

BY-LAW NO. 61

CITY OF MIRAMICHI MUNICIPAL DEVELOPMENT PLAN BY-LAW

Under the authority vested in it by section 24 of the *Community Planning Act*, the Municipal Council of the City of Miramichi, duly convened, enacts as follows:

1. This by-law may be cited as the "City of Miramichi Municipal Development Plan."
- 2.(1) The City of Miramichi Municipal Development Plan, setting out policies and outlining proposals designed to guide, control, and encourage the orderly economic, social, and physical development of the municipality, is hereby adopted.
2. (2) The document entitled "City of Miramichi Municipal Development Plan" attached hereto constitutes the municipal plan referred to in subsection 2.(1), and Schedule "A" attached hereto and entitled "Generalized Future Land Use Plan and Schedule "B" attached hereto and entitled "Development Constraints" forms part thereof.
2. (3) By-law No. 29 entitled "City of Miramichi Municipal Plan By-Law", enacted on January 16, 1997, and all amendments thereto is hereby repealed.

FIRST READING (by title):	December 11, 2000
SECOND READING (by title):	December 11, 2000
READING IN ITS ENTIRETY:	January 25, 2001
THIRD READING (by title):	January 25, 2001
AND ENACTMENT:	January 25, 2001

Mayor

Clerk

CANADA

PROVINCE OF NEW BRUNSWICK

COUNTY OF NORTHUMBERLAND

I, JAMES F. LAMKEY, Clerk of the Municipality of Miramichi, in the County of Northumberland and Province of New Brunswick, make oath and say as follows:

1. THAT I am the Clerk of the Municipality of Miramichi, a municipal corporation, and that I am personally acquainted with the facts stated below;
2. THAT the provisions of sections 25, 66, and 68 of the Community Planning Act have been fulfilled as regards By-law No. 61 entitled "City of Miramichi Municipal Development Plan", enacted by the Municipal Council of the Municipality of Miramichi on January 25, 2001.

AND I make this statutory declaration believing it to be true to the best of my knowledge and knowing that it is of the same force and effect as if made under oath and pursuant to the terms of the Evidence Act.

SWORN TO BEFORE ME)
at the Municipality of Miramichi,)
in the County of Northumberland)
and the Province of New Brunswick,)
this 26th day of January, A.D.)
2001.)
)
)
_____)
Commissioner for Oaths)

Municipal Clerk

CITY OF MIRAMICHI
MUNICIPAL DEVELOPMENT PLAN

BY-LAW NO. 61

For the:
City of Miramichi

By:

FGA Consultants Ltd.
In Association With
Godfrey Associates Ltd.
J.E. Brooks & Associates Ltd.

November, 2000

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1.0 INTRODUCTION

1.1 Background

The Miramichi Municipal Plan has been prepared in order to provide Council with a comprehensive policy document for the management of growth within the amalgamated City of Miramichi. The Plan has been designed to guide development in the long term with major emphasis on development in the 2000 to 2005 time frame. The intention of the Plan is to review, update and replace the current Municipal Plan which was put in place in 1997 as an interim document until a more thorough review could be undertaken for the newly amalgamated community.

The Municipal Plan has been prepared in accordance with Sections 23 - 27 of the Community Planning Act of New Brunswick. The Plan policies and proposals are based on findings of the recently completed Background Study. The Background Study presented findings with respect to population, economy, land use, community facilities, transportation systems, municipal services and environment. The Background Study included the results of a public questionnaire as well as interviews with a wide cross-section of community groups.

Goals and objectives for the Plan were developed based upon Steering Committee, Council and public feedback as a result of the public questionnaire and extensive interviews. The goals and objectives are presented in each section of this report.

After review by the Steering Committee and City Council, the Draft Municipal Plan will be presented to the general public for feedback before the Final Municipal Plan is prepared.

1.2 Title

The City of Miramichi, under the provisions set out in Sections 23 to 27 of the Community Planning Act, hereby adopts the City of Miramichi Municipal Plan By-Law. This by-law hereby repeals By-law No. 29, the City of Miramichi previous Municipal Plan By-law, adopted in 1997.

1.3 Area of Coverage

The statements of policy and proposals set up in this Municipal Plan By-law apply to the amalgamated City of Miramichi municipal boundaries as established under the Municipalities Act. However, it does reflect the City's relationship with surrounding unincorporated areas as described in the Background Study Document.

1.4 Purpose

The Municipal Plan sets out the City Council's long term policies and proposals to guide future land use and development within the Municipality. The Plan is intended to be used by Council, City staff, the Miramichi Planning District Commission, developers and residents to guide day-to-day decisions affecting development. The Municipal Plan will also guide major policy decisions with respect to capital expenditures and will form the basis of the Zoning By-law which is adopted to implement the Plan. Although the Plan is long term in outlook, the Plan should be reviewed every five years in accordance with provisions of the Community Planning Act. Periodic amendments to this document will be required and these must be undertaken with consultation and due process as outlined in the Community Planning Act for Plan amendment.

As pointed out in Section 27 of the Community Planning Act, the adoption of a Municipal Plan shall not commit the municipality or the Province to undertake any proposal therein suggested or outlined, but shall prevent the undertaking of any development in any manner inconsistent or at variance with:

- a) in the case of the municipality, any proposal or policy so outlined or suggested, or
- b) in the case of the Province or a person, any proposal so outlined or suggested.

For clarification, policies are general statements that indicate the intent of Council with respect to various issues while proposals are more detailed statements that tend to indicate how the general policies are to be implemented.

1.5 Organization

The Municipal Plan is organized into sections as follows:

Section 1.0	Introduction
Section 2.0	Overall Growth Strategy
Section 3.0	Population Growth
Section 4.0	Economic Development
Section 5.0	Land Use
Section 6.0	Residential
Section 7.0	Commercial
Section 8.0	Industrial
Section 9.0	Recreation, Culture and Tourism
Section 10.0	Community Services and Facilities (Institutional)
Section 11.0	Rural
Section 12.0	Transportation
Section 13.0	Municipal Servicing
Section 14.0	Environment and Appearance
Section 15.0	Municipal Administration
Section 16.0	Implementation

Each section outlines the goals, objectives, policies and proposals pertaining to the specific aspect. Where applicable, the intent of the policies and proposals is illustrated on the accompanying Schedule A, Generalized Future Land Use Plan and Schedule B, Development Constraints.

1.6 Community Vision

As part of the Community Economic Development Plan undertaken in 1996 the following was identified as the overall community vision.

“There is a driving vision that keeps the people of the Miramichi Region moving forward. First, we have a deep conviction that we live in one of the best spots in Canada, perhaps in the world, and we want to share with others the natural beauty, our friendly lifestyle, and our special sense of history. Second, we are all united by the Miramichi River and want to keep our special local neighbourhood heritages that are the key to our family lifestyle and community involvement. Third, we have a cyclical forest-based economy and we want to further revitalize the economy with tourism, small manufacturing, agriculture, service and knowledge-based industries, so that our young people will be able to remain here.”

The Municipal Development Plan is one of the major tools that can assist the City to achieve this vision. This overall vision is reflected in the goals, objectives, policies and proposals which are contained in this document.

2.0 OVERALL GROWTH STRATEGY

2.1 Goal

To create the best possible physical environment in which existing and future residents and businesses can pursue their economic and social activities in keeping with the principles of sustainable development.

2.2 Objectives

- 1) To retain the positive attributes of the City's rural traditions and heritage character while continuing its role as a modern urban community;
- 2) To create a pleasant, safe and convenient living environment for all its residents;
- 3) To maximize the benefits, and minimize the impacts, associated with the continued growth of the commercial and industrial components of the City;
- 4) To achieve a growth pattern that results in the orderly, economical and equitable provision of facilities, infrastructure and services; and
- 5) To accommodate physical growth and economic development recognizing and respecting the need to minimize impacts on the natural environment.

2.3 Policies

- 1) It shall be a policy of Council to continue to provide for areas of traditional rural development within the community and to ensure it occurs in a manner which respects the land base which sustains it.
- 2) It shall be a policy of Council to continue to pursue the provision of modern urban uses, services and amenities for the benefit of its residents and in compatibility with its heritage and environmental components.
- 3) It shall be a policy of Council to enhance its employment and tax base by continuing to promote, expand and diversify its industrial and commercial components while ensuring that development minimizes impacts on the natural and built environment.
- 4) It shall be a policy of Council to strive to maintain a low tax rate in order to enhance its competitive advantage with respect to economic development.
- 5) It shall be a policy of Council to enhance the City's image as a pleasant community in which to live by improving, expanding and promoting its residential, commercial, recreational and community facilities as well as emphasizing its natural and heritage resources.
- 6) It shall be a policy of Council to recognize the benefits and to pursue a more compact development pattern which will facilitate economical servicing and result in a more efficient and equitable delivery of community services and facilities to serve its population.
- 7) It shall be a policy of Council to ensure all future development is respectful of the desires of residents to preserve and protect the natural environment.

3.0 POPULATION GROWTH

3.1 Goal

To retain and attract more population to the City and to encourage a more efficient distribution of population within the community.

3.2 Objectives

- 1) To retain and attract more people to the City with the objective of supporting, in turn, the retention and attraction of residential, commercial and industrial development as well as ensuring the viability of community facilities and services;
- 2) To recognize and provide for the changing demographics of the population base; and
- 3) To create a more concentrated distribution of population within the City in order to enhance the economical provision of municipal services and the convenient provision of recreational and other community services.

