



UPLAND

New Brunswick Association of Planners Stakeholder Engagement Outcomes

for modernizing planning legislation in New Brunswick

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TABLE OF CONTENTS

Executive Summary	<i>iv</i>
Section 1 Background	1
1.1 Introduction	2
1.2 Methods	3
Section 2 Communications	4
2.1 Stakeholder Communications	5
2.2 Pre-Engagement Survey	6
2.3 Fact Sheet Distribution	9
Section 3 Idea Exchanges	10
3.1 Details	11
3.2 Low Density Development	12
3.3 Adaptation	13
3.4 Multi-Modal Transportation	14
3.5 Collaboration	15
3.6 Regulatory Language	16
3.7 Implementation	16
3.8 Other Important Points	17
Section 4 Implications	19
4.1 Outcomes	20
4.2 Support for SPLs	20
4.3 Statement Review	20
4.4 Additional Direction	22
Section 6 Appendices	23
A Survey Contents	
B English Fact Sheets	
C French Fact Sheets	

EXECUTIVE SUMMARY

The New Brunswick Association of Planners (NBAP) seeks to encourage planning for issues of provincial significance and issues that extend beyond local boundaries through the development of modernized planning legislation in New Brunswick, including the adoption of Statements of Provincial Interest. To this end, NBAP commissioned a “Phase 1” report to build the business case for modernizing planning legislation in New Brunswick. Phase 1 included the development of draft Statements of Provincial Interest. They address climate resiliency, flood plain development, health and the built environment, coastal development, and infrastructure investment and transportation planning.

Continuing this momentum, NBAP has engaged in “Phase 2”. Through this project NBAP sought to engage with stakeholders to review the draft statements, garner support for modernized planning legislation and the statements, and provide specific direction on the content of the statements. This project included:

- Development of a stakeholder database, listing 264 organizations and individuals who could be interested in Statements of Provincial Interest
- An online, pre-consultation survey to gauge stakeholder awareness and understanding of the issues identified in the draft statements
- The creation of six fact sheets that provide background information on the issues, and present the draft statements
- A series of four stakeholder “idea exchanges”, conducted around the province, to review the draft statements and provide NBAP with direction regarding the draft statements

Discussions at the idea exchanges were guided by participants. These discussions showed some clear themes that are on stakeholders’ minds, including the impacts of low density development, climate adaptation, multi-modal transportation, collaboration, and the language and implementation of the Statements of Provincial Interest. Stakeholders in some idea exchanges also discussed poverty and economic development, agriculture, community cohesion, and housing options.

Overall, stakeholders are supportive of Statements of Provincial Interest. This support takes the form of both an explicit desire to see this tool implemented, and implicit support when identifying the need to cooperate and to coordinate policies across local boundaries with everyone working towards a common goal. Importantly, stakeholders generally believe that Statements of Provincial Interest are only the first step to tackling issues facing New Brunswick; it is just as important to put effort into implementation through regulations and programs.

Some stakeholders believed the language of the draft Statements of Provincial Interest could be stronger, and some provided specific suggestions for altering the draft statements. This report includes, “second drafts” of the original five statements from Phase 1, as well as a draft statement on housing, which stakeholders identified as a need.

NBAP intends—pending confirmation of funding—to conduct a “Phase 3” to these efforts. This will likely include a province-wide symposium and provincial focus group.



1 BACKGROUND

1.1 INTRODUCTION

Land use planning is a discipline that typically works on a local scale, yet has broader regional—or even global—effects. Community plans are constrained to political boundaries that are all but meaningless when considering floodplains, our climate, drinking water, community health, our transportation patterns, and a host of other meaningful issues. Addressing these challenges depends on a framework of core values that cuts across community borders.

The New Brunswick Association of Planners (NBAP) seeks to encourage planning for issues of provincial significance and issues that extend beyond local boundaries through the development of modernized planning legislation in New Brunswick, including the adoption of Statements of Provincial Interest.

To this end, NBAP—with the support of funding from the New Brunswick Environmental Trust Fund (ETF)—commissioned a, “Phase 1” report to build the business case for modernizing planning legislation in New Brunswick. Phase 1 included initial consultations with stakeholders, a review of approaches in other Canadian provinces, an exploration of the benefits of coordinating planning on a provincial scale, and five draft provincial planning policy statements. These draft statements address climate resiliency, flood plain development, health and the built environment, coastal development, and infrastructure investment and transportation planning.

Continuing this momentum, NBAP has engaged in, “Phase 2”. Through this project—once again supported by the ETF—NBAP sought to engage with stakeholders to review the draft statements, garner support for modernized planning legislation and the statements, and provide specific direction on the content of the statements. NBAP hired a project team to assist with consultation efforts. The team consisted of planners from UPLAND | Urban Planning + Design and André Daigle, an expert in municipal law and planning in New Brunswick. This report outlines the results of the Phase 2 efforts.

Pending confirmation of funding, NBAP intends to conduct a, “Phase 3” of this project, likely in the fall of 2017. Phase 3 is proposed to include a symposium and provincial focus group. These will bring together stakeholders from across the province into one room to build a critical level of support for the Statements of Provincial Interest at a time when new planning legislation is being considered by the Province for adoption.

