowing into Land Use Planning

Recognizing the importance of First Nations Rightsholders knowledge systems, perspectives, and lived experiences is essential to advancing reconciliation and supporting more inclusive and informed land use planning. While engagement with First Nations Rightsholders provides valuable input, there is an opportunity to further strengthen the understanding through a dedicated First Nations Rightsholders Knowledge Study.

Undertaking a Knowledge Study will support a deeper understanding of cultural landscapes, land use relationships, environmental stewardship, and areas of significance, while helping to identify opportunities to better reflect First Nations Rightsholders values and priorities in planning and decision-making. This work must be led by First Nations Rightsholders and grounded in principles of respect, reciprocity, and appropriate knowledge sharing. The process should be guided by the New Brunswick Mi'gmaq Indigenous Knowledge Study Process Guide (as amended) and the Mi'gmaw Rights Impact Assessment Framework (as amended).

It is recommended that the new Municipal Plan include policies requiring the City to undertake a First Nations Rightsholders Knowledge Study, in partnership with First Nations Rightsholders, and to use the findings to inform ongoing implementation, monitoring, and future updates to the Plan and other land use matters.

4.7. Environment Policy Directions

This section presents policy directions focused on protecting and enhancing the natural environment while supporting resilience to climate change. It includes measures to protect natural assets, expand the urban tree canopy, and promote sustainable development practices.

Policy Direction 27: Establish a Network of Parks and Open Spaces



To support the provision and enhancement of parks and open spaces, as well as the implementation of the Recreation Master Plan – Phase 2 (2022), it is recommended that the new Municipal Plan establish a hierarchy of parks and supporting policies. This would include the development of a classification system for parks (e.g. neighbourhood parks, community parks, City parks, Regional parks, open spaces, etc.), and specific corresponding policies for each identified park classification which may be related to location, uses, design, and accessibility. These policies could also include consideration towards privately-owned publicly accessible spaces.

Policy Direction 28: Increase Access to Moncton's Parks, Open Spaces and Trails



The City of Moncton has an abundance of parks, outdoor play spaces, and connected trail systems, which will be prioritized in policy development to ensure the needs of current and future residents are met. To encourage healthy, vibrant communities that can accommodate anticipated population growth and evolving urban development, Municipal Plan policies will support the continued provision of parks, open spaces, trails and recreational facilities, aligning with the Recreation Master Plan – Phase 2 (2022). **To further enable access and connectivity to parks, trails, and open spaces, it is recommended that the new Municipal Plan include policies for that facilitate the provision of parks and green spaces within a five (5) minute walk (400m) of residents.** Policies will also enable the development of a coordinated systems of trails and multi-modal pathways that improves connectivity between neighbourhoods, parks, schools, and key destinations, with a focus on closing network gaps and enhancing accessibility for all users. The proximity of new proposed developments to parks would be reviewed and considered as part of the development application and approvals process.

Policy Direction 29: Implement a City-Wide Tree Canopy

To support the City in the implementation and protection of a City-wide tree canopy, it is recommended that the new Municipal Plan include strong policies that enhance the City's natural assets and encourage an increase in tree planting. This can be implemented through policies that prioritize the protection and retention of existing tree canopy and mature trees wherever possible, and require appropriate replacement planting where preservation is not feasible, including as part of new development and infill within established neighbourhoods.

A strong tree canopy provides critical biodiversity benefits, and contribute to the development of healthy, vibrant communities. The new Municipal Plan will align with the recommendations of the City's Strategic Plan (2023-2025), Climate Action Plan (2020) and Sustainability Plan (2011), by prioritizing the protection and restoration of the City's tree canopy and natural systems, recognizing them as essential infrastructure for managing stormwater and reducing climate risk.

Policy Direction 30: Encourage Climate-Ready and Sustainable Building Practices and Design

It is recommended that the new Municipal Plan promote climate-ready and sustainable building design through policies that encourage and support the integration of sustainable design principles to reduce greenhouse gas emissions, adapt to climate change, and support a high quality of life for Moncton residents. Policies can encourage new development to incorporate energy efficiency design, as well as solar-ready and EV-ready features, and to integrate green infrastructure that supports stormwater management and ecological function.

Based on feedback from City Staff, it is recommended that the City assess development proposals through a sustainability lens, ensuring that site and building design supports compact, mixed-use development patterns, mitigates urban heat islands, and incorporates native trees, pollinator-friendly landscaping, existing tree preservation, and tree planting to improve air quality, biodiversity, food forests, and promote active lifestyles. These policies will also reinforce transit-oriented development by requiring major projects to demonstrate how they integrate with and support the City's transit network.

