

BY-LAW Z-27 (2026)

**A BY-LAW RESPECTING THE DIEPPE SOUTH SECONDARY PLAN
OF THE CITY OF DIEPPE**

WHEREAS local governments may make by-laws under the *Community Planning Act*;

AND WHEREAS section 29 of the *Community Planning Act* provides for the adoption by by-law of a secondary municipal plan that applies, as part of the municipal plan, to a specific area or areas of the municipality;

AND WHEREAS, in the opinion of Council, the southern sector of the City of Dieppe was not adequately addressed in the municipal plan;

NOW THEREFORE, the Council of the City of Dieppe under the authority vested in it by the *Community Planning Act*, S.N.B. 2017, c. 19, enacts as follows:

- 1. The Dieppe South Secondary Plan of the City of Dieppe, reproduced in Schedule A is adopted as an integral part of this by-law.**

First Reading by Title:

Second Reading by Title:

Reading in its Entirety:

Third Reading by Title:

Hélène Boudreau, Mayor

Marc Melanson, Clerk

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growing
TOGETHER!

Dieppe

Dieppe South Secondary Plan



This page is intended for adoption notices.

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1. Background

1.1. Purpose

This Dieppe South Secondary Plan is a supplementary planning document to the City's Municipal Development Plan (MDP). It details a vision for the development and specific needs of the Dieppe South Area and refine the MDP's general policies. While the MDP sets the City-wide vision and high-level policy framework, additional guidance is needed for southern Dieppe. This need has grown in response to the following circumstances:

- The ongoing extension of Dieppe Boulevard will connect this key City corridor to Amirault Street at the Dover Road intersection, improving access to large areas of land that were previously inaccessible and creating new opportunities for future urban development;
- The development of a water tower is expected to improve water pressure in the area. Limited water pressure has constrained development to date; improved servicing capacity may support renewed interest in future development;
- Additional servicing infrastructure upgrades are anticipated, including improvements to the water supply system;
- Dieppe's recent growth has exceeded what was anticipated during the 2017 MDP review. The City's population grew by 21.8% between 2021 and 2024, creating development pressure that are unlikely to be met through infill alone and may require the development of greenfield areas beyond the current urban boundary;
- Southern Dieppe includes important ecological features and a unique environmental context that warrants more detailed, area-specific policy direction than the MDP's city-wide framework can currently provide; and
- Anticipated large-scale growth in the area will expand the urban footprint and requires more detailed guidance on the planning, phasing, and delivery of civic infrastructure, as well as on enhancing community assets.

While the MDP's citywide policies remain in effect for the area covered by this document, this Secondary Plan establishes another layer of policy direction that responds to southern Dieppe's current needs. The policies set out in this plan are intended to guide future revisions to the MDP related to the Dieppe South area.

1.2. Authority

This Secondary Plan is adopted as a Council by-law. Its vision and policies are intended to complete the Municipal Development Plan (MDP) through future amendments. Any future MDP amendments related to Dieppe South should be generally consistent with the document type and direction set out in this Policy.

1.3. Extent

The Dieppe South Secondary Plan applies to lands generally located between Leblanc Road and the City's southern boundary, as shown on the following map. Although this area has retained a largely rural character while Dieppe has grown, it also serves as a major gateway to the City for residents and visitors via Amirault Street and Dover Road.

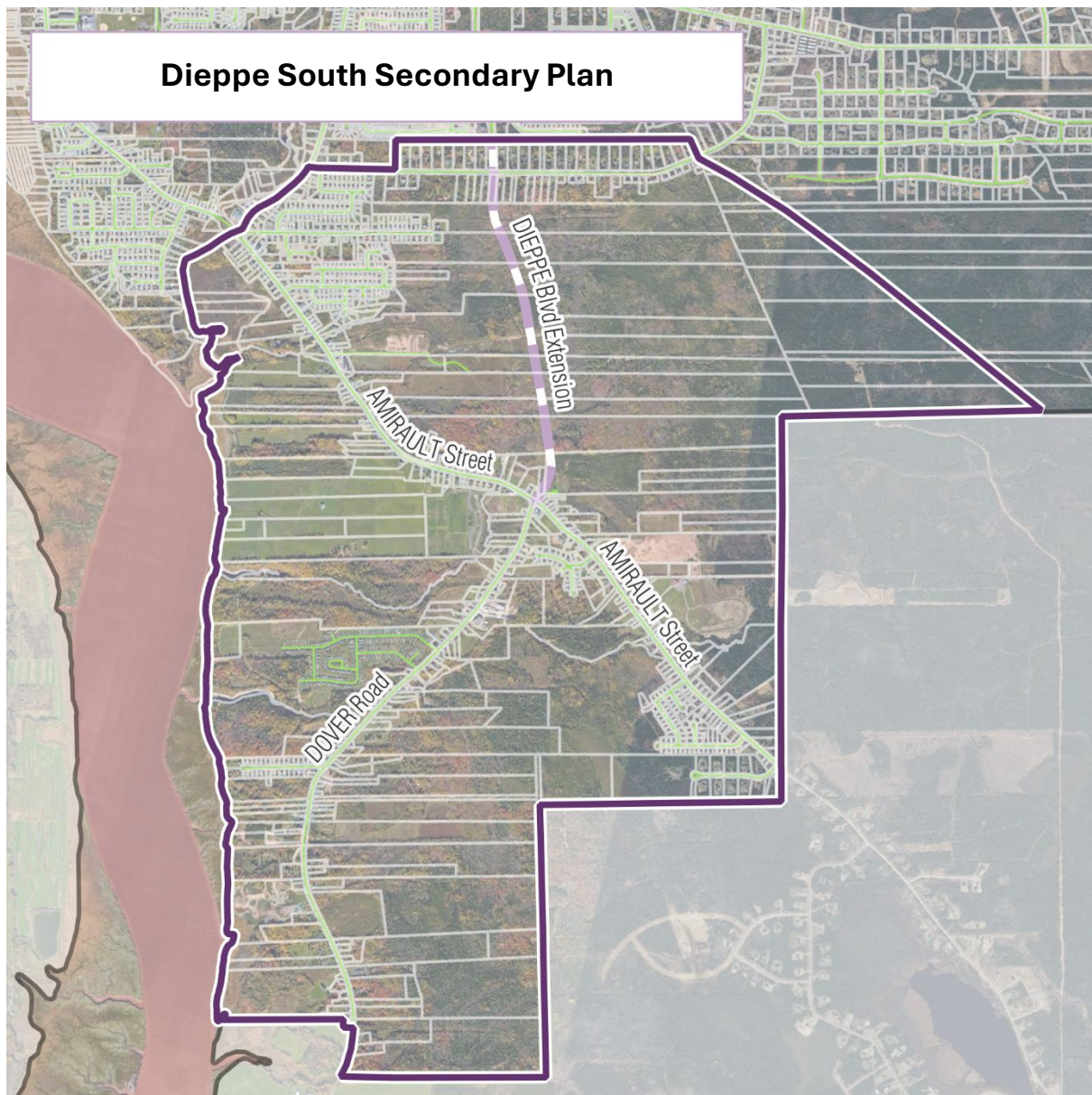
1.4. Context

The City of Dieppe is New Brunswick's fourth-largest city. It has experienced sustained population growth, including a 10.8% increase over the last two census periods. Since the 2021 Census, Dieppe has ranked among Canada's fastest-growing cities. This growth has driven the development of new residential neighbourhoods, commercial centers, and industrial parks to support increased demand and activity.

Since 1996, Dieppe's population has increased by at least 3,000 residents every five-year census period, with the largest proportional gain occurring between 2001 and 2006 (27.2%). Similar growth trends have also been observed across nearby communities. Since 1991, Moncton, Riverview, and Shediac have each recorded population increases between census years. In 2022, the Greater Moncton Census Metropolitan Area (CMA)—which includes Dieppe—ranked among Canada's fastest-growing metropolitan areas and was reported as the fastest-growing CMA in the country.

Dieppe's age profile has remained relatively stable over time, contrasting with the broader population-aging trend observed in many parts of New Brunswick. Recent population growth has included residents across a wide range of age groups, helping to maintain a balanced demographic structure. A recent housing study projects that Dieppe will require approximately 4,300 additional housing units over the next ten years, suggesting that growth pressures are expected to continue. This demographic growth is also expected to be accompanied by increased demand for amenities, employment areas, and commercial spaces. Strengthening these functions within Dieppe can help meet local needs and may

reduce the need for longer commute for everyday services and employment, supporting more efficient travel patterns and local traffic management.



1.5. Urban Growth Strategy

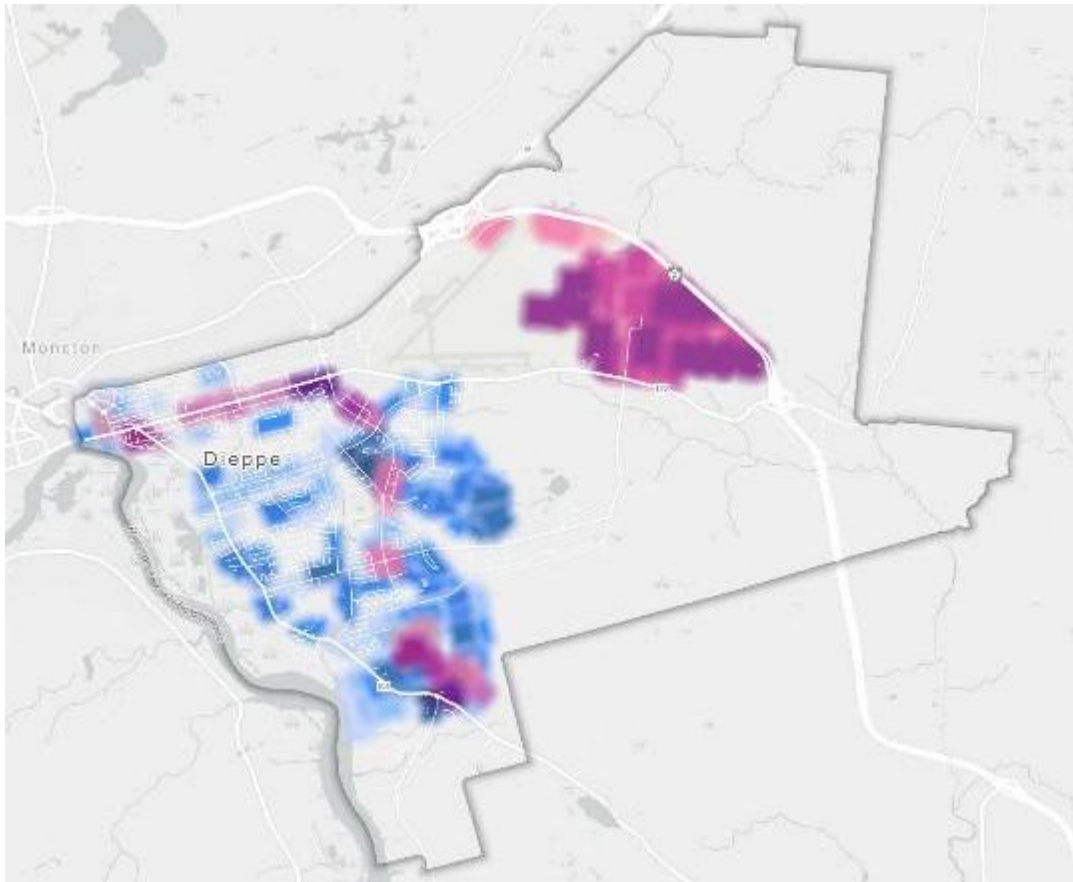
To support orderly development in the context of these significant growth pressures, the City of Dieppe prepared an Urban Growth Strategy in 2024-2025. The Strategy is grounded in the recognition that growth is already a lived reality in Dieppe; the key question is what type of growth should occur, and which form of growth will best serve Dieppe's residents over the long term.