1.2 METHODS

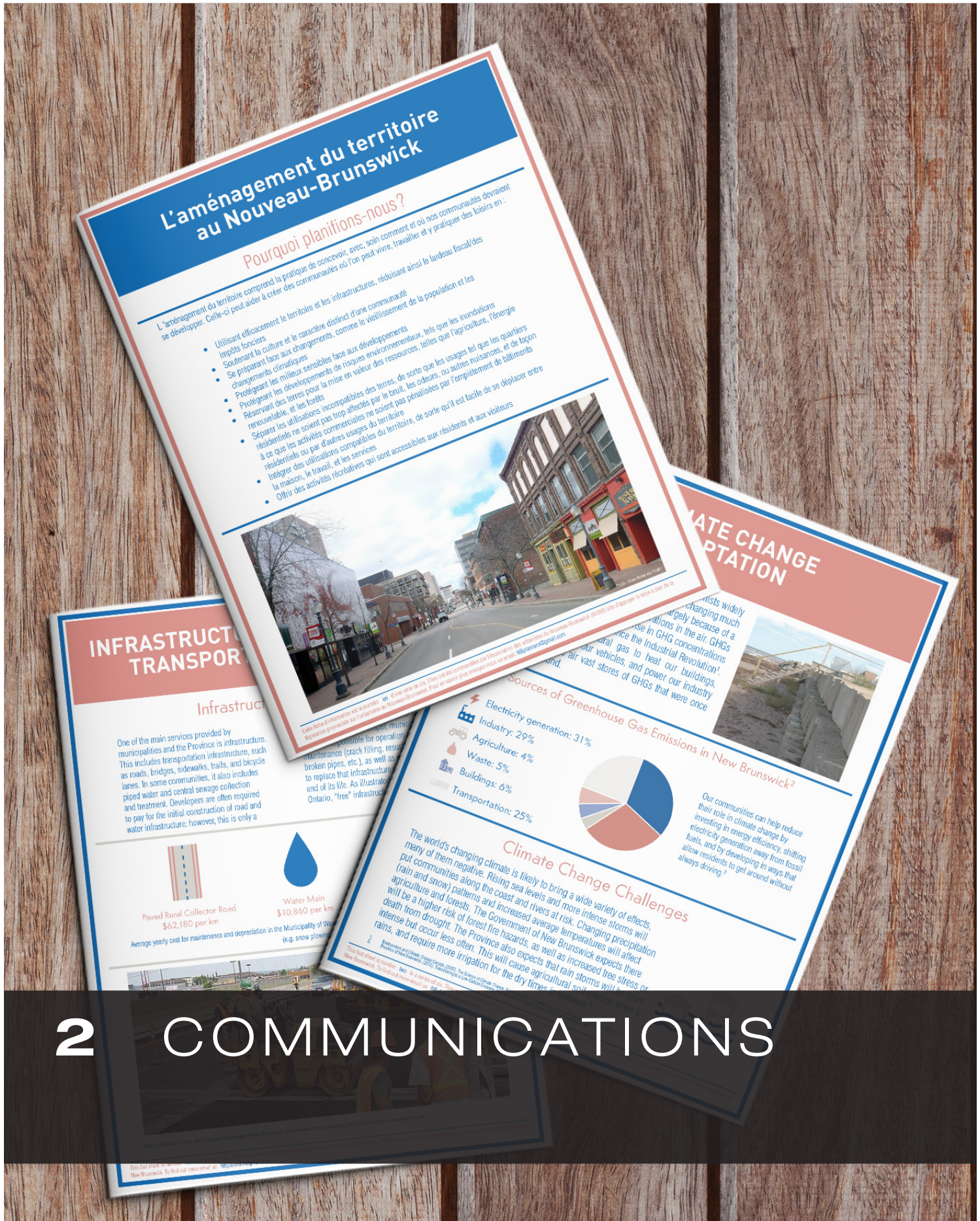
To kick off the project, the team presented to NBAP's membership of planners at their AGM, in October of 2016. This presentation was used to introduce the project to members, but also to enlist their expertise. Through a short workshop, planners assisted the project by identifying stakeholders and by exploring the questions that needed to be asked to stakeholders.

The project team developed a **stakeholder database** containing contact information for a variety of people and industries who could be affected by, and/or could be interested in, modernized planning legislation and Statements of Provincial Interest. Identified stakeholders covered a wide spectrum and included staff in local and provincial government, politicians, real estate industries, community health practitioners, land use lawyers, environmental groups, resource-based industries, and many more.

The project team circulated an **online survey** in French and English to the identified stakeholders. The survey's purpose was to gauge stakeholder awareness and understanding of the issues addressed by the draft statements. The team will repeat this same survey at the conclusion of Phase 3. This is to analyze the effectiveness of the project in raising awareness and understanding in the stakeholder community.

A central component of this project was the development of a **communication package**. This included a series of illustrated fact sheets, in both French and English. The fact sheets provide an introduction to planning in New Brunswick, outlined the challenges facing New Brunswick in regards to the five areas covered by the draft statements, and presented the five draft statements developed in Phase 1. The fact sheets were circulated to stakeholders in digital format, with instructions to distribute widely as appropriate. The fact sheets can be found in Appendix B and Appendix C.

The project team traveled around New Brunswick and hosted **stakeholder "idea exchanges"** in four different regions of the province. These events were an opportunity for stakeholders to meet people in other disciplines, to learn more about Statements of Provincial Interest, to exchange ideas about how the identified topics affect their work, and to discuss how the statements could be used to strengthen New Brunswick.



2.1 STAKEHOLDER COMMUNICATIONS

Over the course of the project, the project team reached out to stakeholders through an online email marketing platform. The following communications were undertaken:

- pre-engagement survey
- fact sheets (Appendix A and Appendix B)
- invitation to idea exchange events
- reminder invitation to idea exchange events
- outcomes report

The stakeholder database assembled approximately 250 individuals who were perceived to have an interest in, or could be affected by, Statements of Provincial Interest. The full list is provided in Appendix C.