3.3 Policies

- 1) It shall be a policy of Council, through land use and development policies and proposals in other sections of this Plan, to:
 - a) recognize the importance of providing more business and educational opportunities as well as recreational and cultural amenities in order to retain and attract young families;
 - b) encourage more diversity in housing types to retain and attract young families and young working people as well as providing for the expanding market of retired and senior residents; and
 - c) continue to promote a sense of pride and community spirit in order to retain its young population.
- 2) It shall be a policy of Council, through other land use, housing and development policies, to encourage and facilitate a more concentrated distribution of population to enhance the viability for the provision of basic municipal services as well as the viability and convenience for recreational and other community facilities and programs.

4.0 ECONOMIC DEVELOPMENT

4.1 Goal

To attain greater community self-sufficiency and sustainability through future economic growth that will result in an increased tax base for the City and greater employment opportunities for its residents.

4.2 Objectives

- 1) To pursue a comprehensive economic development strategy for the City within the overall framework of the Miramichi Region Economic Development Plan.
- 2) To pursue efforts to strengthen resource-based business sectors while seeking opportunities to diversify the economy.
- 3) To encourage and promote greater industrial development through rationalization of, and improvements to, the City's industrial parks.

- 4) To support the commercial and tourism sectors in order to attract greater employment in, and visitation to, the community.
- 5) To pursue and support efforts to improve the local and regional transportation infrastructure including highway, rail, port and air facilities and services.
- 6) To pursue improvements to municipal services and utilities to further support economic development while also protecting the natural environment.
- 7) To provide for a high quality living environment with a full range of community facilities in order to retain and attract residents and businesses.

4.3 Policies

Policy:

- 1) It shall be a policy of Council to pursue a pro-active and aggressive approach to economic development through the various policies which follow.
- 2) It shall be a policy of Council to encourage and support the on-going implementation and updating of the Miramichi Region Community Economic Development Plan by:
 - a) continuing to work with and support the Miramichi Region Development Corporation (MRDC) and the various committees set up under the Economic Development Plan;
 - b) ensuring a greater focus on the role of the City within the region including the various policies and issues identified in this section; and
 - c) continuing to work cooperatively with Federal and Provincial government departments on projects and programs that are beneficial to the City and the greater Miramichi region.
- 3) It shall be a policy of Council to support efforts to strengthen and enhance the traditional resource-based industries by encouraging job creation through value-added opportunities and embracing the application and integration of new technology within the resource sectors.
- 4) It shall be a policy of Council to encourage and support the diversification of the economy by:
 - a) working with the Community College to identify and initiate programs that prepare graduates to assume positions in the new economy as well as addressing the skills required by local and regional industries so that graduates may be retained and employed within the region.
 - b) encouraging the retraining of workers employed in the traditional resource industries so they are better able to assume positions in other sectors.
 - c) working with the MRDC and other economic development groups or agencies to obtain funding to enable the pursuit of a more pro-active program of "seek and find" activities in order to market the region to potential employees and investors.
- 5) It shall be a policy of Council to recognize that the retention of existing residents and businesses and the attraction of new residents and businesses can be enhanced through the provision of a high quality living environment which includes, not only a good mix of pleasant, safe and affordable housing but also, quality shopping, recreational, educational, medical, cultural facilities and protective services as well as the natural environment. This recognition is reflected in supporting policies in other sections of this Plan.

- 6) It shall be a policy of Council to develop a rationalization strategy for its industrial parks that includes consideration of the respective roles of each park or area with respect to the intensity of development (heavy, light, business orientation). This will depend on consideration of such factors as access constraints, servicing constraints, compatibility with adjacent areas, implementation of the wellfield protection plan, the need for infrastructural and aesthetic improvements, as well as the potential roles of rail, air and port facilities. These aspects are addressed in greater detail in other policies of this Plan.
- 7) In recognition of the importance and contribution of the commercial sector to the City's economy, it shall be a policy of Council to provide for and support the growth and expansion of, new and existing businesses within the City.
- 8) In recognition of the growing trend, it shall be a policy of Council to support and encourage home-based businesses provided there are sufficient controls to ensure that such uses do not negatively impact on the residential neighbourhoods and rural areas in which they are located.
- 9) The two downtown areas have made excellent progress in recent years with respect to redevelopment, waterfront attractions and overall aesthetic and pedestrian improvements. In order to build on this momentum, it shall be a policy of Council to work with and support the Historic Water Street Business District Corporation, the Downtown Miramichi Business Network Inc. and the Greater Miramichi Chamber of Commerce in their efforts to further redevelop, expand and improve the downtown business districts.
- 10) It shall be a policy of Council to promote and encourage greater tourist visitation to the City through support of its tourist attractions, waterfront developments, trail systems, community events and festivals, recreational and cultural attractions as well as through protection of its natural resources and environment.
- 11) It shall be a policy of Council to encourage and support the development, expansion and improvement of its transportation systems including its local and regional highway network, its rail system, its airport and its ports. These policies are articulated further in the Transportation Section of this Plan.
- 12) It shall be a policy of Council to encourage and support on-going improvement to its municipal infrastructure including streets, water systems, wastewater systems and storm drainage services in order to facilitate and attract further economic development. These policies are articulated further in the Municipal Services section of this Plan.
- 13) It shall be a policy of Council to strive to maintain its low tax rate in order to enhance its competitive position with respect to economic development.

5.0 LAND USE

5.1 Goal

To promote a land use development pattern which will ensure orderly, efficient and economical growth in a compatible and equitable manner.

5.2 Objectives

- 1) To ensure appropriate provision of sufficient land to accommodate future demand for various uses in a manner which provides convenient and efficient movement between places of residence, work and play and assures compatibility between uses and minimization of land use conflicts;
- 2) To ensure efficient and economical development by encouraging more compact forms of development through the provision of a mixture of development densities and the use of municipal services as a tool to steer development;

- 3) To ensure the equitable provision of community facilities and services to as many areas and residents of the City as is economically feasible; and
- 4) To maintain a balance within the City between the traditional rural character and lifestyle still retained in some areas, with the urban amenities that are being increasingly demanded by residents and businesses.

5.3 Policies

5.3.1 Land Use Designations

Policy:

- 1) It shall be a policy of Council to manage the land use resources of the City in accordance with the Generalized Future Land Use Plan (contained in envelope at end of Plan). The designations include:
 - a) Residential;
 - b) Commercial;
 - c) Industrial;
 - d) Institutional;
 - e) Park/Recreation;
 - f) Open Space; and
 - g) Rural.

The specific policies applicable to each of these land use designations will be described in the appropriate sections which follow.

- 2) It shall be a policy of Council to require amendments to the Municipal Plan where a major change in land use is proposed.
- 3) It shall be a policy of Council to permit public utilities in all land use designations subject to relevant provisions of the Zoning By-law. This includes works such as water, wastewater, storm drainage and natural gas lines, treatment facilities, lift stations, pumping stations, roadways, power, telephone and cable lines.
- 4) It shall be a policy of Council to provide for more specific delineation of land use designations on the Zoning By-law.
- 5) As part of this Municipal Plan update, the existing land use map, the municipal plan map and the zoning map have all been developed in a digital format making it very easy to update as changes in land use or zoning occur. Therefore, it shall be a policy of Council to ensure its existing land use, municipal plan and zoning maps are updated as building permits are issued, land uses are developed or properties are rezoned.

5.3.2 Non-Conforming Uses

Policy:

- 1) In conformance with Section 40 of the Community Planning Act, it shall be a policy of Council that any land use already existing at the time this Plan is approved that does not conform to the land use designations shown on the Municipal Plan and which subsequently becomes non-conforming in the Zoning By-law, will be

permitted to continue. However, if a building or structure containing such a use is damaged to the extent of at least half of the whole building or structure (exclusive of foundation) or if it is discontinued for a consecutive period of 10 months, then the proposed use will be evaluated as per Section 40 of the Community Planning Act.

- 2) It shall be a policy of Council to encourage the relocation of non-conforming uses to appropriately designated and planned sites.

5.3.3 Reservation of Lands for Public Use

Policy:

- 1) It shall be a policy of Council that, wherever the reservation of private land for public use is mentioned in this Plan, it shall be with the understanding that it will be the intention of Council to acquire the use of such land through outright purchase, through public dedication or through negotiation and agreements with the owners of such lands. In the interim, such designated land shall be zoned in a category which ensures protection of the affected land for its long term intended use (as recommended in this Plan).

5.3.4 Provision of Municipal Services

Policies:

- 1) To facilitate good land use planning principles as outlined in the objectives above, it shall be a policy of Council to initiate the municipal servicing policies, as outlined in Section 13, as soon as possible and as finances permit.
- 2) In order to take advantage of past investment in municipal infrastructure and to provide for the efficient, convenient and economical development of land uses, community facilities and services, it shall be a policy of Council to encourage development in a phased or staged manner as outlined below:

- a) Stage I

Stage I includes those areas that can be serviced by connecting to existing municipal water and wastewater systems with no extension of the existing trunk systems. Two exceptions are the former Chatham Parish area along Route 117, where services are already planned and designed, and a short section of Route 11 just east of the Centennial Bridge, for which there is also preliminary design and cost estimates.

The Stage I boundary is defined generally as that area that can be serviced by gravity flow of wastewater services (no major pumping stations) and can be serviced from the existing water pressure system i.e., with minimal investment in new reservoirs or wells in order to provide adequate supply and pressure.

Services will be extended beyond the Stage I boundary under the following circumstances:

- i) development within Stage I is substantially complete; or

- ii) the developer is willing to pay the total cost associated with the extension of trunk services; or
- iii) the extension is warranted by special circumstances such as the existence of a health problem (related to unserved development).

