In late 2009, Council initiated the PlanSJ project - a two-year, community-focused public engagement process to create a new Municipal Plan for the City. The new Plan guides land use and development decisions across the City over the 25 year planning period. The previous Municipal Plan was nearly 40 years old and was based on ambitious growth assumptions that had not been realized. This had supported the development of a Saint John with low population density, disinvestment in core neighbourhoods, and municipal water and wastewater systems that were underutilized.

The new Municipal Plan, known as PlanSJ, was adopted by Council in early 2012, after the completion of a two year, award winning public engagement program. PlanSJ presents a new direction for development and investment in Saint John and is based on the aspirations of Saint Johners to grow the City in a more compact and sustainable manner. This is a holistic Plan that integrates the principles of progressive urban planning with the unique needs and desires of Saint Johners.

PlanSJ is a guide for development and investment in Saint John, one that ensures decisions by the City over the course of the 25 year planning period are made in the long term best interests of the whole community. It represents a fundamental shift in Saint John’s future: one grounded in a more sustainable and compact pattern of growth for the City. It is a holistic plan which will shape how the City develops and delivers infrastructure and services to enrich the quality of life for its citizens. PlanSJ is about building a better future for all Saint Johners by:

- Investing in neighbourhoods to strengthen and invigorate the City;
- Providing support for neighbourhood-level planning in key areas to ensure ongoing local input in the land use decision-making process;
- Creating a balanced transportation network to make public transit and active transportation more viable and desirable mobility options; and
- Ensuring the people who invest in the City want to stay for the economic opportunities and the enviable quality of life.
**PlanSJ THE LAND USE FRAMEWORK**

How a City physically organizes its land uses – i.e., where residential, commercial and employment land uses are located - is fundamental to the quality of life it offers its citizens and the effective functioning of its local economy. The land use framework identified for Saint John in PlanSJ is intended to use land more efficiently and gain the most benefit for the community from future growth and development. It accomplishes this in a number of ways:

- Limiting urban and rural sprawl by directing the majority of growth within the Primary Development Area, to maximize the municipal investments already made in infrastructure.
- Creating a hierarchy of development with the highest intensity of uses in the Primary Centres and the lowest intensity in the Stable Areas and Rural Areas;
- Directing the majority of new employment uses to Primary Centres and Employment Areas to promote economic prosperity;
- Directing the majority of new housing to Primary, Local and Mixed Use Centres and Neighbourhood Intensification Areas;
- Creating an integrated mix of land uses in Centres and appropriate parts of Neighbourhood Intensification Areas;
- Recognizing the important role of urban design in creating high quality, attractive and functional development in the public and private realms;
- Using Corridors to connect Employment Areas, Centres, Neighbourhood Intensification Areas, and Stable Areas; and
- Protecting the rural landscape and natural areas by identifying areas outside the Primary Development Area as Rural Stable, Rural Settlement, Rural Resource, Rural Industrial and Park and Natural Areas.

**PlanSJ GUIDING THE SAINT JOHN RENAISSANCE**

The Land Use policies in PlanSJ serve as the main regulatory guide for new development, informing Common Council, City staff, developers, business owners, homeowners, property owners, and all other community members on the appropriate location and standards for development. The successful implementation of PlanSJ will require collaboration and support from all sectors of the community.

- It requires City leadership to make strategic investments to enhance the quality of life in Saint John’s neighbourhoods.
- It requires developers to bring forward excellent and innovative development projects.
- Most importantly, it requires community partnerships and sustained engagement of the citizenry of Saint John to create the momentum of positive change needed to transform the City of Saint John.
Why did Saint John Need a new Municipal Plan?

PlanSJ was needed to build upon the City’s many strengths and reverse past patterns of sprawling development. This allows the City to capitalize on the community benefits that accrue from more compact patterns of urban growth. The Plan is crucial to effectively address the issues and capture the opportunities currently facing Saint John:

1. **Diversify the Local Economy:**
   Changing demographics, including an aging population, present the City with opportunities to attract and retain residents from within Canada and abroad. Diversifying the economy and supporting the creation of employment opportunities in emerging sectors will help to attract and retain young professionals and workers from across this country and abroad. Cultivating and supporting investment in education will also provide opportunities for existing residents and attract new ones, supporting the City as a more attractive destination for employers and employees.

   The City has a strong employment base in industrial and service sectors, and has opportunities to diversify the economy in health, research and information technology sectors, among others. Supporting continued investment in the knowledge and innovation clusters at UNBSJ and the Regional Hospital and in the Uptown will strengthen these anchors and create more economic opportunity in and around them. The creation of jobs in emerging sectors will attract residents to the City, while careful consideration of the location for new industrial employment uses will decrease the potential for future land use conflicts and support growth and investment in a diverse range of employment sectors.