Stakeholder Database

Category	Number of Stakeholders
Provincial government	55
Local government	51
MLAs	49
Economic and social development	31
Professional + industry associations	21
Organizational associations	6
Environmental NGOs	11
Health and recreation NGOs	15
Other	23

The following sections include figures that describe the reach of the communications. “Original deliveries” are messages confirmed to have reached the intended inboxes of stakeholders, and the “open rate” is the percentage of messages that were opened by the original intended stakeholder recipients. Recipients often then forwarded the emails extensively. “Total opens” therefore reflects every time the message was opened by anyone. This includes multiple opens by the same recipient, but the majority of opens are via forwarded messages. “Total clicks” are the number of times the link was selected to the external survey or fact sheet.

Each of the communications was opened by approximately half of the original intended stakeholder recipients. This is significantly higher than the average email marketing campaign open rate of around 25 percent. The emails were also opened three to six times more than the number of original intended stakeholder recipients, reflecting a high degree of resharing. In particular, six individuals or provincial organizations had very strong results from forwarding the communications to their networks and members, resulting in over 100 opens each.

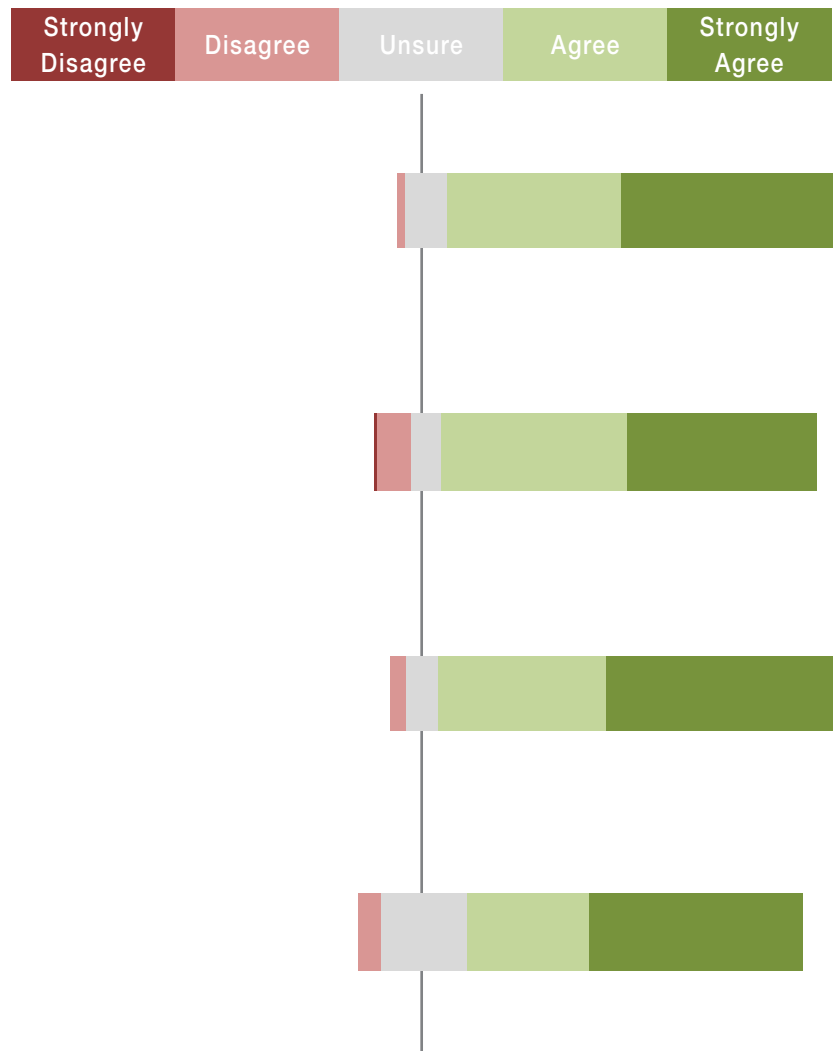
2.2 PRE-ENGAGEMENT SURVEY

Pre-Engagement Survey Distribution

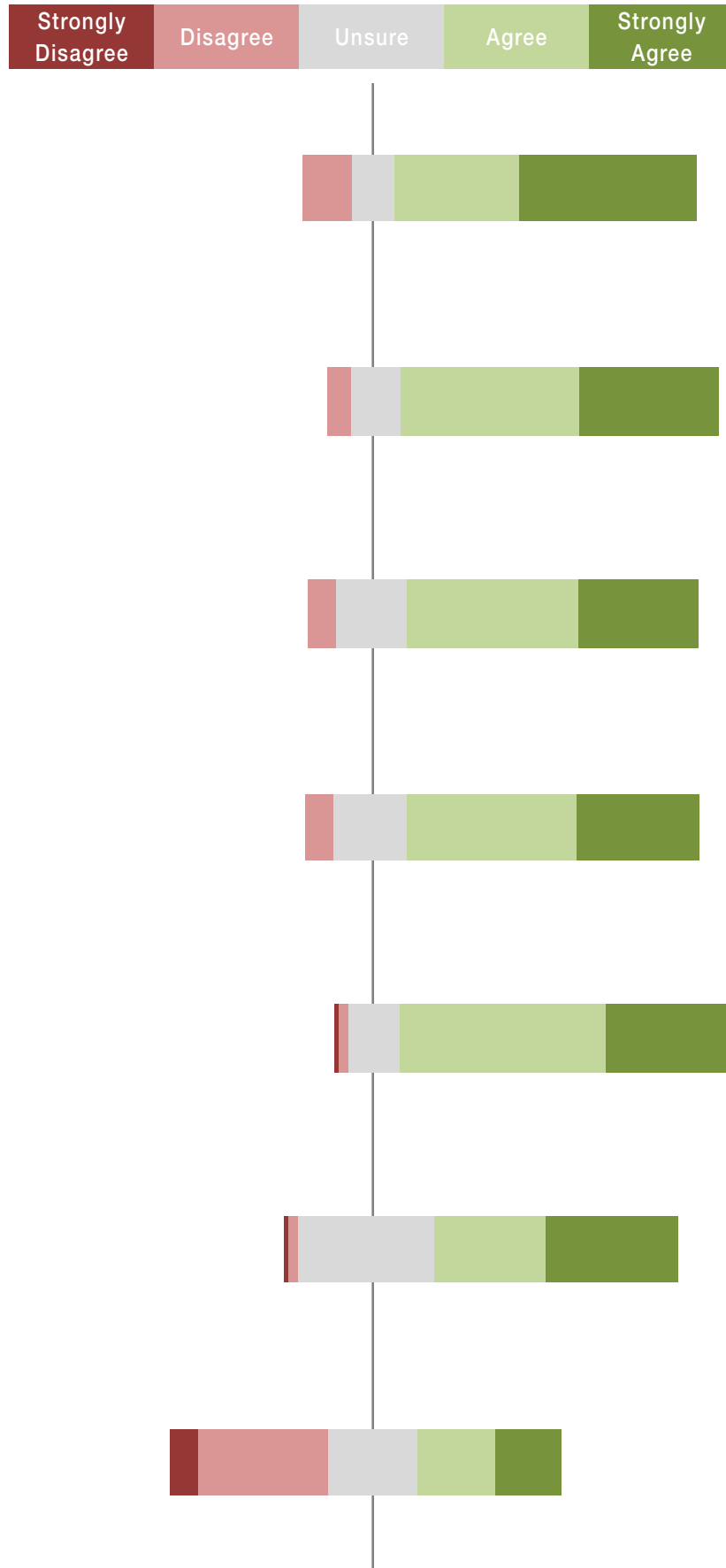
Original deliveries	Original recipient open rate	Total opens	Total clicks	Completed
243	48%	843	129	113

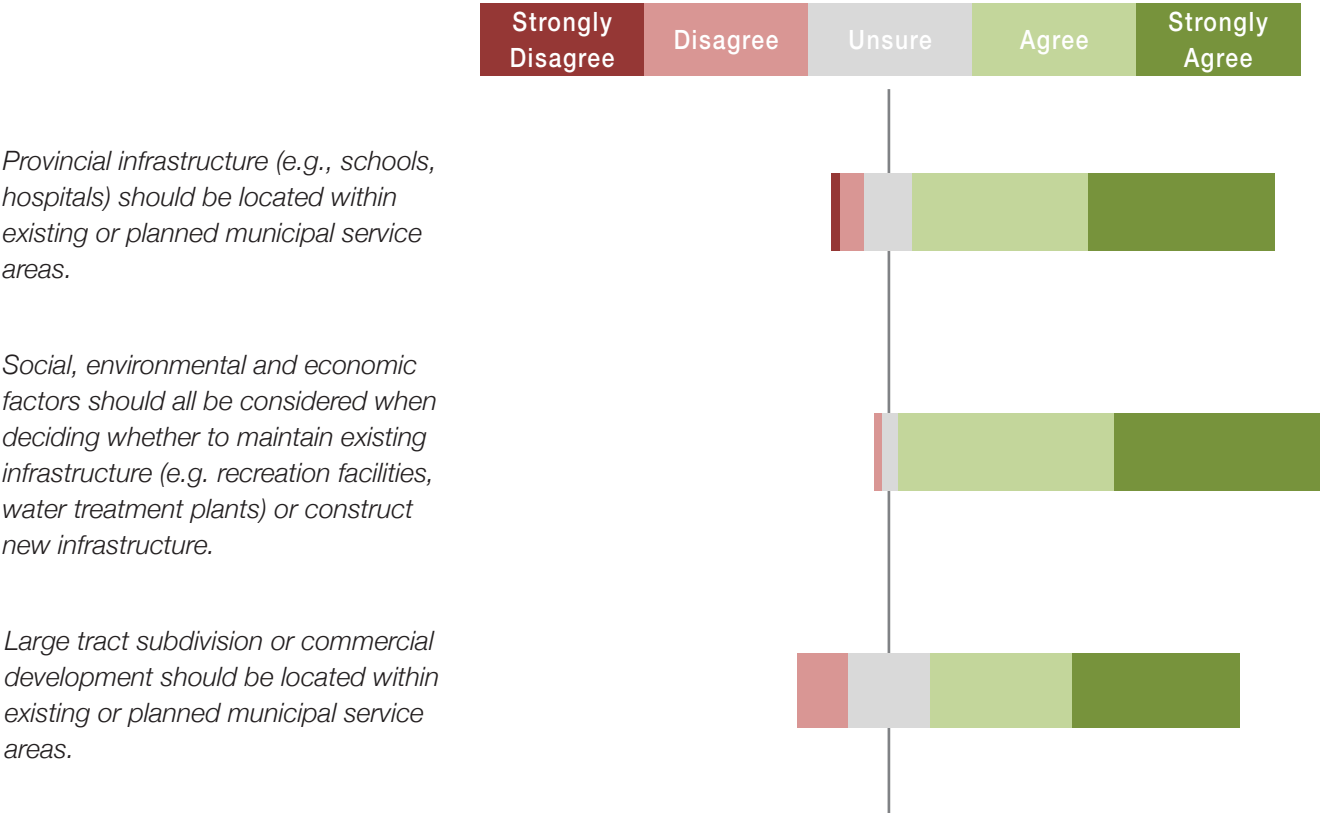
The pre-engagement survey was conducted online in French and English. It reached stakeholders in all industries represented in the stakeholder database. In general—as shown in the following charts—the respondents are supportive of the statements outlined in the survey. The largest outlier to that trend is in regards to discouraging new road construction; this was the only statement where the proportion of respondents disagreeing outweighed the number of respondents agreeing.