Urban form affects how a city functions in multiple ways, including municipal finances, infrastructure efficiency, and residents' overall well-being. Neighbourhoods that accommodate a mix of uses in a compact, connected setting are typically more cost-effective to service and can support better household outcomes by improving access to daily needs, services, and opportunities.

New neighborhoods must meet a wide range of expectations: they should provide attractive and safe places to live, create environments where residents can thrive, and support day-to-day needs such as shopping, services, mobility, and recreation. At the same time, existing neighbourhoods continue to evolve and must be able to adapt to changing demographics, market conditions, and community expectations over time.

All of this must occur in a manner that makes prudent use of natural resources. The less natural land is converted to urban settlement, the more area can be retained to support natural flood mitigation, stormwater management, and ecological balance within the urban landscape. Limiting urban sprawl also helps protect the City's highest-value ecological areas. In addition, some lands will need to be reserved for civic purposes.

Through consultation with City residents, the Urban Growth Strategy established a long-term outlook for potential land needs through 2056. The preferred development scenario then allocated anticipated population growth across the city, as shown on the following heat map, using realistic assumptions for population densities, infill potential, and outward (greenfield) growth.



While the Urban Growth Strategy’s recommended scenario is grounded in compact, efficient growth and the protection of natural assets, the scenario-planning work also indicated that accommodating an additional 38,950 residents (medium projection) or 51,340 residents (high projection) by 2056—effectively doubling Dieppe’s population—cannot realistically be achieved entirely within the current urban footprint. At the same time, natural lands are a valuable resource, and extending municipal services into new areas can create significant long-term financial pressures for the City.

Urban boundary expansions must therefore be considered prudently. As a significant share of future greenfield growth is expected to occur within the Dieppe South plan area, this Secondary Plan should guide development in a way that supports a broad range of housing types and aligns with the average density targets set out in the Urban Growth Strategy’s sector fact sheets.

2. Community Values from Public Feedback

Public consultations for the Urban Growth Strategy established a set of guiding principles for urban development, which underpin the rationale for this Secondary Plan. These principles—reflecting the core themes of public feedback—can be summarized as follows:

Balanced Growth: Limit urban sprawl by directing growth to appropriate areas through strategic densification, while protecting green spaces and natural assets. Ensure new development is aligned with infrastructure capacity so growth can be accommodated without undermining service levels or residents' quality of life.

Expand Diverse Housing Options: Provide a broader range of housing types and tenures to meet diverse needs—particularly for families, students, and low-income households. Encourage mixed-use development and energy-efficient housing to improve access to daily needs and support long-term sustainability.

Improve Mobility Options: Expand public transit service, improve bus frequency, and reduce reliance on private vehicle traffic by strengthening connections between neighborhoods and key destinations. Invest in safe cycling infrastructure, pedestrian-friendly streets, and well-maintained active transportation networks.

Protect and Enhance Natural Assets: Prioritize the protection of existing green spaces, forests, and parks. Integrate additional recreational and nature-based spaces into land-use planning and enhance residents' quality of life.

Empower Community Life: Celebrate and strengthen Dieppe's Francophone and Acadian heritage of Dieppe while promoting cultural inclusivity. Create vibrant community hubs, walkable neighborhoods, and high-quality public spaces that encourage social interaction and civic pride. Address gaps in recreational facilities, essential services, and local amenities.

3. Urban Planning Goals

Based on the community values derived from public feedback, the socioeconomic and ecological context in which the City of Dieppe finds itself, and in alignment with the results of the Urban Growth Strategy document, the Dieppe South Secondary Plan will aim to reach the following general planning goals for the area:

Complete Communities: A diversity of people and activities helps communities to be physically, socially, and economically vibrant. This Plan provides land use and design policies to promote pedestrian supportive, mixed-use developments that allow safe and

convenient access to the goods and services needed in daily lives that are located within walking distance. It is the intent of this Plan to strengthen existing neighbourhoods through the addition of commercial and recreational amenities, while developing new ones that are complete. This will be accomplished by developing mixed-use areas that are easily accessible, encourage local businesses, and provide services to meet residents' needs.

Connectivity and Mobility: Development needs to be integrated with an appropriate regard for how people will move around the area. This Plan intends to build a network of people-first transportation that enables easy mobility and connectivity throughout the subject area. As a result, residents and visitors will not be over-reliant on the use of personal automobiles by having access to alternate modes of transportation, through proper services and infrastructure. This will ease the stress on new and existing roadways, reducing vehicular traffic throughout the plan area and beyond. Specifically, the provision of a complete community approach in the southern parts of Dieppe is intended to avoid adding additional pressure on roadways leading to existing employment nodes in the northern part of Dieppe – downtown and the industrial park - by reducing north-south traffic.

Human Scale Design: Building and streetscape design that makes people feel more at ease and allows them to relate to their surroundings. This Plan provides direction for the built environment that respects the human scale. By utilizing appropriate setbacks for the upper storeys of high-rise buildings, low street walls with architectural detailing, weather protection, and frequently-spaced building entrances, human scale can be emphasized and celebrated. Such design, paired with narrow streets, open space, and plazas create an environment where people feel comfortable and want to explore their own communities.

Growth Nodes and Corridors: It is the intention of this Plan to add to the City's fabric of mixed-use growth nodes and their connecting corridors to spread commercial and recreational amenities more evenly through the city. Most of such growth is planned to occur within new stretch of Dieppe Boulevard between Leblanc Road and Amirault Street, featuring the form of mixed-use mid- to high-rise buildings. This area will create a new service centre for the area, which will transition into the surrounding lower-density neighbourhoods.

Ecological integrity and connectivity: The philosophy of the Plan is to accommodate the anticipated population growth at a prudent rate of urban footprint increases, in order to protect valuable ecological assets in the area. One type of natural features that stand out in the area are inland and shoreline wetlands, watercourses and mature forests, having a large presence in many parts of the area of this Secondary Plan. These lands contribute important ecological function such as stormwater management – potentially saving the

City large expenses for hard-engineered infrastructure fulfilling the same goal. Additionally, preserving and protecting ecological integrity and the existing connectivity that the land provides for many ecological services and support for biodiversity is integral. Protection of ecologically sensitive areas from nearby development, and the recognition of the significance of the riparian wetlands along the Petitcodiac River and the Fox Creek Marsh, will therefore play an important role in this plan.

4. Robust and Resilient Community

In keeping with the urban planning goals set out for this plan, the overarching land use concept for Dieppe South rests on a holistic approach to land use planning that anchors resiliency as a core principle. Since planning must be striving to future-proof a community, the kind of resiliency aspired to is a multifaceted concept — one that goes beyond environmental protection to include economic vitality, community cohesion, and adaptability to future change. A robust and resilient city is one that can absorb pressure, recover quickly from challenges, and continue to thrive through adaptation.

The planning approach for Dieppe South embodies the belief that mitigation of risks such as social isolation, economic volatility, climate risks, high infrastructure costs and traffic congestion is achieved through the design of neighbourhoods that are lively, efficient, and adaptable. The Dieppe South Secondary Plan sets out a comprehensive framework that embraces this philosophy by shaping neighbourhoods that are compact, connected, complete and strong by design.

4.1. Resilient Urban Design

A well-designed urban environment contributes directly to the health, safety, and wellbeing of residents. The way neighbourhoods, streets, and public spaces are planned and built influences opportunities for physical activity, social interaction, access to nature, and protection from environmental hazards. Thoughtful urban design helps foster vibrant, inclusive, and resilient communities, where development patterns respect natural systems and create places that support daily life, comfort, and belonging.

In the past, suburban expansion often led to fragmented neighbourhoods dependent on long vehicle trips for even the most basic needs. This pattern is neither economically sustainable nor supportive of social and environmental wellbeing. The creation of well-defined local cores within the Dieppe South Plan area will enable residents to access shops, services, recreation, and workplaces within short walking or cycling distances from housing, building a self-sufficient and connected community.

Resiliency in this sense also means fostering social durability. The design of the built environment influences the strength of community bonds, and this Plan seeks to create places where residents can meet naturally — in parks, cafés, along tree-lined streets, and within vibrant local centres. A network of neighbourhood nodes and corridors will host public spaces and mixed-use buildings that encourage everyday interaction. In these environments, community life becomes the foundation of safety, health, and identity.

Objectives:

RC1 Establish a land use concept that creates mixed-use, compact, connected, and complete neighbourhoods with vibrant local centres that support daily life within short distances.

RC2 Promote community cohesion and identity by designing public spaces and neighbourhood cores that encourage social interaction and civic pride.

RC3 Enhance economic and fiscal resilience by aligning growth with infrastructure capacity and by fostering a mix of housing, employment, and commercial opportunities.

Policies:

Policy 4-1 Council shall direct development in the Dieppe South Plan Area through a framework that emphasizes compact growth, mixed-use neighbourhood cores, and an interactive urban fabric as the foundation of community resilience.

Policy 4-2 Development shall support a complete community by providing a range of housing types, local services, parks, and public spaces within walking distance of all residents.

Policy 4-3 Council shall encourage development patterns and mobility options that reduce reliance on private vehicles and prioritize safe, accessible routes for pedestrians, cyclists, and transit users.

Policy 4-4 Council shall establish criteria for the design and development of amenity areas within the Dieppe South Plan area, particularly for those located on private property and adjacent to multi-unit residential developments.

4.2. Commercial Development

The City of Dieppe supports the mixed-use vision of the Dieppe Boulevard area to integrate commercial activities within the residential environment. The policies of this Plan support economic development by providing increased opportunities for employment, housing,

services, and encouraging development that will build a livable and attractive Dieppe Boulevard.

Objectives:

RC4 Collaborate with institutions, businesses, and other levels of government to support the continued success of employers in the Plan Area.

RC5 Support businesses and entrepreneurial activities through land use regulations, programs and municipal initiatives.

RC6 Improve the quality of life for the Plan Area's residents by improving access to community and social services.

RC7 Promote Dieppe Boulevard as the place to do business within the Municipality.

RC8 Maintain a balance between jobs and residents by accommodating both employment and residential lands.

Policies:

Policy 4-5 Council may consider the Plan's strategic growth targets and economic development objectives when amending the Zoning By-law.

Policy 4-6 The Municipality shall consider working with other levels of government, as well as major public and private institutions, to maintain and expand employment in the Plan Area and to create synergies among key services and economic sectors.

Policy 4-7 Council shall permit local or neighbourhood businesses and services to operate as home-based businesses.