2. **Strategic Intensification to Support Service Delivery:**
   With a geographic area of approximately 316 square kilometres and a population of only about 70,000 people, the City has a very low population density, which affects the ability of the City to efficiently deliver services and enhance the quality of life for residents. To ensure the anticipated population growth benefits the City, PlanSJ supports future development being concentrated in key areas of the City, inside the Primary Development Area. This approach increases the population density in strategic locations, which will reduce the cost of service delivery, support improved transit service and active transportation connections, and allow the City to make greater investments in the public realm for an enhanced quality of life.

3. **Maximize Existing Municipal Water and Wastewater Systems:**
   The City currently maintains and provides services, including garbage collection, snow plowing and emergency response to nearly 600 kilometres of municipal streets. Maximizing the density of development on existing roads, water and wastewater lines will decrease the cost of maintaining and upgrading these systems and allow for more of the City’s budget to be targeted to providing services with a greater positive impact on the quality of life for Saint Johners.
4. **Support Re-investment in our Core Neighbourhoods:**

The City offers a wide range of housing and lifestyle choices in unique neighbourhoods; however, years of out-migration to suburban, rural and outlying areas have resulted in disinvestment in the core neighbourhoods. Between 2001 and 2006, 88% of the City’s population loss came from the urban core, while 25% of residential growth that took place was dispersed throughout the rural areas in the form of rural sprawl. Continuing to support growth on the edges of the City has led to disinvestment and a declining population in the urban core, increasing the cost of providing municipal services.

5. **Create Connected and Complete Communities:**

Many residential neighbourhoods are isolated from services and shopping, contributing to the challenge of maintaining and creating a series of connected, complete communities and unique places with a distinct neighbourhood character. Targeting growth in Intensification Areas, and permitting minor infill in Rural Settlement Areas, will support the revitalization of these neighbourhoods.

6. **Enrich the Quality of Life for Saint Johners:**

At the heart of the Greater Saint John Region, the City is and will continue to be the hub for employment, arts, culture and heritage conservation. Supporting and expanding the City’s rich architectural heritage and vibrant arts and cultural community will enrich the quality of life for the City’s residents and enhance the attractiveness of the City as a tourist destination. Supporting a more compact development pattern in key areas in the City, instead of continuing to expand, will allow resources to be allocated to such endeavors that increase the quality of life for residents.

7. **Diversify the Transportation Network:**

Alternative transportation modes, including walking and cycling, can be difficult in Saint John, and it is inefficient and expensive to provide convenient and frequent public transit service throughout the large and dispersed geographic region. People with disabilities or without a car have trouble gaining access to jobs, services and amenities without an integrated public transportation network. A dense, compact urban form will enable more efficient and frequent transit service and promote opportunities for active transportation for all of the City’s residents.

8. **Lead the way in Environmental Sustainability:**

A wide array of natural areas, parks, surface water bodies and expansive waterfronts offer many opportunities for the City to be a leader in environmental sustainability. Limiting development in natural and rural areas and increasing the development density of the City will decrease our impact on the ecosystem. Enhancing urban parks, watersheds and waterfront areas will improve quality of life and have a positive impact on the City’s natural systems.
**Why is Land Use Planning important?**

**STIMULATE AND SUPPORT ECONOMIC INVESTMENT**

Saint John is a major business centre in the Province of New Brunswick. The local economy is in large part fuelled by historic investments in the energy and advanced manufacturing sectors. The City is home to the largest petrochemical refinery on the east coast of North America, a liquefied natural gas receiving and regasification terminal, and has a land base that is rich in aggregate and other natural resources. Add to this Eastern Canada’s largest port with a supporting network of interconnected rail and roadway infrastructure, capable of moving large volumes of goods and services into and out of Saint John and beyond, and we are well positioned for future economic growth in these important sectors.

The City is also well-positioned to continue to further diversify the local economy by capitalizing on investments that support emerging knowledge-based sectors of our economy that will strengthen and support our traditional energy and advanced manufacturing base. A collaborative approach to fostering and nurturing innovation in a broad range of emerging industries is taking place in our own backyard: the University of New Brunswick Saint John, New Brunswick Community College, and the Regional Hospital, are creating partnerships with other institutions across the Maritimes to leverage investments and grow the medical, engineering, information technology and business sectors. Uptown Saint John is also home to a growing concentration of information technology experts that is gaining international attention for its ingenuity and skill in this rapidly evolving field.

Education is the foundation for the future and provides young professionals with the skills and opportunities to succeed. With a diversifying economy in a range of sectors, Saint John will be able to attract and retain professionals in an array of knowledge-based industries to stay and invest here, supporting the diversification of our local economy and building these emerging economic sectors of the future.