Many of the statements had a portion of respondents who were, “unsure”. This reached a high of 39 percent of respondents who were unsure about the costs of damage to coastal properties. The project team intends to repeat the survey in Phase 3 of this project; hopefully, the education efforts of the fact sheets and other aspects of this project reduce the number of unsure respondents.









2.3 FACT SHEET DISTRIBUTION

Fact Sheet Distribution			
Original deliveries	Original recipient open rate	Total opens	Total clicks
273	54%	1210	1884

3 IDEA EXCHANGES

3.1 DETAILS

The project team traveled around New Brunswick and hosted stakeholder “idea exchanges” in four different regions of the province. These events were an opportunity for stakeholders to meet people in other disciplines, to learn more about Statements of Provincial Interest, to exchange ideas about how the identified topics affect their work, and how the statements could be used to strengthen New Brunswick.

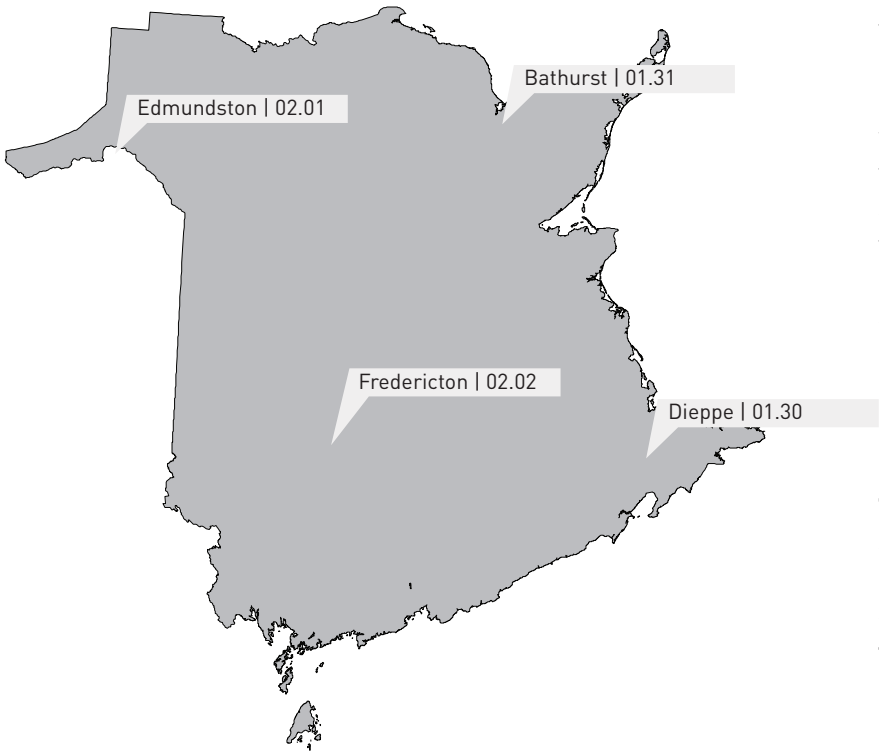
Invitation Distribution

Original deliveries	Original recipient open rate	Total opens
278	51%	1732

There was good overall awareness of the events, indicating that there is interest in the subject matter. Overall attendance is as follows:

- Dieppe - 7
- Bathurst - 10
- Edmundston - 4
- Fredericton - 16

While the number of people attending the events was relatively low, the quality of discussion was high. Attendees also covered a diverse range of industries, beyond municipal land use planners; attendees included representatives from environmental NGOs, the development community, municipal councils, the Provincial Government (both staff and MLAs), the health community, economic development, agriculture and forestry industries, real estate appraisal, and social NGOs.



The discussions at each of the four Idea Exchange events were guided by the participants, with a natural flow of topics reflecting the priorities of each small group. Some issues were recurring, raised by people at multiple events, or brought up within conversations that were initially about something different. These subjects that came to the surface throughout the engagement activities are defined as **themes**. Additional important topics were also discussed, with relevance to a local context or within a narrower scope, and these issues are defined as **other important points**.

The themes on the following pages are summaries that synthesize the meaning conveyed by participants. The text is not direct quotes but paraphrased to clarify and illustrate the central ideas.

3.2 LOW DENSITY DEVELOPMENT

At each event, participants described the common issue throughout most regions of New Brunswick: a lack of density and tendency to facilitate rural sprawl. In Moncton and Fredericton in particular there continues to be wide-spread creation of subdivisions with 1 acre lots, or larger. These subdivisions are driven by market demand for low cost single family dwellings in wooded “country-like” settings, and are enabled by disparity of taxation rates.

Participants identify a clear “imbalance” in taxation as the primary contributing factor. Taxation rates in these rural outlying areas, outside of the municipalities, are lower, and not commensurate with the real costs of services. The tax payers living in lower-rate areas are using city services without contributing equally to their costs. It is therefore resulting in major financial issues for municipalities.

The municipal tax bases are not expanding when this growth happens, and roadways turned over to the Province are expensive to service. As auto-dependent places, they also put more pressure on the existing roadways of nearby cities, requiring upgrades to handle commuter traffic. Participants also describe secondary costs and risks, as the developments are prone to failure and become a liability. Alternatively, successful developments may grow so large as to begin expecting water and sewage servicing, which are extremely costly per capita, or even schools. School siting has been problematic, as new schools are being placed in outlying areas, resulting in a great deal of busing and redirection of settlement patterns away from existing development.