The Municipal Plan policies will address key priorities from the City's Sustainability Plan (2011) and Naturalized Stormwater Management Guidelines (2015), advancing Moncton's goal of becoming a resilient, low-carbon community.

Policy Direction 31: Support and Encourage Climate Resilient Infrastructure





It is recommended that the new Municipal Plan introduce policies that support climate resilient infrastructure standards and designs. This includes introducing policies that encourage new developments to incorporate green infrastructure and low impact development techniques that can complement existing municipal infrastructure. In addition, the new Municipal Plan may also include policies that support and encourage developments exceeding a specified size threshold to provide naturalized stormwater management solutions, such as bioswales, rain gardens, and vegetated buffers, to reduce runoff, provide capacity during floods and improve water quality.

The current Municipal Plan only requires municipal buildings to be planned, and designed, constructed in accordance with the City's Municipal Green Building Policy (Policy E-23). It is recommended to expand this approach to private development in the new Municipal Plan to help implement infrastructure that is resilient to future climate conditions. These policies will align with the City's Sustainability Plan (2011), Climate Change Adaptation and Flood Mitigation Strategy (2013), Community Energy and Emissions Plan (2022), Naturalized Stormwater Management Guidelines (2015), and Climate Action Report (2020), ensuring consistency with broader climate and sustainability objectives.

Policy Direction 32: Protect and Enhance the City's Natural Features

Wetlands, riparian buffers, and a strong tree canopy provide critical flood mitigation, water filtration, and biodiversity benefits for the City of Moncton. **It is recommended that the new Municipal Plan include policies that prioritize the protection and restoration of these natural features and systems aligning with the City's Sustainability Plan (2011), recognizing these features as essential infrastructure for managing stormwater and reducing climate risk.**

Through the development of the new Municipal Plan, a review of the current watercourse setback requirements will be undertaken and updated, where needed, to ensure policies protect and mitigate impacts to the City's watercourses and environmental lands.

Policy Direction 33: Improve and Update Transportation and Mobility Policies to Support Climate Change Mitigation

The new Municipal Plan will prioritize complete, walkable communities supported by active transportation, and transit-oriented design to reduce greenhouse gas emissions and support climate change mitigation. **It is recommended that the new Municipal Plan include policies that promote compact, mixed-use, transit-oriented development to reduce vehicle dependency and support low-carbon transportation modes such as walking, rolling, cycling, and public transit.**

In addition, the Municipal Plan will encourage the integration of emerging low-emission mobility options, including electric vehicles, e-bikes, and e-scooters, to create an environment where these modes are welcomed and supported through infrastructure and policy. It is recommended that in evaluating development proposals consideration be made to how they contribute to transit accessibility and active transportation networks, ensuring that transit integration is considered as a primary design factor.

The policies established in the new Municipal Plan will align with the City's Sustainability Plan (2011), Climate Action Report (2020), and Community Energy and Emissions Plan (2022), which identify transportation as a key sector for emissions reduction. Integrating land use and mobility planning will support the City in advancing its goal of becoming a net-zero community while improving livability and accessibility for residents.

Policy Direction 34: Incorporate Actions from the Community Energy and Emissions Plan

As indicated in the 2022 Community Energy and Emissions Plan, the City has a goal to become carbon neutral by 2050. To achieve this goal and work towards reducing the City's greenhouse gas emissions and advance local climate initiatives, it is recommended that the new Municipal Plan implement some key actions of the Community Energy and Emissions Plan. **It is recommended that the new Municipal Plan establish policies that promote energy-efficient buildings, renewable energy integration and infill development, align growth management with infrastructure planning, and support low-carbon transportation and development patterns.**

5. Next Steps

The policy directions outlined in this report will provide the foundation for formulating the new City of Moncton Municipal Plan and Zoning By-Law. The new Municipal Plan policies will be implemented through Zoning By-Law, which is being updated concurrently with Municipal Plan, and the City's Inclusionary Zoning / Density Bonusing Study. The Municipal Plan will also include an Implementation Plan and five-year Capital Budget, as required by the *Community Planning Act*.

To conclude Phase 3 of the Project, this Policy Directions Report, as well as the Inclusionary Zoning / Density Bonusing Study, will be presented to Council for endorsement. The endorsed documents will inform the policies and provisions developed in the first Draft Municipal Plan and Zoning By-Law prepared in Phase 4. As shown in **Figure 2**, Phase 4 of the Project will also include a third Consultation Cluster to gather feedback on the first Draft Municipal Plan and Zoning By-Law, which will be incorporated in the revised Municipal Plan and Zoning By-Law.

Figure 2: Municipal Plan and Zoning By-Law Review Timeline