**PROTECT OUR NEIGHBOURHOODS AND GROW THEIR POTENTIAL**

Smart land use planning is critical to creating a healthy, vibrant community that is free of land use conflicts that can result in disinvestment. The new draft Zoning By-law supports this vision for the future of Saint John and will move Saint John toward realizing its full potential. It supports the creation of complete neighbourhoods, where residents have easy access to everyday needs, employment opportunities, interconnected recreational opportunities and community facilities.

The new draft Zoning By-law also supports the creation of appropriately clustered employment and shopping districts, where businesses are able to expand and invest when they need to, without interference from residential neighbourhoods concerned about potential impacts. And vice-versa: the new draft Zoning By-law also supports residential neighbourhoods from being negatively impacted by businesses looking to locate or expand where they should not. Good, strong land use planning sets the framework to minimize and eliminate over time, negative land use impacts.

Logical, orderly land use patterns ensures growth in the assessment base across every land use category and creates vibrant and secure neighbourhoods where residents and businesses feel safe to live, work, play and most importantly, invest and stay for the long-term. The new draft Zoning By-law achieves this critical objective ensuring that every investment contributes to the community as a whole and does not create a conflicting land use that limits an entire neighbourhood’s potential. This will create a vibrant City of Saint John, where people feel safe to invest in their largest assets – their homes and businesses.
SUSTAINABLY MANAGE SERVICE COSTS

Saint John has an enormous land base, stretching an impressive 316 square kilometres in size. After decades of suburban growth pushed the edges of the City outward, we have ended up with too few people paying for the municipal services and infrastructure that we now have. Establishment of the Primary Development Area (PDA) in PlanSJ was the first step toward ending suburban sprawl. Implementing restrictions for future rural subdivision and making investments inside the Primary Development Area attractive to investors, by reducing land use conflicts and adopting development standards that act as incentives to investment, are the next steps needed to move PlanSJ forward.

To support this, the draft Zoning By-law specifically targets Intensification Areas inside the PDA to make investment in these areas of Saint John attractive. It has also consolidated industrial Zoning to industrial areas within the City. This will stimulate and support the right mix of compatible land uses where we need it – inside our Primary Development Area – and ensure more people utilize existing municipal infrastructure and service investments, ultimately reducing the financial burden for all individual Saint Johners.

PROPER ENVIRONMENTAL STEWARDSHIP

Land use planning also enables the City to engage in leading environmental management practices. PlanSJ calls for responsible, “smart” growth that not only organizes commercial, industrial and residential land uses in sensible patterns across the City that are complementary to one another, it also advances our collective performance in managing our natural assets in a sustainable fashion. The Plan calls for a more compact pattern of growth in the urban area, which will encourage public transit and active modes of transportation. This will preserve our sensitive environmental areas and allow us to do our part to sustain the larger ecosystem in which we live.
SO WHAT EXACTLY IS A ZONING BY-LAW?

Zoning By-law: the roadmap for future development

The new draft Zoning By-law establishes community standards for development that implement the policies for future growth and development in PlanSJ, allowing the PlanSJ vision to take shape over time. The Zoning By-law is the primary tool that implements PlanSJ. It does this by applying a specific zone to each and every property which contains permitted uses and development standards, detailing what uses can take place on a property as well as the manner in which a site must be developed. The zone corresponds with the land use designation found in PlanSJ, but provides the level of detail required to control development. Provincial legislation requires that a Municipality’s Zoning By-law conforms to the Municipal Plan.

The draft Zoning By-law strikes a balance between where we are today and where we are trying to get to in the future. It provides clarity, certainty, and predictability for all landowners by ensuring clear standards for development and allows extensive mixing of permitted land uses, where appropriate, to facilitate investment and protect stable neighbourhoods. At its core, the By-law provides clear direction on how to manage community change going forward.

The new draft Zoning By-law will ensure that the community expectations for growth and development identified in PlanSJ will be implemented, one development at a time. The Zoning By-law contains specific site development requirements that are legally enforceable. In general, any new development that does not comply with the Zoning By-law is not allowed without seeking approval through an application to change the zone or an application to amend a standard, if it is permitted.

WHY DOES SAINT JOHN NEED ONE OF THESE BY-LAWS?

Zoning By-law: implementing PlanSJ

A Zoning By-law implements the objectives and policies of the Municipal Plan (PlanSJ) and provides a legal way of managing land use and future development across the City. Most importantly, and fundamental to the evolution of a great City where people feel safe to invest, is that it protects all land owners from incompatible land uses locating in their neighbourhood.

Zoning is the primary tool that municipalities use to organize the vast range of land uses in their city. The Zoning By-law protects land owners from the detrimental effects of inappropriate land uses locating adjacent to them. This protects all land owner investments – the ones they make today and those they wish to make in the future. This applies to all land uses from residential and commercial to industrial.