As explained by the event participants, rural suburbs are problematic for a number of other reasons. Valuable forest and agricultural lands are being lost; land is generally being eaten up and restricted for any future use. There are safety concerns related to improper road design and emergency or plow access, such as double frontage and cul-de-sacs. Extensive wells and septic tanks also threaten the water table.

The true health, financial, and community costs of living in rural suburbs are often hidden or not easily visible to residents, leading to a widely-held public misconception that higher density areas are harsh and more expensive. As rural sprawl becomes normalized, the demand for larger and larger lot sizes continues. Generally, participants felt that the general public and some politicians do not understand the degree to which costs associated with this form of development are escalating and threatening the financial sustainability of governments and other civic institutions. There is more that can be done to explain the benefits of urban life, and how it can be an affordable and pleasant lifestyle.

Across the board, stakeholders feel there needs to be a policy that focuses growth in areas where infrastructure already exists. There is clear consensus among participants that in the urban centres, jurisdictional boundaries and associated taxation rates between cities and unincorporated areas are the root cause of these challenges. Concerted local governance reform is needed, beyond the scope of the current Local Service District model. Regional growth strategies are needed, with a mandate to remediate these issues by leveling the taxation rates and setting targets for development directed to existing service areas. Similarly, some stakeholders would like to invoke land use policies that require very large lots (2+ acres) in rural areas, thus maintaining the country character and limiting the potential for multi-lot subdivisions.

3.3 ADAPTATION

Shoreline protection was a main area of focus in the discussions about adaptation. It was felt that any Statement of Provincial Interest would need to include reform of regulation, which is currently very slow and does not carry weight because the current policies and protocols are essentially unenforceable. In addition to a more appropriate regulatory process, property owners and contractors need a set of tools and educational opportunities so that they are better equipped to make the proper decisions, without needing direct intervention and oversight from the government.

For example, if a seawall breaks or falls it must be repaired as quickly as possible, but the permit from the Department of Environment can take weeks to get. Doing the work without a permit will never be penalized, so the permitting process is not taken seriously. There are also no standards to follow for protecting coastlines or adapting to sea changes, even with a permit. The interventions are entirely up to the property owner or the contractor. So sometimes people are installing rock sea walls without really needing them, and without knowledge of the potential negative consequences or alternatives.

Participants described a number of other adaptation measures currently being taken in New Brunswick, such as raising bridges when they are replaced, constructing larger culverts and ditches, and restrictions on development in coastal or flood prone areas. However, these are done independently by different jurisdictions or sectors, and without a great deal of cohesive direction or overarching rationale. Participants identified a need for strategic analysis of the costs of conventional buildings and infrastructure (such as burying power lines vs. loss and repair to overhead lines), changes to the National Building Code, and a fund for adaptation and mitigation efforts. In general, some participants felt that climate change adaptation is an opportunity for greater innovation, and that we can proactively pursue new ways of building for a changing environment, rather than just tweaking the current system. But overall participants are in favour of a provincial standard that prohibits development in flood-prone areas.

Participants generally felt that responsibility for adaptation should be shared. Planners need to make sure the appropriate policies are in place, but land owners should ultimately be responsible, especially for recent development in known flood or erosion prone areas. There is some concern that private property damage is becoming a public cost to too great an extent, and that mechanisms are needed to keep risks and associated costs within the private realm.

3.4 MULTI-MODAL TRANSPORTATION

Participants broadly felt that any Statement of Provincial Interest relating to transportation should not just be about vehicular traffic, but ought to be based on movements between destinations that include all forms of transportation. Planners and politicians need to be aware that many people are highly invested in car-based lifestyles and it will take work to move forward with a different approach.

There is a desire among stakeholders that infrastructure move beyond the private automobile, especially in our urban areas, to focus on place-making and not road building. Stakeholders feel the current transportation system is not safe or welcoming to pedestrians or cyclists, especially for specific cycling groups such as beginners, women, children, and seniors. New types of infrastructure ought to be considered as a component of the transportation system, with cycling lanes and multi-use trails as primary connectors, not as afterthoughts for recreation. Similarly, active transportation plans ought not stand alone, but be incorporated into road renewal work plans.

Workshop participants emphasized the reasons why fostering alternative modes of transportation is so important, including reduced stress, increased physical activity, and improved air quality. Health was identified as a core reason for this change in approach to transportation. It is increasingly important to citizens that the built form have a positive impact on citizens' health. Inter-regional transportation options are also too limited, making it difficult for residents or visitors to travel for business or leisure. The costs of getting from community to community are limiting the ability of people to work together on a regional scale.

Accessible transportation is particularly significant in rural communities. A transportation network that is planned beyond the private automobile would enable connectivity to urban centres, allowing residents to live in smaller communities, either aging in their homes or making a rural life more practical and affordable for younger people.

3.5 COLLABORATION

Collaboration on a variety of levels was raised within the context of many different discussions. Participants generally feel that, “the left hand isn’t talking to the right” and that given the complexity of the issues, it will take a considerable amount of cooperation to find solutions. Specific objectives that will need collaboration to be properly addressed are: transportation, low-density development, tourism, poverty reduction, and coastal development policies.