4.3. Efficient Use of Resources

Fiscal responsibility is another pillar of this planning approach. A compact urban form makes better use of public investment by reducing the cost of extending infrastructure and services. Apart from the individual benefits for each resident that result from being closely located to various amenities, compact growth also benefits the fiscal health of the City as a whole. By locating growth on or in proximity to existing municipal services, the City can avoid unnecessary road, water and sewer extensions which create indefinite maintenance obligations for the future. Today's decisions about urban growth will impact municipal budgets for future generations.

The City's Urban Growth Strategy has outlined how an efficient and responsible growth pattern within the entire City of Dieppe can occur. By concentrating development in

walkable centres, the City will be able to provide higher-quality public spaces, efficient transit service, and energy infrastructure that is both sustainable and fiscally responsible. Local commercial uses embedded within residential neighbourhoods will diversify employment opportunities, keep spending within the community, and strengthen Dieppe's local economy against global uncertainties. Since some parts of the Plan area will be preserved from development for ecological reasons, this also means that land suitable for development may need to accommodate higher densities, in order to prevent the overall urban footprint from sprawling more than needed.

Reducing residents' dependence on private vehicles also has direct fiscal and social benefits. When residents do not need to drive as much, they spend less of their disposable income on gas and car maintenance. At the same time, fewer car trips improve traffic conditions for the entire community, making streets safer, reducing congestion, and lowering infrastructure wear.

Finally, resilience also speaks to adaptability — the ability of neighbourhoods to evolve over time as social and technological conditions change. The Plan encourages diverse housing options and flexible building forms that can respond to new demographic and economic realities. The same mixed-use buildings that serve young families today may accommodate seniors or creative workspaces in the future. This adaptability ensures that Dieppe South will remain relevant and vibrant for generations to come.

Objectives:

RC9 Guide growth toward areas served by existing infrastructure, reducing long-term municipal maintenance costs, and ensuring efficient public investment.

RC10 Where expansions of urban boundary are necessary, follow guidance of the City's Urban Growth Strategy on appropriate neighbourhood forms and densities.

RC11 Support economic resilience by integrating local commercial uses within residential neighbourhoods, diversifying employment opportunities, and retaining spending within the community.

RC12 Foster adaptable, future-ready neighbourhoods by encouraging diverse housing options, flexible building forms, and mixed-use development that can respond to changing demographic and social needs.

RC13 Promote sustainable and cost-effective infrastructure and service delivery by aligning urban growth with transit, energy, and public space planning.

RC14 Reduce residents' dependence on private vehicles to improve household savings, lower traffic congestion, and enhance the efficiency and safety of municipal transportation networks.

Policies:

Policy 4-8 Council shall prioritize development that aligns with the Urban Growth Strategy by pursuing a compact urban form, maximizing the efficiency of public investment, and minimizing long-term maintenance obligations.

Policy 4-9 Development shall integrate local commercial, service, and employment opportunities within residential neighbourhoods to strengthen the local economy, reduce travel needs, and support fiscal sustainability.

Policy 4-10 Council shall encourage flexible, adaptable building designs and neighbourhood layouts—including mixed-use and multi-generational housing—to respond to changing demographic, social, and economic conditions.

Policy 4-11 Public investment in infrastructure, transit, and public spaces shall be coordinated with compact, walkable growth patterns to improve service efficiency, cost-effectiveness, and community quality of life.

Policy 4-42 Council shall consider developing tools to monitor development performance and evaluate its financial impact.

Policy 4-13 Council shall promote development patterns and mobility options that reduce reliance on private vehicles, helping residents lower transportation costs, improve traffic flow, and support safer, more sustainable streets.

4.4. Ecological Resilience

Environmental resilience is another important aspect of a resilient city. The wetlands, watercourses and other ecological features such as forested areas of Dieppe South are ecological assets that provide natural infrastructure for stormwater management, temperature regulation, and biodiversity. Protecting, enhancing and integrating these systems into the urban fabric will mitigate flood risks, reduce municipal maintenance costs, and improve residents' quality of life. Parks, greenways, and ecological corridors will link neighbourhoods together, creating an urban structure where nature and community coexist.

Some of the city's most valuable assets come at no cost to the taxpayer: green spaces, wetlands, and urban forests help absorb stormwater and act like a sponge during heavy

rainfalls, which reduce flood risks. The artificial reconstruction and maintenance of hard-engineered stormwater protection infrastructure can be a heavy financial burden on municipalities, and can often be avoided by protecting key ecological features that can provide the same functionality in a natural way.

There are further direct benefits and co-benefits to residents provided by green infrastructure: vegetation cools the urban environment and mitigates the urban heat island effect during heatwaves. Diverse ecosystems also provide natural buffers against storm surges, shelter residents from strong winds, improve air quality, and support pollinators essential for urban food systems. By integrating and protecting biodiversity within the urban fabric, Dieppe can not only safeguard itself against climate-related hazards but also create healthier, more livable environments for residents. As part of this approach, it is envisioned that residents benefit from clean air, water, land and natural stormwater protection while lands in the area of the Dieppe South Secondary Plan are developed. Keeping the key ecological services (e.g. natural water quality regulation, biodiversity, heat island effect reduction, pollination, etc.) of the area intact will help with climate change mitigation and quality of life in general.

Areas subject to clearing and redevelopment will require a long-term management approach to the tree canopy and adhere to the regulations of the City's Tree Bylaw, in order to make a valuable contribution to the biodiversity of the area and to protect the area's future residents from heat island effects and other negative impacts of climate change.

In terms of resiliency, the city aims to develop the area of southern Dieppe in a manner that will be able to recover quickly from emergency situations. This is of particular relevance with relation to extreme weather events, such as heavy rain falls that cause flooding. One of the strategies to allow for quick recovery from such events is the provision of large natural stormwater storage areas, into which water can drain quickly and efficiently after heavy rainfalls. Shoreline wetlands can also provide a protective barrier from seawater surges and abnormally high tides.

Objectives:

RC15 Support climate change adaptation and flood prevention in the Plan Area through the management of ecologically significant areas of the landscape.

RC16 Mitigate Dieppe Boulevard's overall impact on the environment through the encouragement of sustainable building design, district energy, renewable energy sources, composting and recycling.

RC17 Protect and integrate natural systems into the design of neighbourhoods to improve ecological function, reduce environmental risks, and provide everyday access to nature.

RC18 Encourage sustainable building practices and neighbourhood design that minimize energy consumption, promote health, and support climate adaptation,

RC19 Increase tree canopy cover as a community asset.

Policies:

Policy 4-14 The City shall integrate natural systems into the urban structure by maintaining continuous green corridors, protecting wetlands and watercourses, and requiring green infrastructure in major developments.

Policy 4-15 The City shall promote building and neighbourhood design that supports long-term adaptability and energy efficiency, ensuring new developments can evolve to meet future needs.

Policy 4-16 Council shall support a robust built environment that meets residents' needs by ensuring land use planning respects natural framework conditions and creates safe, pleasant and amenable spaces for City of Dieppe residents. In particular, Council shall explore the following land use planning approaches:

- a) Requiring watercourse buffers throughout the Zoning Bylaw to help protect residents from storm surges impacts;
- b) Protecting riparian buffers along watercourses throughout the Zoning Bylaw;
- c) Introducing a Shadow Impact Assessment Protocol and wind impact standards for high-rise buildings to minimize shadowing and wind effects on key areas; and
- d) Encouraging the preservation of undisturbed woodlands.

Policy 4-17 Council shall recognize the tree canopy as an ecological and community asset and manage it using a range of available regulatory tools.

Policy 4-18 To support effective stormwater management and protect water quality in the Dieppe South Plan Area, the Council shall consider:

- a) Encouraging the use of Low Impact Development (LID) stormwater technologies in municipal capital projects, and requiring them for certain categories of large developments through the zoning by-law;
- b) Introducing requirements for stormwater retention measures—such as green roofs, bioswales, rain gardens, and similar rainwater harvesting systems; and
- c) Implementing standards for the use of retention ponds within the Sustainable Management Designation.

4.5. Energy-Efficient Construction and Development

Energy efficiency is a cornerstone of long-term urban resilience. As the City grows, the way buildings are designed and neighbourhoods are serviced will determine both the community's carbon footprint and its capacity to withstand energy-related disruptions. Modern development patterns demonstrate that efficient buildings and integrated energy systems not only reduce emissions but also lower costs for residents, strengthen local energy security, and enhance public health through better air quality and comfort.

The Dieppe South Plan Area offers the opportunity to integrate sustainable building practices from the ground up. Concentrated growth within mixed-use nodes allows for shared systems such as district energy networks, renewable generation, and heat recovery. Compact development patterns make these systems economically viable, while higher construction standards ensure that each building contributes to broader municipal sustainability goals.

In this context, energy-efficient construction is not simply a technical standard but rather a community design principle. It promotes buildings and infrastructure that are adaptable, low-carbon, and durable, ensuring that future residents benefit from lower operating costs and reduced environmental impacts.

Policy 4-59 Council shall promote development techniques that use energy-efficient design and renewable building materials, such as mass timber, by:

- a) Encouraging district energy systems in areas of high growth and density;
- b) Identifying opportunities to capture and redistribute waste energy, and encouraging combined heat and power systems;
- c) Constructing new municipal facilities using sustainable building design; and
- d) Considering the development, promotion, and incentivization of sustainable design practices (e.g., municipal recognition/award programs, density bonuses for energy-efficient developments, municipal grants etc.).

5. Urban Structure

A robust and resilient community does not emerge by chance; it is the outcome of deliberate choices about land use, design, and transportation modes. In Dieppe South, the urban structure envisioned by this Plan will guide these choices toward balance — between density and open space, between economic growth and ecological protection, between innovation and continuity of local character. The principles of compactness, diversity, and connectivity together create a system where neighbourhoods complement

one another rather than compete, and where natural landscapes are preserved as integral elements of the urban form.

The future Dieppe South will not only be a place to live, but a place that works — for residents, for nature, and for the City as a whole. Its vibrant cores will reduce the need for long commutes, its walkable design will strengthen daily life, and its mixed-use framework will keep civic amenities within reach.

The land use concept for the Dieppe South Plan area is based on a set of the following land use designations, which will be further implemented and broken down into zones through the Zoning By-law:

- Sustainable Management
- Conservation
- Dieppe Boulevard
- Urban Node
- Urban Transition
- Semi-Urban
- Suburban
- Amirault Corridor
- Dover Corridor
- Leblanc Road
- Community

Policy 5-1 Council shall divide the lands of the Dieppe South Secondary Plan into land use designations as outlined on the Conceptual Land Use Plan (Appendix A). These designations will guide the replacement of land designations from the Generalized Land Use Map of the Municipal Development Plan during its review.

Policy 5-2 Council shall permit institutional land uses, including federal, provincial and municipal government buildings, emergency services, educational facilities and non-profit cultural and civic buildings, in all designations of the plan, except the conservation and sustainable management area designations. Whenever feasible, these institutional land uses should be situated within larger and more urban designations, such as ‘Dieppe Boulevard’ and ‘Urban Node’ to enhance the mixed-use character of these areas.