The draft Zoning By-law also contains an expanded and very extensive list of definitions to ensure clarity, consistency and predictability in how the Zoning By-law is interpreted and applied. All permitted uses are defined as well as a range of terms that apply to the By-law’s implementation, making the new draft Zoning By-law clear, concise, and complete.
WHY SHOULD I BE AWARE OF THE NEW ZONING BY-LAW?

Since the Zoning By-law defines the manner in which land can be used, if you own property, it has a zone. It is therefore in your best interest to be aware of the uses and standards that apply to that zone.

The new Zoning By-law has been drafted with potential users of the document in mind. The zones have been carefully crafted to ensure their intent is clearly linked with the land use designation found in PlanSJ and that the site development standards are consistent and fair. The Zoning By-law also clearly distinguishes between urban and rural areas of the City by setting different standards for site development and different permitted uses that are reflective of these differing neighbourhoods.

The proposed draft By-law is not retroactive, meaning it does not require existing developed sites to adhere to the new standards. The new By-law will have implications if you own property and are considering re-developing it, expanding an existing use, or building something new, as any new development or major re-development of a site will require compliance with the Zoning standards and permitted uses that are in place at the time of your application.

WHAT IF MY EXISTING DEVELOPMENT DOES NOT MEET THE NEW ZONE STANDARDS?

Zoning By-law standards change over-time, but buildings remain for decades, even centuries. The Zoning By-law is designed to account for existing buildings and includes exceptions for them. If you are looking to expand or re-develop a site entirely, the new standards including setbacks and height, will only apply to what is being newly built.

In many cases, the new standards in the Zoning By-law are more permissive than the old, allowing buildings to locate closer to the street and utilize more area on a site. If you have concerns about how the By-law impacts your particular property, please don’t hesitate to ask us.

WHAT IF MY USE IS NO LONGER PERMITTED?

The new draft Zoning By-law has a greater impact for existing land uses. Given the long history of particularly industrial land uses in Saint John, there may be instances where a property has been placed in a zone that no longer permits the use that is there today. There are two ways in which these are addressed in the new Draft Zoning by-law:

1. Legal Non-Conforming:
   If the use on your property today was legally established in the past but is no longer permitted under the new zone, your use now becomes legal non-conforming. This means that the use can continue to operate into the future, as long as:
   • The use does not cease to operate on the property for more than 10 consecutive months otherwise it cannot re-start again without approval from the Planning Advisory Committee.
   • The building the use takes place in is not damaged by fire that exceeds 50% of the structure otherwise the building cannot be repaired or restored to permit the use to continue, without approval being granted by the Planning Advisory Committee.

   If your use was not legally established, it would continue to be illegal under the new By-law.
There are a very small number of properties relative to all of the properties in Saint John that will have legal non-conforming status after the Zoning By-law is approved. All property owners are responsible for ensuring they understand the implications of the new Zoning on their property and City staff from the Growth & Community Development Services urges you to contact them if you have any questions or concerns.

2. List of Exceptions:
There are a number of properties that have been granted an exemption from the Zoning By-law, based on two criteria:

i. There are some smaller properties in the Rural Areas that have legally existing industrial uses which have been granted an exception to the draft Zoning By-law. This is intended to recognize legally established, long-standing industrial uses, established before the passing of the 1973 Municipal Plan, that are located in areas where industrial land uses are not intended to be located over the long-term. As these uses cease in the future, the property will be able to transition to a permitted use that is listed in the zone that applies today.

ii. PlanSJ also grants special provision for major existing development, where significant investment has been made. What this means is that where there is a large existing development that has an active use that is incompatible with the Plan, the use can remain as a permitted use, despite the land use designation. These are very few in number, as the intent is for these uses to all transition to appropriate uses over time.

WHY WOULD MY USE NO LONGER BE PERMITTED ON MY PROPERTY?
The intent of making a use on a property legal non-conforming is to ensure the eventual re-location of that use to an appropriate area within Saint John. By doing this, the City protects the neighbourhood in which the use is currently located in, from the negative impacts of that land use. This is a critical step toward the successful implementation of PlanSJ, which embodies the community vision for Saint John – one that reduces and over time eliminates land use conflicts across the City.

The challenge is that without re-zoning these properties to make the use legal non-conforming, it is impossible to remove the land use over time, unless the land use willfully locates to a more appropriate area. This also means that, as with the use, the negative impacts that may occur on adjoining properties or the larger community will continue to exist. Legal non-conforming status is the only way to ensure that the use will eventually re-locate to an appropriate area.

We urge you to discuss any concerns you may have with us at the earliest opportunity during this testing period of the new draft Zoning Bylaw.