This option permits Council to invest in improvements to its aging infrastructure to better serve the majority of its residents. It will also encourage future development in serviced areas and thus add more users to help pay for the on-going operational and maintenance costs of the existing system.

If unserved development (individual wells and septic disposal systems) are approved in the Stage I area, then the applicant should be advised to place the main structure on a front quarter of the lot to facilitate economical lot servicing when services are extended (as described for Stage II areas below).

b) Stage II

Stage II areas lie beyond Stage I and refers to areas where municipal services may one day be extended once Stage I is substantially developed. In Stage II areas, development, if permitted by other provisions of the Municipal Plan and Zoning By-law, would be permitted on unserved lots (individual wells and septic tanks) subject to approval by the Provincial Departments of Environment and Local Government and Health and Wellness. In addition, the developer or owner would be advised by the Planning Commission to place the main structure on a front quarter of the lot to allow the owner the option of subdividing the lot, if and/or when municipal services are extended, in order to reduce the owner's share of the development costs. This is illustrated on **Figure 13.1** in Section 13 on Municipal Services. The owner would be informed that the City has no intent of extending municipal services to the area in the near future and that any problems incurred with malfunctioning wells or individual sewage treatment systems are to be rectified at the expense of the owner. The same would apply to any applications for subdivisions proposed to be serviced by privately owned commercial sewage treatment systems. In such cases the sewage collection systems would have to be constructed to the same standards as required for fully serviced subdivisions within Stage I areas.

c) Stage III

Stage III includes those areas where public roads do not currently exist and it is unlikely by reason of physical constraints (topographic divide, excessive slopes, wet areas of swamp, bog or organic soils) or prohibitive costs that services are to be extended for many, many years, if ever. In Stage III areas, no development is to be permitted until public roads are extended from Stage II areas.

- 3) With respect to storm drainage services, it shall be a policy of Council to work with its engineering department and developers to develop a storm water management policy including development of areas which should be provided with piped storm sewer systems in accordance with policies in Section 13.

5.3.5 Efficient, Compatible Development

Policy:

- 1) It shall be a policy of Council to seek to ensure that general growth and development is cost effective, compatible and environmentally sound by:
 - a) concentrating new growth in areas that are adequately serviced and properly planned;
 - b) encouraging development in areas which would be contiguous to, or infilling between, existing built-up areas;
 - c) encouraging higher density and more compact forms of development in the areas identified for more concentrated development and that can be supported by the existing servicing systems;
 - d) requiring commercial, industrial and institutional uses to be physically separated from residential areas by means of adequate separation distances or by incorporating buffer areas as outlined in the Zoning By-law for the particular zone;
 - e) discouraging development in physically unsuitable or environmentally sensitive areas such as sites which are marshy, subject to flooding, excessively steep or otherwise unsuitable by virtue of their soil or topographic conditions; and
 - f) ensuring unserviced development meets all conditions and approvals required by the Provincial Departments of the Environment and Local Government and Health and Wellness as well as meeting other policies of this Plan with respect to provision of water and sewage disposal services.

5.3.6 Natural Land Capability

Policy:

- 1) It shall be a policy of Council to ensure that all future applications for development in the City take into consideration the natural capability of the land to support various uses. This does not mean that development cannot occur on certain lands, since the owner or developer may be willing to invest in measures to overcome constraints such as organic soils, rock, high water table, etc. However, wherever there is to be an investment of public funds in a project, it shall be a policy of Council to ensure that it is investing in an area that has development potential for the intended use. It would not be wise for instance, to install trunk services through areas that had low development potential or that were prohibitively expensive to develop because of the existence of these development constraints.

5.3.7 Protection of Resource Lands

Policy:

- 1) The Generalized Future Land Use Plan designates a large portion of the City as "Rural". This area essentially lies outside that portion of the City where it is intended to provide municipal services for urban-related uses in the near future. In this area it shall be the policy of Council to permit resource related uses such as agriculture, forestry and aggregate extraction in keeping with the more detailed policies pertaining to these activities outlined in Section 11 on rural policies. It is the intent of this policy to recognize the importance of, and need to protect, resource lands from encroachment by urban uses while at the same time retaining the flexibility for land owners to develop limited residential and business activities. It is also another measure to help preserve the rural character and activities identified in the vision statement.

5.3.8 Protection of Environmentally Sensitive Areas

Policy:

- 1) By managing the land use resources of the City in the manner designated on the Generalized Future Land Use Plan (Schedule A) and the Development Constraints Map (Schedule B), Council is endorsing the policy of the protection of the natural environment, in general, and environmentally sensitive sites and areas, in particular. These protective policies will be outlined in more detail in the appropriate sections of this document which follow.

5.3.9 Integration of Regional Services

Policy:

- 1) The City of Miramichi provides for resource development, manufacturing, commerce, services, transportation, land uses, police protection, fire fighting services, recreation, social health services, educational and other activities within the City itself and operates as part of a larger network comprising the Miramichi Region. In recognition of this relationship, it shall be a policy of Council to liaise with the Provincial Government and the Federal Government and their agencies, the First Nations and surrounding Local Service Districts in order to devise effective land use and development patterns and to help coordinate the delivery and support of common facilities including major highways, the airport, railways, ports and wharfs as well as other regional services.

6.0 RESIDENTIAL

6.1 Goal

To provide an adequate supply of building lots to accommodate a mix of housing of good quality to meet the needs of the present and future population.

6.2 Policies

It shall be a policy of Council:

- 1) To encourage infilling and consolidation and growth of subdivisions in areas where investment in infrastructure and community facilities has already been made;
- 2) To encourage a mixture of housing types and prices within the municipality;
- 3) To provide acceptable locations for higher density forms of accommodation;
- 4) To encourage an adequate supply of affordable housing for lower and middle income residents;
- 5) To provide for the location of mini-homes in appropriate locations;
- 6) To provide a good quality residential environment through good site and subdivision design and through provision of a high standard of municipal services;
- 7) To encourage the retention of heritage homes of architectural or historic significance; and
- 8) To encourage the maintenance and appearance of properties.

6.3 Proposals

6.3.1 Residential Designation

Preamble:

The intent of the "Residential" designation on the Generalized Future Land Use Plan is to recognize residential use as the predominant use and to accommodate a mixture of housing types and densities as well as uses that are complimentary to and serve the basic residential neighbourhood. Some of these uses could be permitted as-of-right, some would be secondary to the main residential use while others should be the subject of

conditions. The specific zones, breakdown of uses as permitted, accessory or conditional and the specific requirements pertaining to each shall be detailed in the Zoning By-law.

Proposals:

- 1) In the area designated "Residential" on the Generalized Future Land Use Plan, it is a proposal of Council to permit the following range of uses subject to the relevant provisions of this Plan and the Zoning By-law.
 - a) Low density residential uses consisting of single and two unit dwellings with a maximum density of 20 units per hectare.
 - b) Medium density residential uses such as three and four unit dwellings, row houses and walk-up apartment buildings (not exceeding 3.5 storeys) with a maximum density of 30 units per hectare and subject to the requirements of Proposal 6.3.2.
 - c) High density residential uses such as large apartment buildings or other concentrations of dwelling units where the density exceeds 30 units per hectare and subject to proposal 6.3.2.
 - d) Mini homes subject to Proposal 6.3.3
 - e) Home occupations subject to Proposal 6.3.4
 - f) Daycare facilities subject to Proposal 6.3.5
 - g) Garden suites subject to Proposal 6.3.6
 - h) Bed and breakfast facilities subject to Proposal 6.3.7
 - i) Residential care facilities subject to Proposal 6.3.7
 - j) Tourist home or inn subject to Proposal 6.3.7
 - k) Neighbourhood commercial and institutional uses subject to Proposal 6.3.8
 - l) Parks or Playgrounds

6.3.2 Medium and High Density Residential Uses

Proposal:

- 1) In an effort to provide a variety in housing mix and price to better meet the needs of seniors, empty nesters, young couples and young working people, it is a proposal of Council to encourage and support developers in providing alternatives to traditional single family development including various types of medium and high density dwellings.
- 2) In the areas designated "Residential" on the Generalized Future Land Use Plan, that are not in a zone that permits medium or high density uses, it is a proposal of Council that any new higher density uses (3 or more units), whether new units or conversion of existing single or two unit dwellings, would only be permitted as an amendment to the Zoning By-law and subject to consideration of the following guidelines:
 - a) that the development be located on, or in close proximity to, a designated arterial or collector street, so that higher traffic generated will not pass through lower density residential streets;
 - b) that the lot size, yard requirements, building height, number of units, landscaping provisions and parking requirements be subject to the conditions as outlined in the zoning by-law;

- c) that the development be in locations where all necessary water and sewer services, parks and recreation services, schools and other community facilities and protective services can readily and adequately be provided;
- d) that the development incorporate site design features that adequately address such matters as safe access, buffering and landscaping, site grading, storm water management and the aesthetic impact of the development;
- e) that the amendment application include the submission of a site plan and building perspective or elevation views;
- f) that within a high density apartment building, neighbourhood commercial uses may be permitted providing that such uses are located on the ground floor or basement of the building; and
- g) that high density residential development may be permitted in areas adjacent to the central commercial area or as part of the central commercial area and either separate from or combined with commercial activities. A satisfactory residential environment and adequate facilities within the building should be provided for the residents of the building. Assurance should be obtained that a conflict will not exist between the functioning of high density residential development and commercial establishments.
- h) the waterfront areas are particularly suitable for redevelopment for medium and high density residential uses.

