

MAY 2024



NEW ZONING BY-LAW

ANSWERS TO FREQUENTLY ASKED QUESTIONS

1. Will existing uses be able to continue after the new regulations are adopted?

YES. *The proposed zoning designation recognizes and permits almost all existing land uses. The New Brunswick Community Planning Act provides protections for uses that may become non-conforming following the adoption of a new zoning by-law. For more information, please consult section 60 of the Act.*

2. Will existing structures, particularly large residential garages, be considered compliant?

YES. *The zoning designation proposes that these structures become storage uses with no area requirements. In other words, these structures will be considered compliant for insurance purposes.*

3. Will the new by-laws include standards prohibiting tree cutting in rural areas (particularly for forestry purposes)?

NO. *The City recognizes the importance of uses related to natural resources, including all uses related to forestry and all cultivation of the soil in rural areas.*

4. Will the adoption of the new regulations address existing problems?

YES. *By-laws include tools that allow citizens to resolve exceptional situations, but also to protect their quality of life. The adoption of a zoning by-law establishes standards and a process for local variances or approvals for the implementation of new uses. The by-law also provides the community with the ability to establish conditions of use to protect residential environments.*

5. If requests for exemptions or approvals of uses will be handled by the local advisory committee, will the committee's composition take into account the new incorporated sectors?

ABSOLUTELY. *The amendments currently under consultation propose adding an additional member to the committee. As a result, the committee will be composed of eight citizens. City Council's intention is to propose a citizen's committee that is diversified and representative of our entire community.*

6. How can by-law documentation be consulted, and what is the adoption timetable?

Like all by-law adoption processes, the Municipality establishes several consultation steps before adopting by-laws. On May 15, 2024, a meeting of the Advisory Committee is scheduled to discuss the content of the by-laws and to make a recommendation based on comments received from the public. On May 21, City Council will receive public comments on the by-laws as a whole. Until the by-laws are adopted on June 18, adjustments are always possible.

*All documents are available on the municipal website, in the **Réalise Edmundston** section under the DEVELOPMENT tab. Documents are also available at City Hall.*

7. If I own an existing lot that doesn't meet the minimum surface requirement (one acre), will the by-law prevent me from building on it?

NO. *The by-law establishes that all lots existing at the time of adoption are considered compliant and therefore buildable, as long as the environmental requirements are met (installation of a compliant septic system and hydrological context of the lot).*

8. How does the city intend to deal with businesses whose uses become non-compliant with the new by-laws?

The adoption of the by-law or the non-compliance of certain uses will not prevent these businesses from operating and they will be able to continue their activities. With a view to bringing these properties into compliance, each owner will be met to establish a process for compliance.

9. Will the new by-law protect against undesirable uses?

YES. *Some commercial uses, such as convenience stores, welding shops or vehicle repair services, are conditionally permitted. Others, such as industrial uses, intensive livestock farming or scrap metal dealers, are not permitted by this designation.*

10. What are the reasons for starting the process now, when the government has allocated five years for its completion?

These reviews are a unique opportunity to establish a dialogue with all residents and involve them as quickly as possible in the development of our community. Over 90 days of consultations are being offered to the population to question, understand and share opinions on the tools. Already, during the first consultations on amalgamation, the population expressed its support for a framework for certain uses harmful to the environment and quality of life. It's important to meet these expectations. For other owners, the new tools offer previously unattainable solutions.

**Want to talk more?
Feel free to contact the
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