MY PROPERTY HAS SECTION 39 CONDITIONS – WHAT HAPPENS TO THESE?
If your property is subject to existing Section 39 conditions, those conditions remain in force and effect, regardless of the new zone. Once the new Zoning By-law has been adopted by Council, staff from Growth & Community Development Service will begin a review of all properties with Section 39 conditions to determine if any or all of the conditions can be removed. This is particularly important to reduce barriers for re-development and stimulate investment in Saint John.
How will the New Zoning By-law Streamline the Development Application Process?

PLANNING ADVISORY COMMITTEE REVIEW

Conditional Uses
The new draft Zoning By-law sets community standards for development. As such, it also provides an opportunity to streamline some of the current development application processes by including common community standards that are often required as conditions of a public application process.

One of the Planning Advisory Committee’s responsibilities is to provide, where necessary, conditions for conditional use requests. As with many conditional uses, the same set of community standards is often applied through this application process, such as enhanced landscaping requirements for surface parking lots. The new draft Zoning By-law presented the opportunity to review those common community standards and include them as the new community standard in the By-law.

This means a reduction in conditional uses and a reduction in application processing time for applicants. Most importantly, it means everyone gets treated the same when it comes to site development standards in Saint John, as the By-law sets the community standard for development.

Variances
The Planning Advisory Committee is also charged with the responsibility to consider variances to development standards in the By-law. Given that the new draft Zoning By-law reflects the new community standards for development, updated and more progressive than the old standards, applicants seeking a variance will be required to have a very good reason for their request.

Consideration of variances will be held to a higher test as it is asking for an exemption from the new modernized community standard in the new draft By-law. This will be an important role for the Planning Advisory Committee going forward and will support compliance with the new community standard for development. It will also allow for an opportunity to truly test the community standards entrenched in the new draft By-law and initiate changes to those community standards when they are needed.

Similar Uses | Compatible Uses | Secondary Uses
The new draft Zoning By-law supports a balanced approach to land use that is based on managing the impacts of related land uses, not so much every single potential use. To achieve this, there is a more progressive approach to uses in the draft Zoning By-law. Instead of trying to determine all of the potential land uses that Saint John may host in the future, broader definitions that describe clusters of similar land uses with similar land use impacts have been utilized in most zones. This is particularly noticeable in the industrial and commercial sections of the draft By-law.

The definitions of the permitted uses provide the clarity in terms of what exactly is permitted as part of that use. This approach will ensure that land uses with similar land use impacts can be accommodated without the need to seek permissions through a public land use planning application process. Secondary uses such as Bed and Breakfast, secondary suite or a home occupation, still require a change-in-use permit however they are now listed as permitted as long as the applicant can meet the standards of development for the use.
Development Application Process

In 2013, the Growth and Community Development Service assembled a Project Team (“the Team”), comprised of staff from Building and Technical Services, Infrastructure Development and Planning, to undertake a review of the current development approval process. The intent was to develop a One-Stop-Shop model for future land use planning applications. The mandate of the Team is broad however at its core, the Team is to review the existing development application process, both the policies and practices that guide it and the technical by-laws that mandate development requirements, and identify where improvements need to be made and what technical by-law’s need to be updated or all together created.

A large part of the Teams approach includes working with the real stakeholders in this industry, including the development industry, Planning Advisory Committee, and staff. The intent is to learn from them where there are challenges with both of these areas: the existing application process and the existing set of by-laws and rules in which applications are processed within. From here, the Team can then work toward crafting a more efficient and effective review process and draft and implement new and updated by-laws in order to develop an integrated approach to development here in Saint John. Indeed, develop a process that ultimately meets the needs of applicants and makes for a logical and streamlined review process for all involved.

The new draft Zoning By-law is a substantial technical piece of this puzzle, and a critical By-law to begin to truly implement PlanSJ. Going forward, further By-law updates and process review changes will be proposed as part of this multi-year effort to modernize the Saint John development process. This will ultimately lead to a more transparent, efficient and meaningful development approval process for all involved.
So what are the New Community Standards Proposed in this Draft Zoning By-law...?

THE GENERAL PROVISIONS:

Zoning for All
The first sections of the Zoning By-law are administrative in nature and then it gets into the General Provisions - the meat-and-potatoes of the whole document. These are community standards that apply to all land uses in the City and include a wide range of site development standards including landscaping, parking and signage, secondary uses and accessory buildings and structures. This part of the By-law is broken down into nine sections for ease of reference:

Section 1-3 - How the By-law Works: These Sections are administrative in nature and explain to the user how the By-law works, who has authority for what, and most importantly, they provide a newly expanded list of definitions for a range of terms and land uses that appear throughout the By-law.