6.3.3 Mini-Home Development

Proposal:

- 1) It is a proposal of Council that mini-homes shall be permitted as follows:
 - a) in areas designated "Residential" on the Generalized Future Land Use Plan and not already in a mini-home zone, mini-homes shall be permitted, only as an amendment to the Zoning By-law and only in mini-home parks or mini-home subdivisions in accordance with the Mini-Home and Mobile Home Parks By-law.
 - b) in areas designated "Rural" on the Generalized Future Land Use Plan mini-homes will be permitted:
 - i) in mini-home parks or mini-home subdivisions in accordance with the Mini-Home and Mobile Home Parks By-law; and
 - ii) on individual lots.
- 2) It is a proposal of Council that no mobile homes shall be permitted except in the existing mobile/mini home parks.

6.3.4 Home Occupations

Proposal:

- 1) In recognition of the growing private business sector and the advances in technology that are allowing more people to work at home, it is a proposal of Council that home occupations will be permitted within the area designated "Residential" on the Generalized Future Land Use Plan subject to the conditions as outlined in the zoning by-law. The intent is to permit a person to operate a

business, as a secondary use, while respecting the rights of neighbours to a pleasant residential environment.

6.3.5 Daycare Facilities

Proposal:

- 1) In the area designated "Residential" on the Generalized Future Land Use Plan, it is a proposal of Council that Neighbourhood Daycare Centres will be permitted as accessory uses in low density residential zones and subject to relevant provisions of the Zoning By-laws.
- 2) It is a proposal of Council to permit Commercial Daycare Facilities in areas designated as "Residential" only as a conditional use in the medium and high density residential zones and subject to relevant provisions of the Zoning By-law and subject to such terms and conditions as may be prescribed by the Planning District Commission. In setting terms and conditions, the Commission shall ensure the following are considered.
 - a) provision of safe access;
 - b) provision of adequate on-site parking;
 - c) provision of landscaped buffers where compatibility with adjacent residential uses is a concern; and
 - d) that any applicable licenses or approvals have been obtained from the Province under the Family Services Act.

6.3.6 Garden Suites

Proposal:

- 1) It is a proposal of Council to permit garden suites within areas designated as "Residential" and "Rural" on the Generalized Future Land use Plan as a conditional use on any lot containing a single unit dwelling provided it meets all the provisions required by the Zoning By-law and any other conditions as may be required by the Planning District Commission. The use is intended to serve to accommodate family members of the owner or occupant and to be temporary until such time as it is no longer required by the tenant. It cannot be converted to an apartment or second unit unless it is properly zoned and meets all the zone provisions.

6.3.7 Bed and Breakfast/Tourist Homes/Inns/Residential Care Facility

Proposal:

- 1) It is a proposal of Council that bed and breakfasts, tourist homes, inns and residential care facilities will be permitted in areas designated "Residential" and "Rural" on the Generalized Future Land Use Plan, only as accessory or conditional uses subject to relevant provisions of the Zoning By-law and such additional terms and conditions as may be prescribed by the Planning District Commission. In setting terms and conditions, the Commission shall consider such provisions as:
 - a) adequate provision of safe access and on-site parking;
 - b) provision of acceptable signage and landscaped buffers and open space where compatibility with adjacent residential use is a concern; and
 - c) that adequate water, sanitary sewer and drainage facilities are available to accommodate the development.

6.3.8 Neighbourhood Commercial Uses

Proposal:

- 1) It is a proposal of Council that commercial uses which serve local neighbourhood needs only, will be permitted within areas designated "Residential" and "Rural" on the Generalized Future Land Use Plan only as accessory uses as outlined in Proposal 6.3.2 (2)(f) or as stand alone uses subject to an amendment to the Zoning By-law.

6.3.9 Land for Public Purposes

Proposal:

- 1) It is a proposal of Council, through the City's Subdivision By-law, that the developers of all residential subdivisions will dedicate to the municipality ten percent of the land subdivided (exclusive of streets) for public use. The land dedicated shall be in a location acceptable to Council. In lieu of land, Council may decide that eight percent of the market value of the land (at the time of application) is to be provided and the money thus obtained shall be reserved for the acquisition or development of other lands for public purposes.

6.3.10 Public Utilities

Proposal:

- 1) It is a proposal of Council that public utilities will be permitted in all areas designated as "Residential" on the Generalized Future Land Use Plan. This would include such works as water, wastewater, storm drainage and natural gas lines, treatment facilities, lift stations, pumping stations, roadways, power, telephone and cable lines.

6.3.11 Subdivision Design Standards

Proposal:

- 1) It is a proposal of Council that any application received for subdivision shall be reviewed to ensure that, it not only meets the requirements of the City's subdivision by-law and Developer's Guidelines but that, good principles of subdivision layout and design are incorporated including:
 - a) the provision of a network of collector and local streets so that adjacent subdivisions can be integrated over time;
 - b) the provision of pedestrian walkways between streets so that safe movement can be encouraged along an integrated network of sidewalks and pathways between subdivisions and especially to community facilities such as schools, parks and playgrounds. This will also reduce trespassing across private properties to gain access to adjacent streets and community facilities.;
 - c) the provision that lot sizes meet the minimum standards as required by the Zoning By-law based on the particular zone and the extent of water and sewer servicing available; and
 - d) the provision that, when a mix of housing densities is incorporated within the subdivision, ensuring that there is a reasonable transition between different densities within the subdivision as well as between the subdivision and existing adjacent uses.
- 2) When applications are received for new subdivisions, it is a proposal of Council to give priority and encouragement to connecting to adjacent development, especially where the adjacent development contains cul-de-sacs exceeding the subdivision by-law requirement.

6.3.12 Maintenance and Appearance

Proposal:

- 1) It is a proposal of Council to encourage the maintenance of a high standard of housing. The physical deterioration of property, the over-crowding of dwellings and the accumulation of rubbish, lumber, derelict automobiles and other unsightly objects in the yards shall be discouraged. Where any individual property is found to be in substandard condition, the Municipality shall endeavour to persuade the owner to upgrade the property. If negotiations fail then Council may pursue the issue in accordance with Section 190 of the Municipalities Act relating to dangerous and unsightly premises.

6.3.13 Affordable Housing

Proposal:

- 1) It is a proposal of Council that it shall encourage and support the provision of affordable housing alternatives and a mix of densities in all areas of the City. For housing to be affordable, it is recommended that shelter costs should not exceed 30 percent of the gross annual income of a household. Council can support affordable housing by encouraging the efforts of NB Housing, Retirement Miramichi Inc., non-profit housing groups and development of mini-home parks and subdivisions.

6.3.14 Preservation of Heritage Homes

Proposal:

- 1) It is a proposal of Council to encourage and support the retention and preservation of heritage homes in all areas of the City. In areas where there are pressures for redevelopment of older homes or for conversion to higher density or commercial uses, Council shall ensure that any redevelopment occur in such a manner as to be sympathetic to the architectural details and character of the structure and the existing neighbourhood. In some areas where there is a concentration of heritage homes, Council may want to consider the development of a Heritage Properties Protection Strategy or possibly a Heritage Preservation By-law.

6.3.15 Development Information/Assistance

Proposal:

- 1) It is a proposal of Council that periodic public information meetings be held with representatives of the development community (developers, realtors, builders) to furnish information on by-law requirements, to determine any concerns or constraints facing development and to foster a more cooperative and encouraging atmosphere for development.

7.0 COMMERCIAL

7.1 Goal

- 1) To provide an environment that is supportive of commercial development and expansion and to provide land in acceptable locations to meet the commercial needs of the residents of the City.

7.2 Policies

It shall be a policy of Council:

- 1) To facilitate commercial development in order to provide employment, shopping and service opportunities for residents of Miramichi.
- 2) To encourage the intensification and enhancement of the existing central commercial areas;
- 3) To provide for compatible neighbourhood commercial development in other areas of the City to adequately serve the needs of neighbourhood residents;
- 4) To provide safe and suitable areas for highway commercial development catering to highway and tourist-related needs of residents and visitors; and
- 5) To provide the opportunity for residents to pursue home occupations or home businesses that are compatible with the residential environment.

7.3 Proposals

7.3.1 Commercial Designation and Hierarchy

Proposal:

- 1) Within the area designated "Commercial" on the Generalized Future Land Use Plan, it is a proposal of Council to permit uses of a central commercial, highway commercial, neighbourhood commercial nature or other general or specialized commercial uses in accordance with other policies and proposals of this Plan and in locations as designated on the zoning map.
- 2) It is a proposal of Council to recognize all legally zoned commercial uses existing at the time of adoption of this Plan on the Generalized Future Land Use Plan and as permitted uses on the zoning map.

7.3.2 Central Commercial

Preamble:

The central commercial area often represents the heart of any community. It is the area where a variety of community-serving functions are located and it also presents the image that outsiders have when they think of the community as well as being one of the major community elements with which local residents identify. It can be a major source of community spirit and pride.

Because the City of Miramichi is a product of amalgamation, it has two central business areas, the two historic and traditional downtown areas of the former Towns of Chatham and Newcastle.

The actual area defined on the current zoning map as Central Commercial includes the traditional central business districts in the former Towns of Chatham and Newcastle. Both Central Commercial areas are surrounded by the General Commercial zone. This amounts to a one or two block radius in former Chatham and covers a much more extensive area in former Newcastle, running from the Ritchie Wharf development on the north to the Miramichi Mall on the south and lying between the river and the King George Highway.