Local governance reform is widely acknowledged as a need in general, and a necessary component of implementing Statements of Provincial Interest. In some locations improved interaction between municipalities by using resources they have in common, and letting go of neighbourly disputes, would be to great benefit. Stakeholders in northern New Brunswick felt there is very little support for dissolution of small towns, particularly among older people. Younger people are not so concerned about the possibility and may be at ease with this type of governance reform in the future. But there are opportunities to work together now, without needing to amalgamate. Participants felt it is important to increase opportunities for interaction within municipalities, and pool resources and let other municipal partners also benefit from opportunities to grow their locality.

Stakeholders encouraged municipal leaders to consult and collaborate on a more continuous basis with organizations that represent marginalized groups of citizens, such as the United Way, inclusion networks, seniors’ associations, and the health care community. There is a sense that the voices of more privileged people, industries, and developers are given priority, and a greater effort should be made to seek out perspectives of all people.

Some discussion was also had about the role of local planners as leaders to address the planning issues facing New Brunswick. It was felt that the Province should ask genuine questions and trust the experience and expertise within local government and the private or non-profit sectors.

Stakeholders identified concerns that if only one community sets standards without coordinating with neighbouring communities, people or business will go elsewhere to the lowest regulatory environment. This points to a need for regional planning to set consistent standards across a wide area. An approach that had broad support from stakeholders is to choose a few issues for regional planning and do an excellent job of setting cohesive policies in just those areas, rather than trying to tackle everything at once.

3.6 REGULATORY LANGUAGE

Some participants provided specific input on the language and tone of the Statements of Provincial Interest. In general it is described as being too passive, as guiding motherhood statements that may be heavy on compromise at the sacrifice of substance. Words like “consider” may not have the weight that an overarching directive policy ought to. There is interest in stronger wording that gives directives and clear requirements articulated with words like “shall”. Policies should be concise, and clearly set forth prohibitions when necessary. It should also be clear that the Province will also adhere to these policies, and demonstrate how they can be implemented successfully.

Participants suggested that the climate change adaptation statement currently pits sustainability against economic growth and would be better written to reflect sustainability and economic choices that fit together. Both can coincide and not have to be in competition. There was also discussion around the term “growth” being inappropriate in the context of climate change issues.

It was felt that the infrastructure investment and transportation planning statement is automobile-centric. There is also uncertainty around what is meant by, “provincial economic and social development objectives”.

Feedback on the floodplain development statement was that it is unclear whether it actually prohibits development in floodplains or, if some development is allowed, under what circumstances it could occur.

The word “sustainability” in health and the built environment statement was described as vague and lacking meaning, and it was suggested that more specific language should be used to indicate what this statement is helping to direct.

3.7 IMPLEMENTATION

Many suggestions participants made were related to implementation of the mechanisms that will fulfill Statements of Provincial Interest, such as programs, policies, or funding that are cohesive across the province. There is a desire for not only Statements of Provincial Interest, but the nuts and bolts that it will take to implement them, at the regional and local level.

There is a perception that planning is an impediment to development, and the view that planning in New Brunswick is essentially regulatory. Public perception is negative because most average citizens do not see the rationale explained for regulations, or how planning is creating any positive impact. There are also existing rules that are not enforced, which undermines credibility and breeds a dismissive attitude towards rules.

There was a worry among stakeholders that provincial policy does not prioritize planning at a provincial and regional level enough for these efforts to be truly successful when it comes to implementation. Stakeholders were apprehensive about provincial staffing levels and the capacity to develop, implement, and manage land use policies stemming from the Statements of Provincial Interest in a province with many competing pressures on government priorities.

3.8 OTHER IMPORTANT POINTS

Poverty and Economic Development

Among some stakeholders in Northern New Brunswick, poverty and lack of employment are issues that supersede planning law reformations. The pressing decline of the population and ineffective economic development strategies have left a sense of desperation described as, “l’oubli de Dieu” or “God’s forgotten”.

For these communities, land use planning policies ought to consider how to support economic development, by focusing on local economic opportunities, tourism, revitalizing existing buildings, creating strong farmers’ markets, agricultural production, and affordable public transportation. Participants pointed to the example of Dalhousie, where they are giving away land to enable people who wish to start farms or settle in the community.

Agriculture

The Agricultural Alliance of New Brunswick has expressed interest in a Statement of Provincial Interest for Agriculture. The Alliance, on behalf of farmers, points out the economic role farms play in the rural economy, as well as the potential risks that threaten the viability of the sector. Furthermore, they identify the importance of addressing these threats with a Statement of Provincial Interest because agricultural land is a non-renewable resource, has significant potential for expansion, and is currently addressed inconsistently from region to region.

Community Cohesion

A few participants wish to see the Province emphasize opportunities and events that increase social interaction, such as civic spaces. They wish to instill citizens with a responsibility to participate and help out where necessary on local projects, which will create a sense of ownership and engagement. Community gardens have been a highly successful endeavour in some New Brunswick communities, as a place for fostering inclusion across cultures and classes, intergenerational interactions, and access to healthy food. All the community garden efforts are driven by local initiatives, but there are no provincial policies or mandates that reflect the benefits, and cities and towns should be directed by the Province to enable space for community food production.

Housing Alternatives

Some participants pointed out the need for alternative forms of housing, in a variety of contexts, and the important role housing plays as a part of healthy communities. They identify a lack of housing options and opportunities to age in place, which is becoming very important in the context of aging population. Single detached dwellings dominate the housing stock in New Brunswick and are usually large; there is concern that the housing stock is not keeping up with demographic trends. There is a growing need for smaller homes, with access to services, provided through infill development and mixing of housing types.

A housing policy is needed with leadership from the Province, somewhat like what is coming from the agricultural policy. It should give direction in regard to quota for housing type, targets and mix, incorporating affordability and aging in place. A housing strategy should also be linked in infrastructure. This should be the responsibility of the Province (NB Housing).