Section 4 - Access, Parking & Loading: This Section describes the requirements surrounding access roads and off-street parking spaces as they relate to a specific land use. This Section also outlines the updated community standards for parking lots and parking exemption areas, and introduces entirely new standards for drive-thru's and bicycle parking. There is also a new prohibition for the Uptown area that eliminates the ability of a property owner to create a surface parking lot after a building has been demolished.

Section 5 – Accessory Buildings & Structures: This Section describes the requirements for baby barns, storage sheds, fencing and other structures that may be built on a property as part of a development. There are new standards for garbage enclosures and enhanced standards for swimming pools.

Section 6 – Landscaping & Amenity Space: This Section describes the enhanced provisions for landscaping that require tree and shrub plantings for certain types of developments, and a new approach to amenity space – areas such as decks and patios - which provides more flexibility to developers while providing real, useable amenity space to future residents.

Section 7 - Signage: This section outlines the community standard for signage on private property and includes a detailed list of the types of signage and how much signage per property is permitted in each the zone. The language in this Section has been modernized to make the requirements and sign type much clearer for everyone, and includes images to more effectively illustrate each type of signage discussed in the Section.

Section 8 – Other Standards: This Section is a catch-all for a range of other standards such as lighting, non-conforming uses, structure and building projections and streets and servicing. It allows things like awnings, decks and fire escapes to now project into required yards without a variance, and acknowledges undersized lots and existing development that may not adhere to the by-law standards. This section also introduces a new provision that prohibits the use of vehicle bodies, such as trailers and sea containers, to be used as a building or structure.

Section 9 – Uses Permitted in Multiple Zones: The last Section speaks to additional uses. Some land uses are permitted in all zones, such as trails, walkways, and stormwater management facilities, and other uses which are secondary in nature, such as secondary suites, home occupations, and home daycares. This section also speaks to other uses that may be permitted in certain zones, including the keeping of chickens, and introduces new standards to permit limited tree cutting within the Primary Development Area, to prevent large-scale clear-cutting without an approval.
WHERE WE LIVE

Residential zones are applied to the vast majority of properties in Saint John. After all, it is the people living in a city who make it work. For the most part, a greater range of housing will now be permitted throughout the City including townhouses, semi-detached and apartment style units, as well as our essential one and two-unit homes. As a resident, you can also do more with your home now including a greater range of home occupations, the potential for adding a secondary suite to support affordable home ownership and greater flexibility with where you can place accessory buildings and structures such as decks and baby barns.

OUR URBAN NEIGHBOURHOODS

These zones generally take in residential areas within the Uptown, Old North End, and Lower-West neighbourhoods where the highest concentration of residential land uses in the City exists. These urban neighbourhoods have a variety of housing choices such as townhouses, apartments and condominiums, which will flourish under the new contextual zone standards that strongly support positive urban design, reinforcing the features that make these areas so unique.

Urban Centre Residential Zone (RC)  High-Rise Residential Zone (RH)

OUR SUBURBAN NEIGHBOURHOODS

Moving away from the urban centres, there is a greater range of housing choice available in a more suburban setting. The zones found in these areas accommodate medium-sized, multi-unit developments, along with lower density forms of housing, providing opportunity for more mixed residential neighbourhoods.

Mid-Rise Residential (RM)  Low-Rise Residential (RL)
Two Unit Residential (R2)  One Unit Residential (RT)
Suburban Residential (RSS)  Mini-Home Park Zone (RP)

DO MORE WITH YOUR HOME

There are also improved provisions for Daycares, Home Occupations and Supportive Housing for our seniors and those with specialized needs, as well as better regulation governing the Conversion of larger, older homes into apartments. If you own a single-family home, you may also be able to convert a portion of your home into a Secondary Suite, supporting in-family living and making home ownership more affordable. The new By-law also allows for Community Gardening and the Keeping of Chickens in your backyard.

OUR RURAL NEIGHBOURHOODS

Once outside the PDA, Saint Johners seeking a rural lifestyle have the opportunity to live in an existing rural settlement area or venture into a larger-lot rural property. Both the rural zones have been developed to support a rural lifestyle.

Rural Residential Zone (RR)  Rural Settlement Zone (RS)
WHERE WE SHOP AND WORK

Commercial areas are the places we buy goods and services, enjoy entertainment and events, and they also support some of the largest concentrations and greatest range of diverse employment opportunities in the City. These are busy service areas that support large volumes of people as well as vehicular traffic moving goods and services into and out of Saint John. The high degree of activity in these areas makes them important hubs of activity for a range of commercial uses, including the places where many Saint Johners find gainful employment.

These areas are typically inside the Primary Development Area, concentrated in the primary centres, business centres, service corridors, and large retail areas. Having these uses concentrated in key areas protects residential neighbourhoods from the high impact nature of these land uses.