Policy 5-3 Urban structure designations and their underlying zones shall be applied to generally align with the Fact Sheets of the City’s Urban Growth Strategy. These designations

shall support residential and commercial developments aimed at achieving the growth targets for City Sectors 17 and 18 as outlined in the Fact Sheets.

Policy 5-4 The Zoning By-law shall be implemented to facilitate smooth transitional integration between designations. This can be achieved through the introduction of transitional zones or other appropriate land use regulations.

5.1. Sustainable Management

Based on an ecological services study completed by Innov-CCNB in the spring of 2025, Council is aware of a significant presence of key natural assets including wetlands, mature forests and other green spaces within the boundaries of this Plan. The study advanced several scenarios to protect areas where ecological services intersected to provide a maximum of benefits to the community.

Ecological services are provided daily through natural assets in urban environments, providing both ecological and community benefits such as mitigation of flooding, regulation of water quality, heat island effect reduction, carbon stockage, pollination of crops and recreational potential. Specifically, these areas regulate water quality by filtering pollutants and capturing sediments before they enter rivers, lakes, and groundwater, while also reducing flooding by absorbing and slowing stormwater runoff. Their vegetation stabilizes soils, protects infrastructure, and helps to keep water temperature and air temperatures moderate.

The results of this study have been adapted and incorporated into the land use planning approach of this plan, which aims to maintain the resiliency of the southern portions of Dieppe. Natural assets identified that are not designated as conservation by the Innov-CCNB study will be located in the Sustainable Management Designation, which will provide special protection to these areas by reducing development densities to a level of minimal impact.

The City proposes the creation of a Sustainable Management Designation (SMD) to maintain or enhance natural integrity of key ecological functions and to ensure connectivity across the landscape. Although primarily established for ecological purposes, the services provided by natural areas within the SMD will also be recognized as a community asset within the broader plan

However, limited developments that only affect small areas of the identified natural assets, or provide other environmental benefits to the City as a whole, may be permitted within the SMD, subject to bonus density provisions.

These limited developments may be permitted under conditions designed to support ecological objectives, maintain continuity, and protect connectivity. The municipality will regulate activities within the SMD and develop clear guidelines to ensure that infrastructure – such as roads, stormwater systems, and public spaces – aligns with best practices and the plan’s sustainability goals.

Objectives:

US1 Maintain and enhance ecological services of importance due to their elevated benefits for the plan area.

US2 Maintain and enhance lands providing ecological and hydrological connectivity between wetlands by using overall density targets and encouraging re-distribution of development.

US3 Balance the protection of important ecological services with the community needs for housing and development.

Policies:

Policy 5-5 Council shall maintain and enhance the key natural assets of the Dieppe South Plan area by:

- a) Recognizing the ecological services study prepared by Innov-CCNB;
- b) Establishing the sustainable management designation, as shown on the “Conceptual Land Use Map” (Appendix A), adapted from the ecological study by Innov-CCNB;
- c) Implementing the sustainable management designation by incorporating development conditions to the municipal regulatory tools;
- d) Offering limited development opportunities that minimize impacts on ecological functions and natural landscapes and provide other environmental benefits; and
- e) Considering the purchase of lands for the protection, enhancement, connectivity and integrity of ecological features.

Policy 5-5 Zoning under the Sustainable Management Designation shall permit limited residential uses, community uses, and essential infrastructure such as municipal utilities.

- a) Council supports limiting the impact of development by restricting housing density, form and type within the Sustainable Management Designation.
- b) Council supports discouraging land subdivisions in the Sustainable Management Designation by incorporating zoning by-law provisions that require large lot sizes to preserve and manage ecological functions.

Policy 5-7 Council supports the use of bonus zoning as a planning tool to encourage sustainable development in areas designated as Sustainable Management. Bonus zoning offers increased development intensity, such as additional density, in exchange for demonstrable environmental performance, land stewardship that advances this Plan's sustainability objectives and protection of the landscape's ecological services.

Policy 5-6 Notwithstanding Policy 5-6, Council may consider development within the Sustainable Management Designation that exceeds zoning by-law typologies through a bonus density agreement, provided the development aligns with the following objectives:

- a) The development affects only a small portion of the sustainable management area, adhering to conservation design principles;
- b) The development safeguards sensitive ecosystems, natural heritage features, watercourses, wetlands and other ecological features while promoting compact land use;
- c) The development encourages environmentally responsible, energy-efficient development resilient to climate change;
- d) The development utilizes low-impact development and green infrastructure technologies;
- e) The development ensures the ecological corridor's minimum width is maintained and not reduced at its narrowest point; and
- f) The development follows bonus agreement guidelines adopted by Council, if applicable.

Policy 5-9 To be considered for bonus zoning under this section, a development must provide one or more of the following benefits beyond standard requirements:

- a) Preservation or restoration of natural habitats, wetlands, or riparian buffers;
- b) Implementation of low-impact development practices, such as stormwater management and erosion control;
- c) Incorporation of energy-efficient design, renewable energy systems, or carbon-reduction measures;
- d) Usage of sustainable landscaping, green roofs, or permeable surfaces to boost local biodiversity;
- e) Creation of publicly accessible natural areas, trails, or ecological amenities;
- f) Creation of active transportation connectivity within the neighbourhood to help lower greenhouse gas emissions;
- g) Usage of shared driveways with adjacent properties to reduce hard surface cover in the area; and
- h) Incorporation of any other relevant best practices, subject to municipal evaluation.

Policy 5-10 Council may provide flexibility in the Zoning By-law regarding lot subdivision or property access design within the Sustainable Management Designation to enable redistribution of development within individual parcels or among adjacent properties, provided this achieves both development and ecological protection objectives.

Policy 5-11 Council shall consider developing new road design standards for roads that cross Sustainable Management Designations, to reduce environmental impacts and strengthen environmental stewardship.

Policy 5-12 When approving new public roads within the Sustainable Management Designation, Council shall:

- a) Consider only arterial and collector streets that minimize crossing distances through this Designation and follow existing topography and aim to minimize grading, cut-and-fill, and disturbance to sensitive areas; and
- b) Prohibit the creation of new local roads or their extensions within these areas.

Policy 5-13 Council shall explore and implement various regulatory measures to enhance and maintain the integrity of the Sustainable Management Designation. These measures may include:

- a) The location of telecommunication towers;
- b) The management of urban forestry and control of tree cutting within the Sustainable Management Designation;
- c) The control of the use of pesticides and other products that could compromise the integrity of the Sustainable Management Designation;
- d) The implementation of measures to manage invasive species; and
- e) The development of any other regulations as necessary.

5.2. Conservation

The Dieppe South plan area is home to a vast natural environment, encompassing several significant watercourses and forests. Balancing growth with preservation is a core value of this plan. Lands of particular ecological value include the banks of the Petitcodiac River and its adjacent marshlands.

In order to achieve the protection objectives for such lands, a Conservation Designation will be applied. In these spaces, development will be limited to non-invasive land uses that do not require the construction of permanent buildings, or to land uses dedicated to passive recreation. While the intention is conservation, these lands will have the potential to be enjoyed by residents and visitors alike through the creation of parks and open space.

Objectives:

US4 Protect provincially significant wetlands.

US5 Minimize the impact of infrastructure, development, and construction on ecological features.

US6 Encourage active outdoor activities within the city and connection to nature.

US1 Maintain the integrity of the Trans Canada Trail along the Petitcodiac River.

Policies:

Policy 5-7 To achieve the goal to protect ecologically significant area within Dieppe South, Council shall establish the Conservation Designation, as shown on the “Conceptual Land Use Map” (Appendix A).

Policy 5-8 Areas within the Conservation Designation shall be restricted to conservation and passive recreation uses, as further regulated in the Zoning Bylaw.

Policy 5-9 Within the Conservation Designation, areas will allow for limited recreational opportunities while protecting the integrity of existing recreational features.

5.3. Dieppe Boulevard

The extension of Dieppe Boulevard will become the new artery of Dieppe South. Connecting to Amirault Street and Dover Road, the boulevard will cement its place as one of the City’s main transportation corridors. Land uses along Dieppe Boulevard are expected to match that intensity, and create a new urban centre that will primarily serve the resident who will live in increasingly longer distances from Dieppe’s current Downtown.

Dieppe Boulevard itself is expected to become an efficient connector for vehicular transportation. In order to minimize disruptions for vehicle flow, the street is envisioned in the form of a ‘campus-style’ corridor. Buildings will be set back from the Boulevard in order to allow for ample green and open spaces. There will be limited vehicular access points and pedestrian crossings on the Boulevard itself.

The community life is expected to unfold particularly on Intensification Nodes along Dieppe Boulevard. Within the first two street blocks east and west of the Boulevard, the street will have a character of vibrant and enclosed spaces. The identity of this area will reflect the goals of prime pedestrian experience within a community hub. Urban design will contribute to a pedestrian-friendly character of the side streets through the promotion of a mix of active land uses and high-quality landscaping.

In general, the corridor is intended to provide opportunity for commercial, residential, and institutional development. In proximity to Dieppe Boulevard, the built environment will feature high-rise urban forms, which smoothly transition into the surroundings with growing distance from the artery.

Objectives:

US2 Recognize Dieppe Boulevard as a unique mixed-use area that defines the present and future of Dieppe to residents and visitors.

US3 Recognize Dieppe Boulevard as one of the main future gateways into the city when travelling north from Memramcook.

US4 Create liveable spaces for large portions of Dieppe's population in close proximity to amenities.

US5 Promote the creation of commercial and institutional amenities within the ground floor of mixed-use buildings on side streets.

US62 Recognize that development through its social and architectural design can make a continuing contribution to the life and future development of the city.

US13 Designate sections of Dieppe Boulevard as Intensification Nodes to develop as a complete urban environment, integrating commercial uses and emphasizing superior urban design.

Policies:

Policy 5-107 Council shall establish the Dieppe Boulevard Designation, as shown on the "Conceptual Land Use Map" (Appendix A), recognizing its role as a new community hub for Dieppe South and supporting mixed-use development in this area.

Policy 5-11 The Zoning By-law shall regulate development within the Dieppe Boulevard Designation by adopting appropriate zones and requirements to ensure the built environment is:

- a) Encouraging a blend of residential, commercial, community, cultural and recreational facilities, allowing people of all ages to live, work, shop and play in a compact urban setting;
- b) Applying a comprehensive set of urban design guidelines for public and private properties, including transition areas;
- c) Supporting a wide range of land uses, with emphasis on multi-unit dwellings and design-focused built environments;
- d) Permitting high-rise building as outlined in the Zoning By-law; and

- e) Encouraging an inviting environment through enhanced street connectivity and improvements to streetscape.

Policy 5-12 Through the Zoning By-law, Council shall permit a wide range of land uses within the Dieppe Boulevard Designation including multi-dwellings, commercial land uses and institutional amenities.

Policy 5-20 In recognizing Dieppe Boulevard as an entryway into the Dieppe urban community, a wide range of commercial uses shall be permitted within the Dieppe Boulevard Designation to:

- a) Stimulate economic activity and commerce along Dieppe Boulevard;
- b) Encourage commercial properties to enhance accessibility and amenity for pedestrians, cyclists and transit users;
- c) Promote excellence in commercial site planning and architectural design; and
- d) Foster local businesses and initiatives, especially within key areas of the Plan.