The Historic Water Street Business Development Corporation, representing the former Chatham downtown area, and the Downtown Miramichi Business Network Inc., representing the former Newcastle downtown area, have members that are drawn from the greater downtown areas and not just the Central Commercial Zone. Likewise, several of the issues of concern to both business groups involve areas lying beyond the Central Commercial Zones in the General Commercial Zone. The main difference between the Central Commercial and the General Commercial Zones is that the Central Commercial Zone permits one hundred percent lot coverage and exempts businesses from the onsite parking requirements. The zones are very similar with respect to permitted uses except that the Central Commercial Zone excludes gas bars and automotive repair shops.

For clarification purposes, it should be noted that the proposals which follow are intended to apply in the general downtown areas of both former Chatham and former Newcastle which, in the Zoning By-law and map includes the Central Commercial and the General Commercial zones. The details with respect to each zone are articulated in the Zoning By-law itself.

Proposals:

- 1) It is a proposal of Council that the Central Commercial Zone will include two distinct areas (1) Eastern Commercial Area (former Chatham downtown), and (2) Western Commercial Area (former Newcastle downtown);
- 2) It is a proposal of Council that, in the Central Commercial Zone, the uses permitted are those commercial uses which serve the whole of the municipality's and the region's market area. They will include establishments engaged in the buying and selling of goods and services, hotels, places of entertainment, existing establishments, offices and studios, service shops and major institutional and cultural facilities, and high density residential, provided the ground floor area occupies commercial uses.
- 3) It is a proposal of Council that maximum effort shall be made to encourage comprehensive commercial development within the Central Commercial areas to provide the major retail and service focus for the City and the regional market area.

7.3.2.1 Eastern Commercial Area (Former Chatham Downtown)

Proposal:

- 1) In the Eastern Commercial Area, it is a proposal of Council to encourage and support efforts by business groups, developers and business owners towards the implementation of:
 - a) projects outlined in the Historic Water Street Business District Five Year Strategic Plan. Specifically, the following items should be undertaken:
 - i) the on-going development, redevelopment and promotion of the Historic Water Street Business District (HWSBD) as a "Historic District" recently designated under the Provincial "Historic Sites Protection Act".
 - ii) more emphasis on improving the visual appearance through coordinated or themed improvements to building facades, additional landscaping, signage, street furniture and more public education to encourage people to control garbage and litter;
 - iii) continue to enhance and expand the waterfront including the marina, trails, landscaping and pedestrian connections;
 - iv) continue building facade, structural and signage improvements as well as development of facade and signage guidelines;

- v) create sense of downtown entrance/gateway with signage/landscaping;
 - vi) encourage sensitive infill development;
 - vii) property acquisition for redevelopment;
 - viii) redevelop underutilized buildings;
 - ix) establish more cultural buildings (arts and crafts gallery, museum(s), theatres) as well as capitalizing on historic buildings and heritage connection to the waterfront/downtown;
 - x) continue to integrate more residential uses especially upper storey conversion to apartments;
 - xi) a phased plan of street resurfacing and sidewalk improvements for the whole business district;
 - xii) more internal block parking lot improvements (ie. The Duke - Water parking corridor);
 - xiii) continuation of semi-pedestrian mall concept, such as the Old Post Office semi-pedestrian mall;
 - xiv) more pedestrian linkages to waterfront and parking lots; and
 - xv) the development of better directional signage from Route 8, Route 11 and Route 117 to the downtown/waterfront area;
- b) the various improvements to the downtown/waterfront area as identified in the "Miramichi Riverfront Strategic Plan" including the following.
- i) the preservation of the historical architecture and the transformation of the Old Post Office into a Gateway Centre for the Miramichi Eco-museum concept.
 - ii) the ongoing development and enhancement of Station Wharf Marina and Waterford Green through extension of the existing trail system westward towards Centennial Bridge, landscaping improvements to lawns, flower beds, boardwalks, sculpture and interpretative signage, improvements to the rear facades of buildings along Water Street to improve the aesthetic appearance from the river and the waterfront.

7.3.2.2 Western Commercial Area (Former Newcastle Downtown)

Proposal:

- 1) In the Western Commercial Area, it is a proposal of Council to encourage and support efforts by business groups, developers and business owners towards the implementation of the following measures:
 - a) the updating of the "Vision 2000" study into a new overall development strategy for the downtown in order to re-evaluate, prioritize and implement outstanding projects or measures, including consideration of the following:
 - i) implementing a Civic Pride Program to install more civic pride in the community, in general, and more solicitation and promotion of ideas from the youth of the community;

- ii) joint promotion and advertising campaigns among the various commercial areas on a more regular basis in order to attract more of the regional market;
 - iii) implementing a program of self-guided walking tours to the downtown and waterfront areas;
 - iv) consideration of a Preservation Review Board to designate significant historic buildings in the downtown area; and
 - v) endeavouring to attract more tourists through such measures as: further development of the Beaverbrook Theme; attracting more meetings and conventions; promoting more winter tourism; improving the appearance of the port; and, improving directional signage to the downtown area.
- b) the various improvements to the downtown/waterfront area as identified in the "Miramichi Riverfront Strategic Plan", including the following:
- i) the expansion of Ritchie Wharf as a gateway centre to the Eco-museum including a shipbuilding interpretation centre; an interpretive site for Beaubears Island shipyards; connecting trails to French Fort Cove to the east, Strawberry Marsh to the west and improved connections to the Town Square. This would include provision of banner poles, painted crosswalks and signage.
 - ii) to offset the impacts of the new bridge and the municipal sewage lagoon, the Strawberry Marsh area is undergoing a wetland replacement project. The Riverfront Plan proposes further initiatives such as interpretive signage and observation decks, bird blinds, enhanced landscaping (including around the lagoon), parking lots and trail connections to the Wharf Inn, Ritchie Wharf and the downtown in general.
- c) Other improvements identified by the Downtown Miramichi Business Network Inc. (DMBN). These should also be included in the development strategy referred to in a) above. They include:
- i) the development of guidelines to identify and retain the best examples of existing heritage buildings and to require or encourage new buildings that are sensitive to, and compatible with, the heritage theme.

One means to achieve this would be to designate portions of Pleasant Street and the King George Highway, where there is a concentration of large Victorian homes, as a "Heritage Commercial Zone" where the homes would be permitted to be used for commercial use internally provided the exterior residential appearance is maintained. This could be done through controls on signage (appropriate in size, appearance, material, location) and parking (at the rear of buildings).
 - ii) there is also a desire to maintain and expand the residential component in the downtown area, since it represents a market for business, provides greater security on a 24 hour a day basis and helps to maintain the downtown as a "people place". The DMBN would like to see the upper floors of downtown businesses used for residential apartments. Although this is permitted under the Zoning By-law, the concept needs greater encouragement and promotion.
 - iii) there is a need to coordinate and integrate the future development of the Newcastle Port with the whole downtown area. The status

and future use of the Port is currently under review. When the plans for the Port are complete, consideration should be given to the integration of port activities including its impacts on traffic routes, adjacent land uses, aesthetics, trail systems and waterfront development in general. The possible extension of Mitchell Street from Jane Street west to the exit ramp from the new bridge to Hennessey Street for instance would be influenced by the decisions with respect to port development.

- iv) there has been a need identified for more conveniently located parking in the area west of the Town Square.
- v) there has been a need identified for improvement to downtown streets (paving), sidewalks and provision of crosswalks. This will be influenced by decisions with respect to whether the Morrissey Bridge, which is one of the main entrances to the downtown area from the south side of the river, will be retained.

7.3.3 Highway Commercial

Preamble:

Highway Commercial uses shall primarily provide for the automotive oriented commercial activity such as, but not limited to, restaurants, auto sales and services establishments, hotels/motels, fast food and other drive-in uses, retail sales of building products and contractor supplies, farm equipment, public garages, rental establishments, banks, food stores, furniture outlets, etc.

Proposal:

- 1) It is a proposal of Council to permit highway commercial uses, as defined in the zoning by-law, in those areas designated as "Commercial" on the Generalized Future Land Use Plan. These uses are currently concentrated mainly along the King George Highway in the Newcastle and Douglastown areas, along Route 11 near its intersection with King Street and with Route 117 and at scattered locations such as Water Street in the Chatham Head area.
- 2) Because of concerns with the proliferation of highway commercial uses in ribbon fashion along highways which can result in land use and traffic safety conflicts, it is a proposal of Council that additional highway commercial uses be limited to those areas designated on the Generalized Future Land Use Plan including:
 - a) along the west side of Route 11 in the Sky Park Business Park;
 - b) along Dollard Street near the intersection of the Route 117 By-pass with Route 126;
 - c) Two other locations along the proposed Northside By-pass are considered appropriate but they are not designated on the Generalized Future Land Use Plan at this time. When the actual interchanges are constructed, it is recommended that consideration be given by Council to amending the Generalized Future Land Use Plan and the Zoning Map to permit highway commercial development. These areas are:
 - i) the intersection of the proposed Newcastle or Northside By-Pass with Route 8 in the vicinity of McHardy Road;
 - ii) near the proposed connection road between the proposed Newcastle By-pass and Route 430;
- 3) It is a proposal of Council that any applications for highway commercial development outside the designated areas be permitted only by amendment to the

Municipal Plan and Zoning By-law and subject to consideration of the following conditions:

- a) That the site has adequate access to arterial or collector streets;
- b) That the site is of sufficient size to meet all parking, loading, setback, lot coverage, landscaping and other requirements set out in the zoning by-law;
- c) That consideration be given to protection of adjacent residential development by:
 - i) requiring an acceptable buffer strip of trees, shrubs or hedges; and
 - ii) specifying the size, type and location of signing and lighting to be used; and
- d) Any other criteria deemed appropriate by the Planning District Commission.

