



REQUEST FOR A DECISION

Economic Prosperity and Growth Planning Committee open session – January 29, 2026

To: Chair, and Members of the Economic Prosperity and Growth Planning Committee
From: Laura Acton, Heritage Officer
Date: January 19, 2026
Title: Draft for new Heritage Conservation Area By-law

ISSUE:

Staff are seeking Council's direction to initiate the drafting and adoption process for a new Heritage Conservation Area By-law, which will replace By-law No. L-4, City of Fredericton Heritage Preservation By-law.

RECOMMENDATION(S):

A. Recommendation:

It is recommended that the following resolution be forwarded to City Council for consideration:

BE IT RESOLVED THAT the Council for the City of Fredericton authorizes and directs the City Solicitor to draft a new Heritage Conservation Area By-law based on the information contained in and attached to the Economic Prosperity and Growth Planning Committee report dated January 19, 2026.

SITUATION, BACKGROUND & DISCUSSION:

SITUATION:

a. Current (extant) Direction.

City Council adopted the Heritage Program and Services Review in June of 2023.

b. Alignment.

The Heritage Program and Services Review is a 5+ years heritage implementation plan to implement the recommendations brought forward within the document.

c. Link to CAO goal or inflight. n/a

d. Why is this coming to Council and why now?

The 2025 Implementation Plan for the Fredericton Heritage Program and Services Review (2023) called for the creation of a new Heritage Conservation Area By-law and design guidelines, as enabled under the *Heritage Conservation Act* (2010).

BACKGROUND.

In June 2023, Fredericton City Council adopted the Heritage Program and Services Review and directed staff to prepare annual implementation plans to advance the recommendations within the document. In the 2025 Implementation Plan, the development of a new Heritage Conservation Area By-law and accompanying design guidelines were identified as a priority for completion. The plan outlines the recommendation as follows:

“Create a new City of Fredericton Heritage Conservation By-Law, and corresponding new design guidelines, in line with the municipal authorities enabled under Heritage Conservation Act including an expanded role for a new, re-branded Municipal Heritage Board.”

A Request for Proposal (RFP P25-22) for consulting services to develop the design guidelines was issued on March 4, 2025. The Planning Partnership and BRAY Heritage were retained to prepare the design guidelines, while City staff were to prepare and complete the new Heritage Conservation Area By-law.

The project followed a four-phase work plan: research and community engagement; completion of draft guidelines and a draft By-law; a second community engagement session; and the finalization of both documents. Phase 1 was completed on June 24, 2025, which included stakeholder engagement and two neighborhood meetings that were attended by a total of 34 residents. Phases 2 and 3 concluded following a second engagement session that consisted of two neighborhood meetings on September 18, 2025, with 39 participants across the two sessions, where draft guidelines were presented and discussed. The project is now in Phase 4, focused on finalizing the draft Heritage Conservation Area By-law and design guidelines and advancing them for Council consideration and adoption.

The Preservation Review Board has been an active participant throughout the work plan. Draft versions of both the new Heritage Conservation Area By-law and the design guidelines were presented to the Board in mid-to-late October 2025, facilitating discussion and feedback. On January 13, 2026, staff received the Board's support to advance the proposed changes to the Economic Prosperity and Growth Planning Committee for review and direction. A comprehensive overview of the design guidelines by the Board is currently underway, and staff are awaiting consolidated feedback to be provided to the consultants to support completion of the final draft.

DISCUSSION.

By-law No. L-4, The City of Fredericton Heritage Preservation By-law (2005) was adopted under the *Municipal Heritage Preservation Act (1978)*, which was subsequently repealed and replaced by the *New Brunswick Heritage Conservation Act (2010)*, and is effective with respect to all the properties, buildings, and structures within St. Anne's Point Heritage Preservation Area. By-law No. L-4 establishes the regulatory framework for all exterior alterations within the St. Anne's Point Heritage Preservation Area, provides authority for the issuance of Certificates of Appropriateness, and outlines the duties and responsibilities of the Heritage Officer. Since its adoption, there have been changes to provincial legislation as well as evolving best practices in heritage conservation making it desirable to prepare a new By-law.

Following the repeal of the *Municipal Heritage Preservation Act (1978)*, the enactment of the *Heritage Conservation Act (2010)*, and the adoption of the Heritage Program and Services Review (2023), staff are drafting a new Heritage Conservation Area By-law to replace By-law No. L-4 to align municipal policy with the current *Act* and best practices. The draft by-law will also update terminology to reflect that used in the *Heritage Conservation Act* and will introduce new provisions related to fencing, abrasive cleaning practices, and fluorescent colours.

While the original intent was to advance the new Heritage Conservation Area By-law and the design guidelines together, the Preservation Review Board is requesting that Council proceed with the adoption of the Heritage Conservation Area By-law first due to the extended timeline associated with the review of the documents. Once finalized, the design guidelines will be advanced to Council for consideration at a later date.

Staff are now seeking Council's direction to refer the proposed changes to the City Solicitor to draft a new Heritage Conservation Area By-law and to proceed with the formal adoption process as outlined in the accompanying resolution and attached draft.

• FINANCIAL:

No financial impacts, the City Treasurer was not consulted regarding this administrative report.

- **LEGAL:**

The Legal Division has been consulted and is prepared to draft a Heritage Conservation Area By-law for Council's review and consideration.

- **COMMUNICATIONS:**

The Heritage Preservation By-law and Design Guidelines Review Project is currently featured on the Engage Fredericton website. If approved, the website will be updated to reflect the separate review process for the Heritage Conservation Area By-law, with the review of the design guidelines occurring at a later date.

In addition to this, staff propose to engage the property owners within the St. Anne's Point Heritage Preservation Area to provide review and comment on the new City of Fredericton Heritage Conservation Area By-law.

Corporate and/or Strategic Communications will be consulted upon the approval of this administrative report.

- **CLIMATE LENS:**

Does this proposal move the City of Fredericton closer to its greenhouse gas (GHG) emissions reduction targets of 50% reduction by 2030 and net-zero by 2050 in line with the City's Corporate Energy & Emissions Plan and/or Community Energy Emission Plan?

- Moves us towards GHG reduction targets
- No change in GHG emissions
- Moves us away from GHG targets but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

Does this proposal improve the City of Fredericton's resilience to the impacts of climate change in line with our Climate Change Adaptation Plan?

- Moves us towards climate resilience
- No change in resilience
- Moves us away from climate resilience but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

SPOKESPERSON:

Prepared by: *Laura Acton, Heritage Officer*

Approved by: *Ken Forrest, RPP, MCIP
Director
Planning and Development*

//Attachments

Heritage Conservation Bylaw_draft_2026_01_21_ Economic Prosperity and Growth Planning Committee

Report Approval Details

Document Title:	GOV-FRM-002 Request for Decision -Draft New Heritage Conservation By-law_Jan29 FINAL.docx
Attachments:	- Heritage Conservation Bylaw_draft_2026_01_21_ Economic Prosperity and Growth Planning Committee.pdf
Final Approval Date:	Jan 22, 2026

This report and all of its attachments were approved and signed as outlined below:

Forrest, Kenneth

Hart, Steven