Policy 5-21 The Municipality may support business and institutional areas within Dieppe Boulevard, including health and education institutions, research-oriented anchors, high-growth firms, and technology or creative start-ups by:

- a) Prioritizing improvements to public spaces to foster a welcoming environment for business and institutions; and
- b) Developing strategies to enhance connectivity between these entities and adjoining neighborhoods, as well as the broader Municipality.

Policy 5-22 Key intersections along Dieppe Boulevard shall be designated as Intensification Nodes, highlighted as an overlay on the “Conceptual Land Use Map” (Appendix A).

Policy 5-23 Through the Zoning By-law, Council shall establish built form and design requirements for buildings within the Intensification Nodes, especially on side streets, focusing on:

- a) Ensuring a continuous street façade with minimal setback distance to create a cohesive urban edge;
- b) Establishing minimum buildings heights and allow increased heights at key vistas, such as street corners and view termini;
- c) Requiring commercial and institutional uses on ground floors facing pedestrian areas where appropriate;
- d) Prioritizing infrastructure for pedestrians, cyclists and public transit users while accommodating automobile traffic;
- e) Limiting maximum building widths and lengths to maintain scale and rhythm;

- f) Mandating visual articulation of buildings above specified widths to enhance architectural interest;
- g) Including stepback requirements or angle controls above the streetwall to manage building massing;
- h) Specifying minimum window glazing and wall transparency to enhance visual engagement;
- i) Encouraging the use of design elements such as awnings, canopies, and pilasters for visual interest;
- j) Strategically locating pedestrian entrances to enhance accessibility and engagement;
- k) Promoting streetscapes, green spaces and building designs that inspire a sense of place and human scale; and
- l) Improving landscaping and pedestrian connectivity within parking lots for better integration.

5.4. Urban Node

The Urban Node designation identifies key areas within Dieppe South that are strategically positioned to accommodate future development of higher built forms housing demand while aligning with broader goals of livability, environmental stewardship, infrastructure efficiency, and economic vitality.

This designation supports a mix of residential typologies varying from medium- to higher-built forms, complemented by essential community services such as daycares, green spaces, local commercial uses, and multi-modal transportation options. High design standards for both the buildings and the sites will help to foster complete, compact, and connected neighborhoods that enhance quality of life, ensure equitable access to amenities, and contribute to a resilient urban framework.

Objectives:

US7 Encourage bigger built forms with higher design standards as development that favours ecological connectivity and protection;

US8 Combine tall buildings with small building footprints in order to keep the environmental impact to a minimum;

US9 Recognize that residents need to access parks, open spaces, trails and various other institutional destinations;

US107 Build residential communities around natural features, which will become the main landmarks of the new neighbourhoods.

Policies:

Policy 5-13 In alignment with the City’s Urban Growth Strategy and the need to accommodate significant population growth in Sector 17 of the City, City Council shall establish the Urban Node Designation, as shown on the “Conceptual Land Use Map” (Appendix A).

Policy 5-145 The character of the Urban Node Designation shall be primarily residential, featuring larger and taller built forms, with allowance for small-scale commercial developments to serve local needs.

Policy 5-15 The Zoning By-law shall regulate development within this designation through appropriate zones and regulations to ensure the built environment:

- a) Defaults to mid-rise to high-rise structures;
- b) Enforces standards for building dimensioning and articulation, which may include separate pedestrian entrances for street-facing residential units on the ground floor;
- c) Combines tall buildings with small building footprints to minimize environmental impact;
- d) Ensures protection and integration of natural areas as neighbourhood landmarks;
- e) Prioritizes infrastructure and design for pedestrians, cyclists and public transit users;
- f) Provides for smooth transitions to lower built forms from other designations.

5.5. Urban Transition

Areas between urban nodes and smaller scale development areas will provide a form of transition from high to low-rise environments. As such, building heights in these areas will generally lie in the mid-rise range and feature lower volume streets. The urban form will still include multi-unit residential dwellings, but at small to medium scale. The character of the environment will be primarily residential.

Objectives:

US118 Encourage mid-scale residential development;

US12 Provide for a transition between urban nodes and smaller built form residential areas;

US13 Recognize that residents need to access parks, open spaces, trails and various institutional destinations;

US14 Build residential communities around natural features, which will become the main landmarks of the new neighbourhoods.

Policies:

Policy 5-16 In recognizing the need to transition between higher and smaller built forms within residential areas of Dieppe South, City Council shall establish the Urban Transition Designation, as shown on the “Conceptual Land Use Map” (Appendix A).

Policy 5-17 The character of the Urban Transition Designation shall be primarily mid-scale residential developments, with some small-scale commercial developments permitted to serve the local area.

Policy 5-18 The Zoning By-law shall regulate development within the Urban Transition Designation through appropriate zones and regulations, ensuring the built environment is:

- a) Based on a default mid-rise height for buildings;
- b) Enforcing standards for dimensioning, and building articulation, which may include separate pedestrian entrances for street-facing residential units on the ground floor;
- c) Setting maximum widths and lengths for multi-unit dwellings;
- d) Prohibiting townhouses development along collector roads;
- e) Including provisions for protecting and integrating natural areas as landmark features within neighborhoods;
- f) Prioritizing infrastructure for pedestrians, cyclists and public transit users; and
- g) Ensuring smooth transitions between higher and lower built form designations.

5.6. Semi-Urban

As with much of Dieppe, what is now a city began as a suburban community. The Semi-Urban designation represents a transition from this character with its lower scale and ground oriented residential neighbourhoods. Located around the periphery of the plan area, these areas will be serviced mainly by low traffic local roads and feature quiet residential environments.

Objectives:

US15 Strive to create complete, connected neighbourhoods.

US16 Encourage home occupations and neighbourhood daycare centres.

US17 Encourage the addition of parks, open space, and connections to nature.

US18 Maintain an identity of smaller built form with missing middle housing that fits the character of the neighbourhood.

Policies:

Policy 5-19 In recognition of the demand for smaller, more ground-oriented housing in the City of Dieppe, City Council shall establish the Semi-Urban Designation, as shown on the “Conceptual Land Use Map” (Appendix A).

Policy 5-20 The character of the Semi-Urban Designation shall focus on smaller built form residential developments, including small apartment buildings and townhouses.

Policy 5-21 The Zoning By-law shall regulate development within the Semi-Urban Designation, ensuring the built environment:

- a) Allows for ground-oriented housing and small multi-unit dwellings;
- b) Encourages home occupations and neighbourhood daycare centres;
- c) Limits development to low-rise structures;
- d) Sets maximum widths and lengths for multi-unit dwellings;
- e) Ensures connectivity for walking and cycling between streets, especially where cul-de-sacs are present; and
- f) Provides for transitions between medium-scale built form and ground-oriented residential areas.

5.7. Suburban

The Suburban Designation identifies lands that are not intended for development within the timeframe of the Urban Growth Strategy. These areas are essential for preserving future flexibility and ensuring that urban expansion occurs only when justified by clear and demonstrated need. By safeguarding these lands from premature development, the City ensures that growth occurs in a sustainable, cost-effective, and orderly manner without overextending municipal infrastructure or sacrificing valuable natural assets.

The designation also acknowledges that Dieppe is experiencing significant population growth, but that growth must unfold in a manner aligned with infrastructure capacity, fiscal responsibility, and environmental stewardship. As such, lands within the Suburban Designation will mostly remain outside of the urban boundary until the City has studied specific requests and development opportunities on a case-by-case basis. The resulting of such requests should be of ground oriented, smaller-scale residential developments.

Within the Suburban Designation, it is recognized that existing subdivisions have a specific character, as they existed prior to the adoption of this plan and can be largely regarded as mature and developed neighbourhoods with their own identity. The Suburban Designation should be appropriate for these area, the corresponding provisions of the Zoning By-law would be reflecting its specific context.

This strategic approach helps prevent leapfrog development, protects landscapes and ecological functions, and supports the compact urban form promoted by the Urban Growth Strategy. Should future population growth exceed current projections, the City may re-evaluate these lands and consider their transition into other designations in a thoughtful and phased manner.

Objectives:

US19 Recognize the specific context of the existing neighbourhoods.

US27 Protect lands required for potential long-term future development beyond the timeframe of the current Urban Growth Strategy.

US28 Prevent premature subdivision of higher built form, servicing extensions, or urban land uses in areas not required for imminent growth.

US29 Ensure any future urban expansion is based on demonstrable need, supported by infrastructure capacity, and aligned with city-wide planning principles.

Policies:

Policy 5-33 Council shall establish the Suburban Designation as shown on the “Conceptual Land Use Map” (Appendix A), applying it to lands not required to meet population and housing needs within the planning horizon of the Urban Growth Strategy.

Policy 5-34 Lands within the Suburban Designation shall not be serviced, subdivided for urban purposes, or rezoned for urban development until Council is satisfied that:

- a) Population growth or development demand clearly justifies the need for rezoning;
- b) Sufficient infrastructure capacity is available or budgeted for in a sustainable manner; and
- c) Expansion aligns with principles of compact growth, ecological stewardship, and fiscal responsibility, while ensuring options for ground-oriented development.

Policy 5-35 Council may mandate comprehensive planning studies prior to considering urban boundary expansion within Suburban Designation lands, including:

- a) Servicing analyses;

- b) Ecological assessments;
- c) Financial impact studies; and
- d) Neighbourhood concept plans.

Policy 5-36 When incorporating areas within the Suburban Designation into the urban boundary, Council shall phase development in accordance with Policy 6-1 and the Urban Growth Strategy’s growth sector analysis.

Policy 5-37 The Zoning By-law shall regulate development within the Suburban Designation through control from the urban boundary and appropriate zones and regulations, ensuring the built environment:

- a) Allows for ground-oriented housing forms, excluding townhouses;
- b) Encourages home occupations and neighbourhood daycare centres;
- c) Limits development to a low-rise built environment;
- d) Ensures connectivity for pedestrians and cyclists, particularly where cul-de-sacs are present; and
- e) Emphasizes site design that transitions smoothly towards low and mid-rise designations.

5.8. Amirault Corridor

Amirault Street has long been a significant north and south connector for Dieppe and has existed as a highway connection between Memramcook, Dieppe and Moncton for centuries, and now as an arterial road as designated by the City of Dieppe. With the growth of the region, suburban homes started appearing on this street, creating its unique charm. While parts of Amirault Street are very close to urban areas—especially in the section close to Fox Creek Road—development on this street will need to comply with a scale and appearance that is compatible with the existing urban form. The road is characterized by ground oriented residential development, mostly single-unit dwellings, with a handful of other land uses scattered throughout. This unique character of Amirault Street should warrant a more specific study that would allow for the establishment of specific conditions for the preservation of this character while still permitting new developments.

The intention of this plan is to support the transition of this arterial road to incorporate bigger built form and urban feeling while respecting its existing identity and context with particular care towards built form and site design. In that sense, urban form will be of the utmost importance. Like many arterial roads surrounding Dieppe’s urban core, low density housing in the form of single building with up to four units and small multi-unit dwellings will be utilized to match the character of this existing corridor.