7.3.4 Neighbourhood Commercial

Proposal:

- 1) It is a proposal of Council that commercial uses permitted within predominantly residential areas or neighbourhoods should be limited to those uses which principally serve the daily convenience needs of the neighbourhood. These include but are not limited to convenience stores; personal service establishments such as barbers and hairdressers; small service repair shops; video shops; drycleaning depots; bank services and similar uses. Uses which draw their customers from other areas of the City outside the neighbourhood should not be located within neighbourhoods but rather in more appropriate zones and locations on arterial or collector streets where they can provide more convenient and safer access for a wider market.
- 2) It is a proposal of Council that any new applications for neighbourhood commercial uses will only be permitted as an amendment to the Municipal Plan and/or Zoning By-law and subject to consideration of the following conditions:
 - a) That the floor area not exceed the maximums established under the Zoning By-law.
 - b) That the site is located on, or has convenient access to, a collector street.
 - c) That the site is of sufficient size to meet all parking, loading, setback, lot coverage, landscaping and other requirements set out in the Zoning By-law;
 - d) That consideration be given to protection of adjacent residential development by:
 - i) requiring an acceptable buffer strip of trees, shrubs or hedges; and
 - ii) specifying the size, type and location of signage and lighting to be used; and
 - e) Any other criteria deemed appropriate by the Planning District Commission.

7.3.5 Shopping Centres

Proposals:

- 1) It is a proposal of Council that existing shopping centres be recognized and zoned accordingly on the zoning map. This includes the Northumberland Square Mall, Bridgeview Plaza, Miramichi Mall and Chatham Shopping Centre.

- 2) It is a proposal of Council that development to the immediate north of the existing Northumberland Square and Bridgeview Plaza Malls shall be encouraged for commercial development as part of a comprehensive plan and subject to Council's approval of any site plan including input from the Planning Commission, either as an independent application for either property or as a joint venture.
- 3) It is a proposal of Council that any future shopping centre applications be permitted only as an amendment to the Municipal Plan and/or Zoning By-law and subject to consideration of the following criteria.
 - a) that the site is located on or has convenient access to an arterial or collector street;
 - b) that the development is compatible with adjacent land uses;
 - c) that the impact on adjacent residential areas is minimized through use of appropriate setbacks, landscaping, signage, lighting, screening of loading area and garbage handling facilities;
 - d) that adequate provision is made for onsite parking, water, sanitary sewer and storm drainage systems; and
 - e) that any environmental impacts of the development are minimized.

7.3.6 General Commercial

Proposal:

- 1) It is a proposal of Council to provide a general commercial designation in the Zoning By-law to recognize uses of a general commercial nature which are not located within the central business areas or in highway commercial areas and are not considered neighbourhood in nature. These uses are found predominantly surrounding the Central Commercial zones and contain uses very similar to those in the Central Commercial zone. However, the general commercial zones do not permit one hundred percent lot coverage and do not exempt businesses from having to provide on-site parking which are two provisions not required in the Central Commercial zones.

7.3.7 Specialized Commercial Uses

Proposal:

- 1) It is a proposal of Council to provide specific zones for the accommodation of specialized commercial uses. This would include a zone for adult entertainment facilities as well as a zone for commercial uses of a recreational/tourist nature. The Zoning By-law may contain provisions for approval of these specialized uses.

7.3.8 Home Occupations

Proposal:

- 1) The economic situation in recent years, characterized by the rationalization and downsizing of public and private sector organizations and businesses and the increasing use of personal computers, have both required and enabled more people to consider working at home. In recognition of these trends, residential proposal 6.3.4 permitted home occupations subject to conditions outlined in the Zoning By-law. Further to that proposal, since there is a fine line between some home occupations and a full fledged business, it is a proposal of Council to periodically monitor home occupations and to follow up on any complaints to ensure that the integrity of the residential environment is being protected.

7.3.9 Home Business

Proposal:

- 1) Traditionally home businesses have been common on large lots in rural areas. In recognition of this existing situation and current economic realities, it is a proposal of Council that home businesses will be permitted as secondary uses in areas designated as "Rural" on the Generalized Future Land Use Plan and subject to provisions of the Zoning By-law.

7.3.10 Commercial/Tourism Promotion

Proposal:

- 1) It is a proposal of Council to encourage and support the efforts of individual businesses and business groups in the promotion and marketing of its commercial and tourist facilities. This would include activities such as:
 - a) working through its Community Development and Tourism Department to support the various community and regional events and festivals that bring visitors and tourists into the City;
 - b) working through the Chamber of Commerce, Downtown Miramichi Business Network, Historic Water Street Business Development Corporation Inc. and other business groups to facilitate common promotion and advertising campaigns and enhancement of bilingual capabilities in order to expand and serve its regional trade area market.

8.0 INDUSTRIAL

8.1 Goal

To provide suitable industrial land to attract new businesses in locations and in a manner which ensures minimal impact on residential areas and the environment.

8.2 Policies

It shall be a policy of Council:

- 1) To provide sites for a variety of industrial uses including light, heavy and mixed use, such as business parks;
- 2) To ensure industrial areas are provided with safe and convenient access to various modes of transportation;
- 3) To ensure industrial areas have sufficient services to provide adequate water for fire protection and adequate wastewater and drainage services to meet the needs of industries and the protection of the environment; and
- 4) To work cooperatively with provincial and regional agencies towards mutually beneficial development and expansion of the industrial base of the City.

8.3 Proposals

8.3.1 Industrial Designation

Proposal:

- 1) It is a proposal of Council to direct future industrial development to the areas designated "Industrial" on the Generalized Future Land Use Plan in accordance with other policies of this Plan and with the detailed requirements of the Zoning By-law.

- 2) There may be other sites that may be acceptable as industrial sites because of their location with respect to resources, access or physical site conditions. However, it is a proposal of Council that all future applications outside designated industrial areas will be permitted only as an amendment to the Municipal Plan and Zoning By-law.

8.3.2 Industrial Development Strategy

Proposal:

- 1) It is a proposal of Council to undertake an Industrial Development Strategy that would include, but not limited to, the following considerations:
 - a) to ensure the industrial parks are included in any revision to the Community Economic Development Strategy;
 - b) to rationalize the types of uses that should be accommodated in each of the industrial parks based on:
 - i) access opportunities or constraints to highway, rail, port and air facilities and services;
 - ii) the constraints posed to particular types of uses by the proposed wellfield protection regulations;
 - iii) the adequacy of municipal water, sanitary sewer and storm drainage facilities to accommodate various types of uses;
 - iv) the extent and timing of opportunities that will be afforded by the proposed provision of natural gas to the various park locations;
 - v) the investment and efforts required to improve the aesthetic qualities of the existing park; and
 - vi) the constraints posed by existing and proposed land uses adjacent to the various industrial areas.
- 2) It is a proposal of Council that the following aspects be considered in the assessment of each specific industrial park:
 - a) For the Miramichi Industrial Park, Newcastle Site
 - i) measures or options be considered to address the safety and security concerns of having both sections of the Park on long cul-de-sacs with one access point. This could involve linkages to the industrial lands to the west or connections to the access road proposed to link the proposed Newcastle By-pass to Route 430 just to the north of the industrial park;
 - ii) measures to address provision of adequate storm drainage systems for the Park;
 - iii) measures to improve the aesthetic appearance of the Park with respect to its buildings, grounds, roadways and ditches;
 - iv) measures to address any limitations that will be posed once the impact of the proposed Wellfield Protection Regulations are identified; and
 - v) measures to provide for the logical extension and expansion of the Park as outlined in Section (3) below.

- vi) measures to facilitate landowner cooperation or land assembly methods in consideration of the land ownership pattern existing in the potential expansion area.
 - vii) in order to minimize traffic and land use conflicts along King George Highway, access to the potential expansion area should be limited to the western portions of the King George Highway.
- b) For the Miramichi Industrial Park, Chatham Site
- i) measures to address any limitations that will be posed once the impact of the Wellfield Protection Regulations are identified;
 - ii) measures to improve the aesthetic appearance of the Park with respect to its buildings, grounds, roadways and ditches; and
 - iii) measures to provide the Park with more direct and improved access to the proposed Route 11 By-pass and the interchange planned in the area east of King Street as shown on the Generalized Future Land Use Plan.
- c) For Sky Park Business Park
- i) measures to address any limitations that will be posed once the impacts of the Wellfield Protection Regulations are identified;
 - ii) revision or updating of the Master Plan for future land uses prepared in 1995;
 - iii) revisions to land use and access that will be required with the proposed development of the Route 11 By-pass and interchange to the east of King Street. This will make the current Route 11 more attractive for highway commercial development with improved safety, access and visibility. It will also require the connection of General Manson Way to the proposed interchange; and
 - iv) measures to ensure that the Park continues to be actively and aggressively promoted and marketed, that infrastructural and aesthetic improvements continue to be made and that responses to inquiries and land sales be made in a timely manner.
- 3) It is a proposal of Council that the area designated as industrial lying east and north of King George Highway and west of the Newcastle Site Industrial Park be considered as the site for future heavy industrial development. The reasons for this include:
- a) it is the industrial area least impacted by the proposed wellfield protection regulations and poses the least threat to groundwater contamination;
 - b) it is already zoned for heavy industrial development; and
 - c) it will have excellent access to the proposed Northside By-Pass, it is the only industrial area with access to rail service, it has convenient highway access to the airport and it is close to the port in the former Town of Newcastle.