In general, there are very few people taking any market risks, or doing anything that is an alternative type of housing, like energy-efficient or barrier-free. There is opportunity for more social housing, but there ought to be mechanisms for giving people a greater stake in their housing. Housing is also specifically mentioned as a sector for introducing energy security measures, and reducing the provincial demand for energy. Existing codes and regulations may be getting in the way of innovative energy-efficiency technologies, like straw bale construction and localized power supply.

A tall, cylindrical industrial smokestack, likely made of concrete or metal, rises from the bottom right corner. It is emitting a thick, white plume of smoke that drifts upwards and to the left, filling a significant portion of the upper half of the image. The background is a solid, vibrant blue sky. The smokestack has a small platform or railing near the top. The overall image has a clean, high-contrast aesthetic.

4 IMPLICATIONS

4.1 OUTCOMES

The Phase 2 engagement project was intended by NBAP as a means to engage with stakeholders to review the draft Statements of Provincial Interest, garner support for modernized planning legislation and the statements, and provide specific direction on the direction of the Statements of Provincial Interest.

4.2 SUPPORT FOR SPIs

An overarching theme in all aspects of the consultation process was support for Statements of Provincial Interest. This support was often explicit, especially among planners.

Many stakeholders do not speak in the language of planning and legislation, so did not explicitly tie their needs and aspirations to the tool of Statements of Provincial Interest. However, the support for such a tool is implicit in the many comments about the need to cooperate, to coordinate across political boundaries, and the need to tackle issues of provincial significance with a common goal from community to community.

Despite the strong support for Statements of Provincial Interest, there was often a feeling among participants that statements alone are not enough to address the challenges facing New Brunswick. Statements are an extremely important first step, but they will only be truly effective if the Province provides supporting legislation and regulation, makes progress on governance reform, and implements programs and funding to take action on the statements.

4.3 STATEMENT REVIEW

The consultations were an opportunity to review the specific draft Statements of Provincial Interest developed in Phase 1. In general, participants wanted to see stronger language, and some clarity in key areas. Participants emphasized that statements will need to be accompanied by specific requirements and actions when they are adopted in legislation. The following are “second draft” statements developed as a result of this review:

Climate Change Adaptation

Basis: Climate change threatens established systems and presents a risk to long-term economic stability and growth in New Brunswick.

Preventing and adapting to climate change presents opportunities to develop new industries and to discover efficiencies for existing systems and industries.

Policy: It is the policy of the Province of New Brunswick to reduce the province’s greenhouse gas emissions and to develop adaptation measures that anticipate and accommodate the impacts of climate change.

Floodplain Development

Basis: Climate change is increasing the frequency and severity of flooding in New Brunswick.

Development and infrastructure in floodplains can displace floodwaters and worsen flooding.

Responding to flood damage creates significant public and private costs.

Policy: It is the policy of the Province of New Brunswick to conduct detailed identification of floodplains, to limit new development and infrastructure within floodplains, and to promote adaptation of existing development and infrastructure within floodplains.

Health and the Built Environment

Basis: Poor performance in chronic health indicators is a burden on public health costs, and on the quality of life of residents.

The design of communities and the location of land uses in relation to each other affects residents' ability to practice a healthy lifestyle.

Policy: It is the policy of the Province of New Brunswick to support healthy communities by encouraging land uses that provide residents with accessible recreation opportunities; access to healthy food options; and the ability to reach services by walking, bicycling, or through other means of active transportation.

Coastal Development

Basis: Coastal environments are dynamic systems where natural processes reshape the land on relatively short time frames.

Significant levels of human development and infrastructure in New Brunswick are located in coastal areas.

Climate change is expected to increase sea levels and the intensity of coastal storms, putting people and property at risk.

Policy: It is the policy of the Province of New Brunswick to manage coastal areas to protect ecosystems and natural features, reduce threats to property and personal safety, and minimize the cost of maintaining public infrastructure.

Infrastructure Investment and Transportation Planning

Basis: Effective infrastructure and transportation networks are crucial to a functioning province.

All levels of government have made significant investments in providing existing infrastructure.

Uncoordinated development uses infrastructure inefficiently and leads to additional financial costs for infrastructure.

Policy: It is the policy of the Province of New Brunswick to maintain and promote the efficient use of existing infrastructure, to minimize the need for new infrastructure, and to provide and manage a safe and reliable transportation network.

4.4 ADDITIONAL DIRECTION

Participants noted other challenges facing New Brunswick that were not necessarily covered by the existing draft Statements of Provincial Interest. Two prominent subjects were housing and agricultural land.

The Province released its *New Brunswick Agricultural Land Policy* in late January. This policy fills a similar role as a Statement of Provincial Interest in that it articulates a province-wide statement on the protection of agricultural lands. When the Statements of Provincial Interest are adopted, the Agricultural Land Policy could be adapted or linked to the statement framework with clear direction for local governments and planners on how to implement the Policy on a regional and local scale.

The following is a draft statements for housing that could be adopted along with the previous five statements, or adopted at a later date following the successful adoption and implementation of the first five statements:

Housing

Basis: Adequate housing is a basic necessity for all residents of New Brunswick.

New Brunswick faces shifting demographics, particularly towards an aging population.

Communities require a diversity of housing types and forms of tenure to accommodate the needs of different residents.

Policy: It is the policy of the Province of New Brunswick to encourage housing options in different sizes, densities, price points, and tenure types.



5 APPENDICES

APPENDIX A - ENGLISH FACT SHEETS

APPENDIX B - FRENCH FACT SHEETS

APPENDIX C - STAKEHOLDER DATABASE

UPLAND