The plan also recognizes that the status of Amirault Street as an arterial road makes it suitable for the insertion of small local commercial nodes. The creation of Neighbourhood Nodes along Amirault Street, at its intersection with various collector roads, would help bring small local commercial uses to areas where there are currently none.

Objectives:

US20 Maintain and expand upon the existing residential character along Amirault Street.

US21 Encourage home occupations and neighbourhood daycare centres.

US22 Permit open space and park land uses along the street to protect the existing greenspace.

US23 Identify major intersection of Amirault Street and encourage local commercial development on these corners.

US24 Identify the character defining elements of the charm of Amirault Street and create urban design rules to promote these elements.

Policies:

Policy 5-38 In recognition of the special character and aesthetics of Amirault Street, Council shall establish the Amirault Corridor Designation as shown on the “Conceptual Land Use Map” (Appendix A).

Policy 5-39 Before incorporating the Designation into the Zoning By-law, council shall consider commissioning an urban design study to identify the character-defining elements of the Amirault Corridor and to translate key elements worth preserving into requirements.

Policy 5-40 Until the urban design study referred to in policy 5-39 is completed regarding the Amirault Corridor, the suburban designation should apply to this area.

Policy 5-41 The character of the Amirault Corridor Designation shall ensure, through appropriate zones and regulations, that the built environment reflects the charm of the street with a mix of ground-oriented residential and small-scale commercial developments.

Policy 5-42 Council shall establish the Amirault Neighbourhood Node as an overlay at the intersections of collector roads with Amirault Street, as shown on the “Conceptual Land Use Map” (Appendix A).

Policy 5-43 Council shall allow a wider variety of local commercial developments within the Amirault Neighbourhood Node overlay, ensuring the character of the Amirault Corridor is respected.

5.9. Dover Corridor

Dover Road is one of the historic corridors of Dieppe. It has long served as a gateway between the more urbanized portions of the city and the less developed southernmost areas. Although the extension of Dieppe Boulevard will increase access to the area, Dover Road will continue to play an important role as an edge to the community and an access point to Memramcook. This corridor contains a mixture of large lots, scattered single-unit dwellings and other ground-oriented residential developments, and natural features that contribute to the scenic and cultural identity of the southern part of the city.

The intent of this designation is to preserve the character of Dover Road while allowing for modest and carefully managed subdivision that respects landscape features, avoids premature development demands, and maintains the character of the area that residents value. Any future development must align with the broader goals of the Secondary Plan, including ecological preservation, efficient use of municipal resources, and protection of its sense of place and characteristics. Development along Dover Road will therefore proceed at a limited scale, with land uses tailored to fit within the characteristics of the current setting.

This balanced approach allows residents to continue enjoying the area's spacious lots, natural vegetation, and scenic qualities, while enabling some gradual subdivision or replacement housing that is compatible with existing character. The designation also provides guidance for the long-term integration of Dover Road into the expanding city, ensuring that its unique character is protected even as regional growth exerts greater development pressure.

Objectives:

US25 Preserve the appearance, landscape features, and historic identity of Dover Road as a gateway to Dieppe.

US37 Allow limited, ground-oriented subdivision activity that fits the scale and pattern of existing development without prompting early extensions of municipal servicing.

US38 Protect natural assets, wetlands, and tree canopy along Dover Road by minimizing fragmentation of landscapes.

Policies:

Policy 5-44 Council shall establish the Dover Corridor Designation as shown on the "Conceptual Land Use Map" (Appendix A), acknowledging the longstanding character of the Dover Road area.

Policy 5-45 Council shall discourage transforming Dover Road into an urban corridor until justified by significant infrastructure expansion, growth trends, and municipal priorities.

Policy 5-46 Before incorporating the Designation into the Zoning By-law, council shall consider commissioning an urban design study to identify the character-defining elements of the Dover Corridor and to translate key elements worth preserving into requirements.

Policy 5-47 Until the urban design study referred to in policy 5-46 is completed regarding the Dover Corridor, the suburban designation should apply to this area.

Policy 5-48 The Dover Corridor Designation shall maintain the character of the area through the Zoning By-law by supporting single-unit dwellings and other ground-oriented residential developments, preserving substantial tree buffers and limiting commercial uses to small-scale, home-based activities.

5.10. Leblanc Road

Leblanc Road is a local road that is characterized by an existing rural/residential setting where the established built form consists of single-family homes located on large lots of one acre or more with private water and sewer infrastructure. This context will be in place for the duration of the current secondary plan, as there is no plan for the city of Dieppe to provide for water and sewer on Leblanc Road.

Objectives:

US26 Maintain and preserve the existing residential character along Leblanc Road.

Policies:

Policy 5-49 Council shall establish the Leblanc Road Designation on the “Conceptual Land Use Map” (Appendix A) to reflect the unserviced and rural character of the area.

Policy 5-50 Council shall ensure, through the Zoning By-law, that development within the Leblanc Road designation recognizes the absence of municipal water and sewer services by:

- a) Setting requirements for minimum lot size and frontage;
- b) Limiting land uses to those compatible with unserviced lots; and
- c) Requiring substantial tree buffers between lots to maintain rural character and privacy.

5.11. Community

The Community Designation serves to identify Dover Park and its importance within the municipality. As a municipal park with the potential of reaching all the residents of Dieppe, the protection, enhancement and development of this asset justify its own designation. The designation could also encompass any future community assets with the potential to be a focal point for Dieppe South and its residents.

Objectives:

US40 Protect and enhance the community assets of the Dieppe South area.

Policies:

Policy 5-51 Council shall identify and designate key community assets with the Community Designation on the “Conceptual Land Use Map” (Appendix A) to reflect their importance beyond the plan area.

Policy 5-52 Council shall protect, enhance and develop the community value of lands within the Community Designation by allowing a carefully selected list of uses through the Zoning By-law.

Policy 5-53 Council shall consider expanding the Community Designation when opportunities arise of developing new municipal assets or expanding existing assets.

6. Community Assets and Infrastructures

The City of Dieppe supports the integration of modern and safe infrastructure to provide better connectivity and livability within the Plan Area. Over the next 30 years, following the Urban Growth Strategy, Dieppe South is expected to absorb a number of new residents that is about equal to today’s total population of the city. Adding this magnitude of population growth to the area will naturally require the creation of new infrastructure. Therefore, the provision of that infrastructure and its phasing need to be key considerations in the plan.

Community assets and infrastructure are often identified as the physical features of a neighbourhood such as sewer systems, roads, and buildings. While these are integral to the function of a city, there are many more things to consider. Ecological systems managing stormwater, air quality, biodiversity and other aspects of urban living are valuable assets that perform services in an urban landscape which would be expensive to engineer and replace by artificial means.

Community assets also include recreational resources, natural heritage such as scenic vistas and cultural heritage such as places of historic importance. Transportation infrastructure also has a community building role with regard to moving people safely around the city without the use of automobiles. All these aspects overlap with goals to maintain a happy, healthy and vibrant population. Part of the rationale of this plan is therefore to recognize natural and cultural infrastructure which already exists in the area, and to ensure its protection and utilization for the public benefit.

6.1. Phasing-in of the urban boundary

A key paradigm of protecting natural assets entails avoiding premature development of the city's outer edge. The Urban Growth Strategy projected Dieppe's growth trajectory from 2026 to 2056 and outlined which 'greenfield' area of the city may need to be urbanized to accommodate that growth. However, this does not mean that all of these lands are ripe for development right away, or that other lands would not be suitable for development at some point, given the right project and timeframe. Hence, the City should monitor the actual growth rates of the population over the next decades and its capacity regarding the growth of its infrastructure, before readying new areas for urban services and development, as the necessity arises. Should the actual population growth not meet the projections from the Urban Growth Strategy, some of the greenfield areas may not need to be developed over the next 30 years or possibly not at all.

Extensions of municipal infrastructure beyond the currently serviced area are among the most impactful long-term decisions a municipality can make and as such, need very careful consideration. Due to the magnitude of growth pressures to be expected in Dieppe, the Urban Growth Strategy has shown that some level of infrastructure extensions will be required to absorb the population growth. These investments in new municipal infrastructure and urban boundary expansions should be made based on actual needs of the time, in line with growth rate trends and projections. Project proposed outside of the urban boundary should be evaluated while keeping that in mind. Those project should respect the designation assigned to the land within this Secondary Plan.

The majority of lands within the Dieppe South Secondary Plan area are undeveloped and within the 'Land Reserve' Designation of the Municipal Development Plan. The Urban Structure designations of this Secondary Plan are not intended to replace areas designated as 'Land Reserve' immediately upon this Secondary Plan becoming effective, but will be phased in based on the availability of municipal infrastructure and the rate of population growth.

Objectives:

NCA1 Maintain a balance between population growth and the need to add land mass to the urban footprint of the City of Dieppe.

NCA2 Avoid premature expansion of urban lands.

NCA3 Control the expansion of urban services in a prudent and responsible way.

Policies:

Policy 6-1 Amendments to the zoning of lands currently designated ‘Land Reserve’ in the Municipal Development Plan shall only be considered when:

- a) The City has extended arterial or collector road access, as well as municipal water and sanitary sewer services, to the area, and the lands are demonstrably serviced and ready for development from an infrastructure perspective;
- b) The City has assessed the alignment of the proposed zoning amendments with its vision regarding the evolution of its urban boundary, with the land use designations of this Plan and with the Urban Growth Strategy; and
- c) Land designated as “Suburban” on Appendix A of this Plan shall only be brought within the Urban Boundary following a thorough evaluation in accordance with Policy 5-35.

Policy 6-2 When lands are added to the Urban Boundary of the Municipal Development Plan, they shall be assigned the applicable designation set out in this Plan. The corresponding designation in the Municipal Development Plan and the appropriate zone(s) in the Zoning By-law shall be applied to those lands accordingly.

6.2. Dieppe South Natural and Cultural Assets

Dieppe’s identity and quality of life are closely tied to its community assets, which include natural landscapes, recreational areas, community nodes, and civic infrastructure. These assets provide environmental services, support social interaction, foster economic activity, and contribute to the city’s sense of place. The following sections identify key community assets in Dieppe South and establish objectives and policies to protect, enhance, and strategically develop them.

The policies in this chapter aim to ensure that growth and development respect and enhance these assets, balancing environmental sustainability, community wellbeing, and economic vitality.

6.2.1. Viewplanes

The Petitcodiac River is a defining natural feature of the region, providing a sense of local identity as well as scenic and recreational value. With the presence of century-old aboiteaux, the riverbanks also contain substantial Acadian heritage value. Protecting views to and along the river fosters a sense of place which supports quality of life and tourism. It is recognized that development can impact these views. This section establishes policies to preserve and enhance view corridors where they contribute to the visual character of the community.

Objectives:

NCA4 Identify and preserve key view corridors that contribute to the community’s visual and cultural character, particularly those connected to the Petitcodiac River and surrounding natural features.

NCA5 Ensure that new development is designed to maintain, enhance, or frame scenic views toward the Petitcodiac River, marshlands, and other significant landscapes.

NCA6 Protect important viewpoints, maintain public access to scenic areas, and minimize visual impacts from development.

Policies:

Policy 6-3 Council shall recognize and protect “Viewplanes” as generally shown on the “Community Assets Map” (Appendix B).