9.0 RECREATION, CULTURE AND TOURISM

Preamble:

The City of Miramichi has recently had two strategies prepared that affect the Recreation policies/proposals in the Municipal Plan - the Community Recreation Service Strategy and

the Miramichi Riverfront Strategic Plan. These are ordinarily strategies that are prepared to implement policies in the Municipal Plan. However, in this case, the Municipal Plan policies/proposals have been developed to reflect the recommendations of the two detailed strategies.

The Miramichi Riverfront Strategic Plan has been accepted and endorsed by Council. The Recreation Services Strategy is currently in the final review process. Both strategies when adopted by Council, then indicate Council's intent regarding the direction it wishes to go with respect to the Riverfront and its Recreation Program. These documents are adopted as guidelines, not as by-laws. The Municipal Plan differs in that it is adopted as a by-law and thus has the strength of law. Council is legally bound by its policies and proposals and cannot do anything contrary to the Municipal Plan policies and proposals.

Consequently, both strategies were reviewed and those measures that Council felt strongly about have been integrated into the Municipal Plan as policies or proposals. This gives them added strength and represents Council's commitment to those specific measures.

The Miramichi Riverfront Strategy physically identified several sites along the Miramichi River for protection, preservation, enhancement or development. These sites will be designated on the Generalized Future Land Use Plan and Zoning Map in appropriate categories which reserve them for the intended use. The Riverfront Strategy also recommended a 30 m corridor along the River be designated recognizing the sensitivity of all types of development in this area. This will also be integrated into the Generalized Future Land Use Plan.

The Recreation Service Strategy presents a detailed inventory of existing recreation facilities and concludes that the City is oversupplied - that it has more facilities than it can afford, that facilities are underutilized and that a rationalization strategy is required as part of a recreation facility master plan. Thus the Recreation Service Strategy does not indicate how existing facilities should be rationalized and does not recommend any new sites for recreation facilities. The Recreation Strategy outlines an eight step process that the community can follow in completing and implementing a master plan or facility planning process. Once such a process is completed, the Municipal Plan should be amended to reflect the recreation master plan.

9.1 Goals

- 1) To provide a full range of recreational, cultural and open space facilities to serve all areas and all age groups in the City; and
- 2) To protect and enhance the natural and man made tourist attractions in the City in order to serve residents and visitors and to support the development and expansion of tourism.

9.2 Policies

It shall be a policy of Council:

- 1) To pursue the implementation of the Miramichi Riverfront Strategic Plan and the Miramichi Recreation Service Strategy;
- 2) To facilitate a range of neighbourhood and community-serving recreation facilities to conveniently serve all City residents;
- 3) To maintain, improve and upgrade existing recreation facilities, once rationalized as part of the Recreation Master Plan;
- 4) To provide and protect open spaces and natural areas for the enjoyment of residents and visitors;
- 5) To continue to support community use of school facilities;

- 6) To support and encourage community groups in the development, expansion and promotion of community assets which have potential as recreation and tourism attractions including its cultural and heritage resources, the river, wharfs, trail systems and environmentally sensitive areas; and
- 7) To support the development and promotion of its tourist attractions, both individually as well as part of a regional tourism package.

9.3 Recreation Proposals

9.3.1 Designation of Recreation Land

Proposal:

- 1) The Generalized Future Land Use Plan designates as "Park/Recreation" all lands that have been previously zoned as "Park" and "Open Space" as well as some sites that are proposed for recreation/tourism development in the Miramichi Riverfront Strategic Plan that are not already zoned in another category that permits the use as outlined in the Strategic Plan. In designated areas, it is a proposal of Council to encourage and support the development of a variety of recreation facilities such as playgrounds, green spaces and sports fields, in accordance with other policies of this Plan and within the provisions included in the Zoning by-law.

With the exception of those sites identified as part of the Riverfront Strategic Plan, the Generalized Future Land Use Plan does not designate specific new locations for future recreation facilities. These should be located with the help of the Recreation Department and with the assistance of residents as part of the Recreation Master Plan suggested in the Recreation Service Strategy.

9.3.2 Public Dedication of Land

- 1) It is a proposal of Council to ensure that, in accordance with its subdivision by-law and with Section 42(3)(f) of the Community Planning Act, all subdivision of land which results in the creation of new public streets will be accompanied by public dedication of ten percent of the area subdivided (exclusive of public streets). Council will also ensure that the land so dedicated is capable of being developed for recreational purposes. Where land dedication is not practical or where land is not needed for recreational purposes, Council will collect cash in lieu of land (equal to eight percent of the market value of land at the time of application), and the money so collected shall be used for the purpose of acquisition or development of land for public purposes.
- 2) When considering the future disposition of City-owned properties, it is a proposal of Council that the Recreation Department be consulted to determine if there are any existing or potential future needs in the area for which the parcel under consideration may be used.

9.3.3 Community-Serving Recreation Facilities

Proposal:

- 1) The Recreation Services Strategy identified a number of community-serving recreation facilities that residents expressed a desire to have in the City. It is a proposal of Council to consider the provision of these facilities as part of the recreation master plan and as the financial resources of the City permit. These include: a community wading pool, a lawn bowling green, public gardens and indoor winter walking facilities.
- 2) The response to the public questionnaire indicated a desire for additional recreation facilities of a community nature, such as a movie theatre, curling club and a teen drop-in centre. Facilities such as theatres and curling clubs are normally provided from private rather than municipal funds. It is a proposal of Council, however, to encourage and support applications for such facilities, if deemed appropriate. A

teen centre can be provided by public and/or private agencies. It is a proposal of Council to encourage and support the provision of a teen or youth centres in the community.

- 3) There is already good cooperation with respect to community use of schools in the City. It is a proposal of Council to continue to encourage and support the community use of school facilities such as gyms, labs, classrooms and meeting spaces.

9.3.4 Trail Activities

Proposal:

- 1) The use of trails for walking, hiking, snowshoeing, cycling, horseback riding and cross-country skiing is becoming very popular. The City has already initiated a trail system and has excellent potential for expansion of these activities as outlined in detail in the Miramichi Riverfront Strategic Plan. Such trails are relatively inexpensive and often involve only negotiation to cross private woodlands or meadows. It is a proposal of Council to encourage and promote, through its own resources or that of volunteers, service clubs and private land owners, the establishment and expansion of these trails systems in all designations throughout the City.

The existing trail system is shown on the Generalized Future Land Use Plan. It includes the following trails:

- a) Rifle Range Trail
- b) French Fort Cove Trail Network
- c) RiverView Lookout Trail
- d) Strawberry Marsh Trail
- e) Lagoon Trail
- f) Chatham to Loggieville Trail
- g) Middle Island Trail
- h) Industrial Park Trail
- i) Miramichi Bridge Trail
- j) Millbank Trail System

The City also proposes future additions to the trail system. The exact locations have not been determined and since negotiations would be required with the owners of right-of-ways or properties, the proposed locations have not been shown on the Generalized Future Land Use Plan. The potential locations or linkages are identified in general terms as follows:

- a) a link following the existing rail line from the Miramichi River near the Anderson Bridge and looping to the northeast to join the existing trail at Strawberry Marsh;
- b) a link from Strawberry Marsh along the riverfront to Ritchie Wharf and on to the RiverView Lookout Trail and the French Fort Cove Trail in the vicinity of MacKinnon Road;
- c) a link from the Rifle Range Trail in the vicinity of MacKinnon Road south to the riverfront in the vicinity of Hutchinson Brook east of Williston Drive and then eastward along the river to the Centennial Bridge;

- d) a link from the riverfront at Centennial Bridge along Route 11 northward towards Bathurst;
- e) a link from Big Ferry Road/MacKinnon Road south of Route 11 eastward to the McHardy Road and connected to the Millbank Trail system;
- f) on the south side of the river it is proposed to link the existing trail near Route 11 through Sky Park and then westward along the powerline parallel to the Route 117 By-pass to connect to the Miramichi Bridge Trail; and
- g) a link is also proposed along the rail line from the western City boundary east to the bridge area.

9.3.5 Recreation Needs of Special Groups

Proposal:

- 1) In the planning of future recreation facilities and programs, it is a proposal of Council to give consideration to the needs of special groups such as senior citizens and the physically challenged. Even though many citizens, including seniors, would appreciate sitting areas and benches in park areas, many still enjoy the competition gained from activities such as lawn bowling, shuffleboard and darts, as well as the recreation and relaxation obtained from walking or jogging trails. These features could easily and inexpensively be incorporated into existing and future park and playground areas. As the more fitness-conscious generation ages in the future, there is going to be a continuing demand to meet the needs of older citizens, and Council should incorporate these measures and facilities as opportunities arise.
- 2) In terms of new facilities, it is a proposal of Council to ensure that all planning for public facilities and buildings considers the special problems of accessibility for seniors and those physically challenged and provisions be required for wheelchair ramps and easily opening and larger doors on buildings and washrooms. In upgrading or renovations of existing buildings, consideration should also be given to the incorporation of these measures.

9.3.6 Open Space

Proposal:

- 1) It is a proposal of Council that all areas designated as "Park/Recreation" on the Generalized Future Land Use Plan, and subsequently zoned as "Open Space" on the zoning map, shall generally be reserved and protected to serve as passive recreation areas or merely left undisturbed to fulfill their naturally intended function and to be enjoyed for their aesthetic appeal. In some cases these areas may also be suitable for complimentary recreational or tourism uses. These open spaces include buffer areas along the entire length of all stream valley banks and slopes and environmentally sensitive areas.