BUSINESS DISTRICTS

Our Uptown and surrounding areas are the places where the most intense and greatest mix of land uses anywhere in the City can be found. Urban standards combined with a wide range of land uses provide a high degree of flexibility for land owners and ensure a compact built form will continue here in the future.

Uptown Commercial (CU)  Waterfront Commercial (CW)
Mixed Commercial (CM)

HEALTH, EDUCATION & EMPLOYMENT NETWORKS

Our University and Hospital district as well as our Business Parks provide knowledge clusters and critical employment areas, concentrated in key areas of the City. Suburban standards allow for the development of campus environments with a wide range of compatible uses to support these employment centres as they evolve in the future.

Campus Research Commercial (CRC)  Business Park Commercial (CBP)

EVERYDAY SHOPPING

Our primary retail shopping districts can be found in the McAllister Regional Retail Centre and the Fairville Boulevard Regional Retail Centre, while the auto-centric Commercial Corridor is focused on Rothesay Avenue. Standards for these areas support the development of retail and highway commercial uses, with very limited light industrial uses.

Commercial Corridor (CC)  Regional Commercial (CR)
General Commercial (CG)  Local Commercial (CL)

THE RURAL CONVENIENCES

Rural areas are supported with local commercial uses for rural residents to acquire everyday needs. Standards support and enhance rural areas and uses are scoped to create small-scale commercial nodes, where appropriate.

Rural General Commercial (CRG)
WHERE WE WORK

Industrial land uses are a significant part of Saint John’s past and its future. We are a community that has grown and prospered from major industrial investment in processing, manufacturing, and resource extraction, and we want to ensure this industry’s long-term viability. We benefit from a safe and globally strategic location on the shores of the Bay of Fundy with a vast network of water, rail and highway infrastructure linking our goods and services to the rest of the world.

To protect, support and foster industrial investment into the future, we must ensure those with the greatest land use impacts are located appropriate distances from our urban areas.

THE HEAVY WEIGHTS

Saint John is home to a number of true heavy industrial operations, including petrochemical refining operations, a liquefied natural gas receiving and regasification terminal, pulp and paper mills and an active port in the heart of our City. These industrial investments are an integral part of the economic backbone of our community and a critical identifier of our shared Saint John experience. On the cusp of becoming an energy powerhouse, Saint John needs to ensure that future investments of this magnitude remain a safe distance from urbanized areas. This will ensure these land uses can expand when required without interference from residential neighbourhoods and vice-versa, that residential neighbourhoods are protected from the impacts of these heavy land uses.

The heavy industrial zones accommodate those industrial operations that are truly heavy, which are typically associated with land use impacts that are obnoxious, volatile and otherwise incompatible with urban land uses. As such, future heavy industrial land uses must be carefully located so they do not interfere with the safety, use, amenity or enjoyment of any surrounding urban zone.

<table>
<thead>
<tr>
<th>Heavy Industrial (IH)</th>
<th>General Industrial (IG)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service Landfill: (USL)</td>
<td>Pit &amp; Quarry (PQ)</td>
</tr>
<tr>
<td>Transportation (T)</td>
<td></td>
</tr>
</tbody>
</table>

THE LIGHTER WEIGHTS

The lighter industrial zones, Light Industrial (IL) and Utility & Service (US), generally accommodate industrial development that operates in such a manner that no nuisance factor is created or apparent outside of an enclosed building. Limited outdoor activities, including loading, service, and storage areas, that are accessory to a principal use, may occur provided the scale of such activities does not unduly conflict with the primary purpose of the zone or dominate the use of the site.

| Light Industrial (IL) | Utility & Service Landfill (USL) |
WHERE WE LEARN, PLAY, GATHER AND PROTECT OUR NATURAL ASSETS

These zones are designed for land uses that play a critical role in providing the spaces in our community where Saint Johners are able to generate a greater sense of place and wellbeing. These areas include large community facilities such as health centres and correctional facilities, as well as the smaller community spaces including arenas, community centres and schools. Our recreational facilities and parklands are also protected with these zones, as are the areas that recharge our drinking water sources. The Rural zone captures large parts of Saint John outside the Primary Development Area and works to strengthen these areas by protecting their rural character.

COMMUNITY FACILITY ZONES

The Neighbourhood Community Facility (CFN) zone accommodates a limited range of community-oriented facilities, including arenas, community centres, elementary schools and recreational facilities that are complementary to surrounding residential neighbourhoods. The Major Community Facility zone (CFM) accommodates a range of large-scale community uses that typically provide services to the broader population, including hospitals, correctional facilities, major recreational facilities and rehabilitation centres. Community Facility zones are intended to be located anywhere in the City that is deemed appropriate.