Policy 6-4 Council shall consider commissioning a study to identify key view corridors to the Petitcodiac River. The study shall consider topography, existing land uses, natural features, and important vantage points from public spaces, streets, and trails.

Policy 6-5 Once the study referred to in policy 6-4 is completed, development within identified key view corridors shall be designed to maintain or enhance scenic vistas. This may be achieved by:

- a) Limiting building height, massing, and density to avoid obstructing views;
- b) Encouraging building orientation, setbacks, and roof forms that preserve sightlines;
- c) Framing key viewpoints by positioning buildings to flank, rather than occupy, view corridors;
- d) Retaining existing vegetation and/or planting new vegetation in a manner that frames views without blocking them; and,
- e) Requiring public access, where feasible, to increase public enjoyment of scenic resources.

Policy 6-6 Council may consider using zoning regulations, development agreements, conservation easements, and other planning tools to protect designated view corridors. Priority shall be given to approaches that maintain public access, protect ecological values, and minimize cumulative visual impacts from multiple developments over time.

Policy 6-7 Council may consider applying protective zoning provisions to further safeguard natural and/or cultural heritage features within the area.

6.2.2. Petitcodiac River Shoreline

The wetlands along the Petitcodiac River are a vital component of Dieppe's natural landscape. These lands provide open space and create a seamless connection between the urban environment and the river. Serving as a shared commons, they link the city's built form to the natural features of the Petitcodiac. The river and its surrounding wetlands should be recognized not only as an important ecological asset but also as a community resource that enriches public life.

On top of their environmental role, the wetlands contribute to Dieppe's quality of life. They offer scenic landscapes, recreational opportunities like walking and birdwatching, and a sense of connection to the region's Acadian cultural history, which is closely tied to the dykelands and the shaping of the river. Protecting the wetlands helps ensure that the city can grow while still keeping its natural character and environmental health intact. The enhancement of the wetlands and of the trail that follows it would allow for the reappropriation of this important natural asset by the residents of Dieppe.

Objectives:

NCA7 Protect and sustain ecological corridors that support wildlife movement between the Petitcodiac River, Fox Creek Marsh, and adjacent habitats within the Plan Area.

NCA8 Promote the creation and maintenance of natural environments within the urban environment in order to make them attractive and ecologically responsible.

NCA9 Acknowledge and promote sustainable development initiatives and trends when developing the territory.

NCA10 Protect and enhance the community value of the Petitcodiac River and its shoreline, and its low-impact trail system.

Policies:

Policy 6-8 Council shall recognize the Petitcodiac River wetlands as a significant community asset that enhance the quality of life for Dieppe residents.

Policy 6-9 Council shall support projects that improve the health and connectivity of the marshlands while expanding opportunities for residents to responsibly enjoy the area's natural beauty. This may include restoration initiatives, nature trails, viewpoints, and educational features that promote understanding of the marshes' ecological value.

Policy 6-10 Council shall explore opportunities to collaborate with local partners and community groups to strengthen stewardship of this shared natural resource.

Policy 6-11 Council shall prioritize climate-resilient land use practices that make full use of the natural ecosystems and the ecological services they provide to the community.

6.2.3. Ecological Assets and Connectivity Barriers

The section of the Secondary Plan describing the Urban Structure within this land use plan already highlighted the importance of the sustainable management areas with regard to its ecological services provided for the community. In addition to these values, the area should also be considered as an important asset that enables movement throughout the Dieppe South area. The sustainable management areas will permit residents to cross urban areas while remaining in nature. A healthy natural area will provide the same mobility function to plants and animals, promoting improved ecological connectivity and biodiversity.

There will be gaps within the corridor of sustainable management areas as a result of roads leading through the southern portions of Dieppe. It is important that such connectivity barriers are limited to strategic locations of ecological corridors where they are the least disruptive. Clear standards for the roads that create the barrier should be established as to minimize its disruption.

Objectives:

NCA11 Recognize ecological connectivity as a key community and ecological asset, providing both environmental services and opportunities for passive mobility for residents, wildlife, and plants.

NCA12 Maintain and enhance ecological connectivity throughout Dieppe South, ensuring natural corridors support species movement, biodiversity, and ecosystem resilience.

NCA13 Mitigate impacts on ecological corridors when new infrastructure or roadways are necessary, prioritizing designs that reduce habitat fragmentation and environmental disruption.

Policies:

Policy 6-12 Council shall identify ecological assets with guidance from the 2025 Innov-CCNB study and shall label these as ‘Ecological Assets’ on the “Community Assets Map” (Appendix B).

Policy 6-13 Council shall protect areas that are critical wildlife movement into, out of, and through ecological corridors within the Plan Area.

Policy 6-14 Council shall identify appropriate locations for arterial and collector road crossings in order to minimize impacts on Ecological Assets, and shall label these locations as ‘Connectivity Barriers’ on the “Community Assets Map” (Appendix B).

Policy 6-15 Where roadways intersect ecological corridors and avoidance is not feasible, mitigation measures shall be implemented to minimize impacts on the surrounding.

Policy 6-16 Council shall permit arterial and collector roads within the Connectivity Barriers, and shall prohibit the construction of new local roads within these areas.

Policy 6-17 Council shall develop road design standards for projects located within Connectivity Barriers, and shall require design features that maintain or improve ecological connectivity across the roadway for flora and fauna.

6.2.4. Community Pole

A robust and growing city requires focal points that concentrate commercial activities, public services, civic institutions, and community life. In Dieppe South, the creation of a new ‘Community Pole’ near Dieppe Boulevard will serve as an additional growth node. This Community Pole is intended to create a clustering effect that encourages government institutions, offices and other commercial activities such as cafés, restaurants, and retail, to locate nearby.

Unlike other community assets outlined in this section, the Community Pole is not an existing asset, but one that still needs to be created. Nevertheless, the importance of this future asset to the residents of Dieppe will be enormous. Beyond its role as a centre for employment and services, the Community Pole will be designed as a vibrant, pedestrian-friendly hub. Urban design rules will ensure that streetscapes, building form, landscaping, and public spaces promote walkability, accessibility, and a sense of place. This requirement for human-centred design of buildings and sites is equally important for government buildings as it is for private development.

By concentrating commercial, civic and institutional uses in this area, with a high density of residential uses, the Community Pole can reduce commuting distances, create synergies between different uses, and establish a lively centre that is attractive for residents and

visitors alike. It should be an asset that attract movement towards it, from the residents of the plan area, and of the municipality at large.

Objectives:

NCA14 Establish the area near Dieppe Boulevard as a new community pole to attract population movement through institutions, workspace and commercial amenities.

NCA15 Promote a walkable, accessible, and visually attractive public realm that encourages social interaction and community engagement.

NCA16 Ensure urban design standards create a cohesive character that supports public spaces, plazas, and pedestrian-friendly streets.

Policies:

Policy 6-18 Central areas west of Dieppe Boulevard shall be designated as ‘Community Pole’ in the “Community Assets Map” (Appendix B). These lands shall be recognized as a strategic community asset for establishing a new hub of community life and a key attractor for the municipality.

Policy 6-19 The Community Pole shall be an appropriate location for municipal, provincial, and federal institutions in Dieppe South, and may include office buildings, service centres, libraries, and other related civic functions.

Policy 6-20 Council shall work with the provincial government to identify suitable locations for new schools that function as social, recreational, and educational hubs for surrounding neighbourhoods.

Policy 6-21 Council may encourage a concentration of complementary uses—such as cafés, restaurants, and retail—together with higher concentrations of housing, to create a vibrant urban hub that serves residents, workers, and visitors.

Policy 6-22 Council shall establish pedestrian-friendly areas for events and gatherings by using placemaking, urban design and public art.

6.2.5. Municipal Park

Dover Park is a major municipal park and sports hub serving Dieppe and the surrounding communities. The park provides a mix of active and passive recreational amenities including four soccer fields, exercise stations and trails, playground facilities and picnic areas, making it a focal point for everyday recreation and seasonal events.

Dover Park also acts as an important node on the local trail network and provides convenient connections to nearby riverfront and natural areas. Given the park’s scale and

use, the City will manage Dover Park to balance active sports, passive green space, environmental stewardship, and public programming. The Park also presents a great opportunity to be expanded by land acquisitions, and as such cement its role as a community node for the southern part of Dieppe. This would ensure that the park continues to serve residents while protecting adjacent natural features and trail connections.

Objectives:

NCA17 Maintain Dover Park as a primary community recreation hub that supports organized sport, informal play, and year-round outdoor activity.

NCA18 Enhance trail connections and active transportation linkages between Dover Park, nearby neighbourhoods, and the regional riverfront trail network.

NCA19 Protect and improve the park's ecological and amenity functions through habitat-friendly practices, tree planting, and low-impact design.

NCA20 Support accessible facilities, inclusive programming, and safe public spaces that encourage broad community use.

NCA21 Promote Dover Park as a venue for community events and recreation that strengthen local identity and wellbeing.

NCA22 Consider the opportunities to expand Dover Park by possible land acquisitions, as to reinforce its role as community node for the southern part of Dieppe.

Policies:

Policy 6-23 Dover Park shall be designated as 'Municipal Park' on the "Community Assets Map" (Appendix B) and shall be recognized as a strategic public asset for recreation and community events.

Policy 6-24 Dover Park shall be promoted as a significant community asset where residents can gather for activities and events. Any expansion or enhancement of the Park shall be planned and implemented thoughtfully, balancing ecological functions and community recreation needs.

Policy 6-25 Council shall strengthen pedestrian, cycling, micromobility and transit connections to Dover Park by integrating the Park's internal paved routes with the regional riverfront and neighbourhood trail network, in order to encourage non-motorized access.

6.3. City-wide Asset Policies

The City has already adopted several documents that address development, maintenance and protection of community assets. To avoid repetition, these overarching policies, regulations, and guidelines will be followed throughout the Plan Area. These documents include, but are not limited to the:

- Parks and Green Spaces Master Plan
- Recreation Master Plan
- Active Transportation Plan
- Regional Sustainable Transportation Master Plan (Destination 2040)
- Urban Forest Management Plan
- Water Systems Plan
- Sanitary Sewer Master Plan

This subsection of the document elaborate on how these city-level policies will be applied within the context of this Secondary Plan, and how the specific context of the Dieppe South area needs to be considered.

6.3.1. Parks, Green Spaces and Recreation

The Parks and Green Spaces Master Plan analyzes and provides recommendations for the Dieppe parks network. It aims to enhance the quality of services offered to residents and visitors and acts as a guide for decision-makers. Future needs, potential park and green space, and the beautification of areas are all identified within the Plan.

The Recreation Master Plan outlines 14 recommendations and 46 actions for improving recreation and accessibility within Dieppe. These are centered around three main topics: programming, services, and leisure; recreational and sports infrastructure; and parks and green space. This document acts as a guideline for the Plan Area on how to effectively approach recreational opportunities and address shortcomings.

Social infrastructure is the foundation of outdoor activities, recreation, and events for the people of Dieppe. This includes parks, trails, gathering spaces, and the location of new institutions. The Plan Area already benefits from a vast natural environment, highlighted by Riverfront Trail. The City of Dieppe intends to maintain the character of an active community and further expand upon its existing social infrastructure.

Objectives:

NCA23 Create new recreational infrastructure commensurate to the level of population growth.

NCA24 Plan for new parks and open spaces that match the anticipated population growth.

Policies:

Policy 6-26 The *Parks and Green Spaces Master Plan* shall be the primary guiding document for decisions on the planning, development, enhancement, and protection of parks and green spaces within the Dieppe South Secondary Plan Area. This Secondary Plan shall align with, support, and implement the recommendations of the Parks and Green Spaces Master Plan.

Policy 6-27 The *Recreation Master Plan* shall be the primary guiding document for recreation planning and for providing leisure and sports opportunities within the Plan Area. The Dieppe South Secondary Plan shall align its land use and connectivity framework with the Recreation Master Plan's recommendations, ensuring neighbourhood planning supports the City's broader programming, service delivery, and infrastructure objectives.

Policy 6-28 Pedestrian linkages shall be provided through greenway trails and sidewalks to connect neighbourhoods with commercial facilities, parks, schools and public transit stops.

Policy 6-29 Council shall establish criteria to prioritize which lands are suitable for public parks on properties located within the Sustainable Management Designation.

6.3.2. Transportation

The Active Transportation Plan for Dieppe is intended to create neighbourhoods that enable effective decision-making geared to creating safe, universally accessible, official and unofficial pedestrian and cycling networks. It provides a long-term vision with goals for the city to enable other modes of transportation outside of personal automobiles.

The Regional Sustainable Transportation Master Plan (Destination 2040) provides a vision for the future of Dieppe, Moncton, and Riverview's transportation system. The Plan provides actionable goals that emphasize safety and accessibility, transit corridors, the importance of downtown areas, and a continuous, integrated trail system across the three communities. This document provides high-level goals which can be met through the Secondary Plan.

With the addition of new neighbourhoods in Dieppe South, the movement of people and goods in an efficient manner are more important than ever. It also provides an opportunity to improve upon other modes of transportation, such as public transit, active transportation and micromobility. The design of communities and its buildings play a large role in creating safe streets. As such, pedestrian oriented design will be explored throughout the Plan Area to encourage alternative mobility options.

Objectives:

NCA25 Plan for transit-oriented development and urban design forms that are conducive of active transportation usage.

NCA26 Prioritize pedestrian and cyclists' safety.

NCA27 Promote public transit as a viable and effective means of movement.

NCA28 Encourage the use of sidewalk surface materials, planters, trees, and other landscaping techniques that are consistent within the Plan Area.

Policies:

Policy 6-30 The *Active Transportation Plan* shall be the primary document guiding pedestrian and cycling networks, accessibility expectations, and active transportation priorities within the Secondary Plan Area. The Dieppe South Secondary Plan shall reinforce and implement the Active Transportation Plan's long-term vision by shaping local routes, street designs, and development patterns to support safe, inclusive active mobility.

Policy 6-31 The *Regional Sustainable Transportation Master Plan (Destination 2040)* shall provide overarching direction for transportation planning and multimodal integration within the Plan Area. The Dieppe South Secondary Plan shall apply this regional framework at a local scale, ensuring the street network, transit-supportive design, and trail connections contribute to a coordinated regional transportation vision.

Policy 6-32 Roadways shall be designed to accommodate current and future demand from public transit, pedestrians, active transportation and micromobility users, and automobiles.

Policy 6-33 Transportation infrastructure and services shall be accessible to people of all ages and abilities.

Policy 6-34 Public transit shall connect major residential areas with essential services and amenities.

Policy 6-35 Active transportation infrastructure shall be provided along major roadways to protect pedestrians and encourage walking, cycling, and rolling.

Policy 6-36 Multiple-unit dwellings shall be required to meet Council-approved design requirements for pedestrian-oriented development, transit-oriented development, and/or amenity space.

6.3.3. Urban Forestation

The *Urban Forest Management Plan* is currently in preparation and will provide guidance for the preservation, management, and enhancement of Dieppe’s urban forest. The Plan will outline strategies for maintaining the health of the urban forest and set long-term objectives for sustainable tree coverage throughout the City.

The Tree Bylaw provides regulations for the size and species of trees permitted within Dieppe, and when these trees can be cut. It also introduces planting requirements along new streets and developments in addition to what is required by the zoning by-law. The City has dedicated staff to apply these regulations and assess the state and health of trees around the community.

Objectives:

NCA29 Protect and enhance the existing urban forest within the Plan Area.

NCA30 Promote species diversity and long-term health of trees to increase canopy coverage and environmental benefits.

NCA31 Ensure private and public sectors development are both compatible with the long-term viability of the urban forest.

Policies:

Policy 6-37 The *Urban Forest Management Plan*, together with the City’s tree by-law, shall be the primary guiding framework for the management, protection, and enhancement of the urban forest within the Dieppe South Secondary Plan Area.

Policy 6-38 Where feasible, local development shall retain existing trees—particularly trees of interest—and incorporate new planting to achieve canopy coverage targets identified in the Urban Forest Management Plan.

Policy 6-39 Streets, parks, and open spaces within the Plan Area shall include tree planting and landscaping that support environmental, aesthetic, and social objectives.

Policy 6-40 Council shall monitor urban forest outcomes within the Plan Area using indicators such as canopy cover, tree health, and species diversity, to inform future planning and development decisions.

6.3.4. Water and Sewer Services

Water and sewer are the backbone of servicing infrastructure for any urban community. It is imperative that continuous assessments are conducted to maintain an adequate capacity for the Plan Area. Within the Dieppe South Secondary Plan Area, development will be

supported by these existing and planned systems. Local planning, subdivision design, and municipal servicing will be implemented in accordance with the guidance, standards, and capacity parameters established in the City's water and sewer plans.

Objectives:

NCA32 Ensure that new development in the Plan Area is supported by adequate water and sewer capacity in accordance with citywide plans.

NCA33 Coordinate land use planning with existing and planned water and sewer infrastructure to promote efficient service delivery.

NCA34 Maintain public health, safety, and environmental protection by adhering to city standards for water quality and wastewater management.

NCA35 Encourage sustainable and resilient infrastructure solutions, including opportunities for water conservation, stormwater management, and energy efficiency.

Policies:

Policy 6-41 The City's Water System Plan and Sanitary Sewer Master Plan shall be the primary guiding documents for the planning, design, and delivery of water and sanitary sewer services in the Dieppe South Secondary Plan Area. The Secondary Plan shall apply these documents at the local scale to ensure that land use, subdivision design, and development align with the established infrastructure framework.

Policy 6-42 Development applications and rezoning decisions shall consider system capacity—including pipe sizing, treatment capacity, and future expansion needs—to ensure reliable and efficient service.

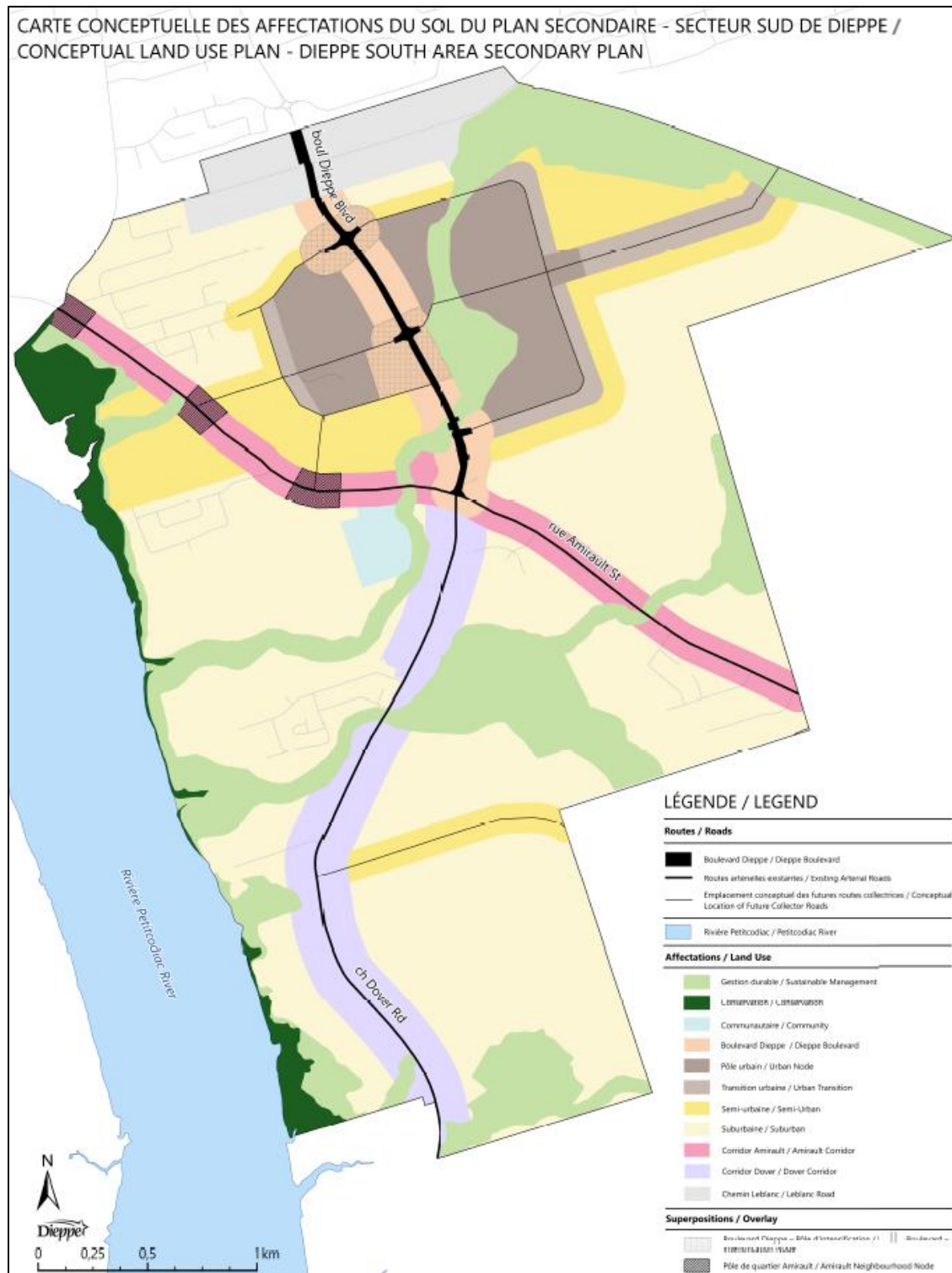
Policy 6-43 The City shall encourage integration of stormwater management measures into development design to complement the municipal sewer system and reduce the risk of flooding or infrastructure overload.

Policy 6-44 The City shall conduct regular assessments to determine water and sanitary sewer capacity within the Plan Area.

Policy 6-45 Council shall work closely with developers to ensure infrastructure phasing aligns with planned population growth and maintain service levels within the Plan Area.

Policy 6-46 Stormwater management assessments and plans shall be required for properties adjacent to identified wetlands to manage runoff and protect ecologically sensitive areas.

Appendix A: Conceptual Land Use Map



Appendix B: Community Assets Map