OTHER ZONES

The collection of Other Zones includes the Park zone, intended to protect areas for Saint Johners to enjoy active and passive recreation, as well as the Environmental Protection zone, applied generally to City-owned land that covers the watersheds where drinking water is drawn from. This collection of zones also includes Integrated Development and Future Development, both of which are intended to hold land until such time as a proposal for development can be reviewed by Common Council for suitability. Lastly the Rural zone captures large parts of Saint John outside of the Primary Development Area and is intended to strengthen the rural areas by ensuring their long-term viability.

Neighbourhood Community Facility (CFN)  Major Community Facility (CFM)
Park (P)  Environmental Protection (EP)
Integrated Development (ID)  Future Development (FD)
Rural (RU)
What are the Next Steps in the Zoning By-law Review Process?

TESTING PERIOD FOR THE DRAFT ZONING BY-LAW:

This fall is a testing period for the Draft By-law. It is not going before Council for adoption. The testing period will involve a broad range of public, industry specific and agency specific reviews, as well as third party professional planning reviews of the proposed community standards. Once this testing period of the By-law has been completed, staff from Growth and Community Development will report back to the community through Council with what was heard, what recommendations for changes are being made, and why.

The Growth & Community Development Service is asking for final comments to be submitted no later than Friday November 29, 2013 in order to facilitate a timely turn-around and report back to Council on what has been heard about the new draft Zoning By-law.

This is an important moment for Saint John. We have PlanSJ to set the guiding course, now we need the Zoning By-law to legally adopt our community expectations for development in Saint John. It is important to get this By-law right – so please engage in this process and let us know what you think.

Public Open Houses:

We invite Council and residents of Saint John to attend any one of the four public Open Houses, meet staff from the Growth & Community Development Service and learn about what the draft By-Law changes are and how they may affect your property. An invitation to these events has been mailed out to all households and businesses in Saint John, as well as notice in the local newspapers and radio advertisements to get the word out about these upcoming opportunities.

WARD 3: Wednesday October 30, 2013
5:30pm – 7:30pm
Boys & Girls Club
1 Paul Harris Street

WARD 1: Tuesday November 5, 2013
5:30pm – 7:30pm
St. Mark’s United Church
50 Dexter Drive

WARD 2: Wednesday November 6, 2013
5:30pm – 7:30pm
Lorne Middle School
90 Newman Street

WARD 4: Thursday November 7, 2013
5:30pm – 7:30pm
Simonds High School
1490 Hickey Road
SUMMARY OF KEY CHANGES IN THE NEW DRAFT ZONING BY-LAW:

- Modernized community development standards that utilize best practices and updates the current Zoning By-law which is over 30 years old.

- It is a user-friendly document, intended to provide clarity, consistency and predictability for all those involved in land development here in Saint John.

- By-law aligns with PlanSJ and implements new zones that correspond with the land use framework, targeting growth and investment within the Primary Development Area, the growth boundary for the urbanized area of the City.

- Provides clarity, consistency and predictability as the zones have been applied in a logical land use pattern across the City to eliminate land use conflicts in the future.

- Allows for more complete communities with a broader mix of land uses in neighbourhoods targeted for future growth and investment.

- Streamlines the development approvals process and creates a fairer more transparent framework.

- Creates more opportunities for intensification and higher density development in targeted areas, and provides more flexibility for a greater mix of housing types to meet the changing community needs.

- Implements more flexible parking standards in intensification areas and a broader parking exemption area in the Uptown as incentives to development in these areas, and implementing key directions in PlanSJ to promote alternative modes of transportation.

- Clearer rules for development that are entrenched in the By-law will provide greater predictability and clarity for industry.

- Retains the character of existing rural residential areas and limits future residential expansion in order to ensure there are appropriate lands retained for rural uses.

CONTACT US!

Growth & Community Development Services is here to support Saint Johners – it is what we do and what we are passionate about. So don’t be shy, reach out in the way that suits you best and let us know what you think about the Draft Zoning By-law:

1. Locate your property on our interactive online map at www.saintjohn.ca/zonesj and take a look at the draft Zoning By-law standards.

2. Submit your comments to planning@saintjohn.ca

3. Drop your comments off in person or send them by mail to: Growth & Community Development Services, 10th Floor City Hall, PO Box 1971, Saint John NB, E2L 4L1

4. Give us a call to chat at 506-658-2835 or fax comments to 506-658-2837
1. Overall, what do you like about the new draft Zoning By-law?

2. Are there any changes that you would suggest to better implement PlanSJ?

3. Are you aware of any best-practices in land development that we should look at?

4. Do you have any feedback on how the new draft Zoning By-law impacts your property?

5. Is there anything that you would like more information on?

6. Do you have any other comments?

Review Period Last day to submit comments to us in any format is:  
**FRIDAY NOVEMBER 29, 2013**