Council may restrict development in the above areas by:

- a) zoning the areas as "Open Space";
- b) employing Section 34(3)(g) of the Community Planning Act which prohibits building when the site is marshy, subject to flooding, excessively steep or unsuitable for development because of soil conditions or topography; and
- c) outright purchase of the property or through negotiation or agreement with the owner; or
- d) obtaining the property as part of the public land dedication requirement under the subdivision by-law.

Two particular uses--stream valley slopes and environmentally sensitive areas--should be zoned as "Open Space". Through this zoning, Council can protect stream valley slopes by requiring a setback or buffer area of 30 metres from the bank of the stream which will be subject to the Provincial Department of Environment and Local Government approval under the Watercourse Alteration Regulation. Environmentally sensitive areas such as designated wetlands and marshes, which are sensitive habitat for various species of plants and animals, should be protected from encroachment by urban uses.

Two other topics are currently the subject of Provincial review and provincial policies are expected to be released shortly. Based on the recommendations of the CLURE Report, the Province is developing policies for floodplains and for coastal zones. These policies, when adopted, will override policies in the Municipal Plan, which will have to be amended to conform to the provincial policies. For purposes of this Municipal Plan, the designation of the river and stream valley slopes as "Open Space" or "Conservation Areas" on the zoning by-law should suffice to protect those areas until such time as the provincial policies are adopted.

9.3.7 Community Recreation Service Strategy

Preamble:

The City of Miramichi is currently reviewing the "City of Miramichi Community Recreation Service Strategy". The Strategy outlined key service strategies (including options) for recreation administration, recreation facilities, recreation programming, community special events, natural/heritage resources, human resources and financial resources as well as an implementation plan with respect to each of these strategies.

These strategies outline significant changes and detailed options for future directions in each of these key service areas of recreation. They will require serious review and consideration by City Council and staff, input from community groups and organizations as well as the general public. It is unlikely that these decisions, which are to be considered in a master plan for recreation, will be made before the Municipal Plan is complete.

Proposal:

- 1) In light of the above, it is a proposal of Council that the Recreation Service Strategy will be given serious review and consideration. Once a master plan is completed, as recommended by the strategy, and the current supply of recreation facilities is rationalized, the Municipal Plan should be amended to include any significant policies that Council wishes to give the force of a municipal by-law as a policy or proposal of this Plan. Since this rationalization may include the deletion or addition of recreation sites, properties or facilities, the Generalized Future Land Use Plan should also be amended accordingly.

9.4 Culture and Tourism Proposals

Preamble:

There is considerable overlap between recreation and tourism. Several of the proposals included in Section 9.3 on recreation and open space, such as protecting parks and ecologically and environmentally sensitive areas, not only protect and enhance these areas for resident use and enjoyment but also for that of tourists and visitors as well. It is also to be noted that quite often facilities or attractions, that might be initially or principally intended to serve tourists, might not be viable without also appealing to, and attracting use and visitation by, the local population.

There is also a strong relationship between the natural, cultural and heritage resources of the community and recreation/tourism. These resources, like recreation facilities, appeal to residents as well as visitors or tourists and not only enhance the quality of life for residents but also represent important components in attracting economic development.

9.4.1 Miramichi Riverfront Strategic Plan

Proposal:

- 1) It is a proposal of Council to encourage and support the various projects included in the Miramichi Riverfront Strategic Plan. The location of these projects have been designated as "Recreation/Park" on the Generalized Future Land Use Plan and in appropriate recreation, open space, conservation, tourism, residential or commercial zones on the implementing zoning map. These projects specifically include the following sites:
 - a) French Fort Cove
 - b) Ritchie Wharf
 - c) Middle Island
 - d) Station Wharf/Waterford Green
 - e) Beaubears Island (outside City limits)
 - f) St. Andrews Point
 - g) Strawberry Marsh
 - h) Canadian Point
 - i) Bi-Centennial Park and Governor's Boat House
 - j) NB Power Property
 - k) Morrison Cove
 - l) Vye's Beach
 - m) Old Timer's Property
 - n) Lower Town

- o) Trail System Linkages

9.4.2 Historic and Cultural Sites and Attractions

Proposal:

- 1) It shall be a proposal of Council to encourage and support the protection and enhancement of the large number of historic and cultural buildings and sites which form the basis for its tourist attractions. These include, but are not limited to, the following:
 - a) W.S. Loggie Cultural Centre
 - b) Murray House
 - c) Rankin House
 - d) Seaman's Hospital
 - e) Beaverbrook House
 - f) Miramichi Natural History Museum
 - g) Galerie Artacadienne
- 2) In addition to these specific facilities, it is a proposal of Council to encourage and support the protection and enhancement of special areas of heritage significance. This includes:
 - a) the Historic Water Street Business Development Area in the downtown area of the former Town of Chatham;
 - b) the fine examples of Victorian era homes that still exist along Pleasant Street and King George Highway in the downtown area of the former Town of Newcastle; and
 - c) other areas or properties that may be identified by heritage groups or through heritage surveys as being worthy of heritage designation or recognition.

9.4.3 Heritage, Cultural and Community Events and Festivals

Proposal:

- 1) In recognition of their value to tourism as well as to the quality of life, pride and spirit of the community, it is a proposal of Council to continue to encourage the development and expansion of the many cultural festivals and community events for which the City has become renowned. This includes but is not limited to:
 - a) Miramichi White Gold Winter Festival
 - b) Fiddlers Weekend
 - c) Miramichi River Cruisers
 - d) Annual Parade of Lights
 - e) Canada Days Celebrations
 - f) Golden Oldie Car Show
 - g) Rock 'n Roll Weekend
 - h) Miramichi Celebration of Scots

- i) Canada's Irish Festival on the Miramichi
- j) Miramichi Fiddler's Weekend
- k) Tall Ships
- l) Entertainment at Ritchie Wharf and Waterford Green
- m) Dare the Dark for the Headless Nun
- n) Loggieville Homecoming Days
- o) Middle Island NB Day Family Picnic
- p) Shriner's Circus
- q) Miramichi Folksong Festival
- r) Miramichi Agricultural Exhibition
- s) Craft Extravaganza
- t) Pumpkin Festival
- u) Festival of Trees
- v) Annual Santa Claus Parade

9.4.4 Regional Tourism

Proposal:

- 1) In recognition of the importance of supporting the region as well as the benefits that can accrue to the City, it is a proposal of Council to continue to encourage the development and expansion of regional tourism attractions and events. This includes but is not limited to:
 - a) native exhibitions and pow wows at Red Bank First Nations and at Eel Ground First Nations;
 - b) woodsmen competition at Pleasant Ridge;
 - c) Brussel Sprouts Festival at Rogersville;
 - d) Acadian Day and Bluegrass Festival at Rogersville;
 - e) le Festival des Fruit de Mer at Baie-St.Anne;
 - f) Bay du Vin Revival and Summer Festival; and
 - g) various activities at Kouchibouquac National Park.

10.0 COMMUNITY FACILITIES AND SERVICES (INSTITUTIONAL)

10.1 Institutional Designation

Proposal:

- 1) The Generalized Future Land Use Plan generally designates educational facilities, medical facilities, religious buildings, cemeteries, government and civic buildings as well as other institutional uses defined in the Zoning By-law, in the "Institutional"

zone. No specific areas have been designated for future institutional uses since various municipal and government departments and private interest groups have their own specific criteria for locating their facilities within the community. It is, therefore, a proposal of Council that new institutional uses (with the exception of the "Rural" designation) will be permitted only as an amendment to the Municipal Plan and Zoning By-law and subject to consideration of the following conditions:

- a) that the site is located on, or in close proximity to, an arterial or collector street;
- b) that adequate provision for any required pedestrian access has been incorporated;
- c) that an adequate buffer, as required by the Zoning By-law, has been provided adjacent to any neighbouring residential uses; and
- d) that off-street parking has been provided in accordance with the Zoning By-law.

10.2 Education

Education is one of the services that is the responsibility of the Provincial government and, in many respects, it is beyond the power of the municipality to affect education policy directly. However, there are measures that can be taken indirectly by the municipality that would support and encourage the retention of high quality education services in the community. This will be reflected in the general policies which follow here in the context of the Municipal Plan.

10.2.1 Goal

To provide all residents of the City with the opportunity to achieve the highest level of education and training possible.

10.2.2 Policies

It shall be a policy of Council:

- 1) To continue to support the retention and expansion of the school system within the City; and
- 2) To encourage the provision of adult education as well as general training and retraining programs in order to maximize employment opportunities for all residents of the City.

10.2.3 Proposals

- 1) It is a proposal of Council to cooperate with local, district and provincial education officials to ensure the provision of the highest possible quality of school facilities and programs for its residents.
- 2) It is a proposal of Council to encourage and support adult education and training classes and courses through use of existing school facilities, through Community College courses or through distance education courses offered by colleges and universities.
3. It is a proposal of Council to encourage and facilitate the continued use of school facilities such as gymnasiums, sports fields and possibly classroom or meeting facilities for community activities and adult education and training courses.

10.3 Health Care

Similar to education, health care is another service that is the principle responsibility of the Province and is difficult for the City to influence directly. However, there are ways to encourage and support provision of quality health care and ambulance services within the

community. This will be reflected in the general policies which follow here in the context of the Municipal Plan.

10.3.1 Goal:

To encourage and support the provision of quality health care services to the residents of the City.

10.3.2 Policies:

It shall be a policy of Council:

- 1) To encourage and support the highest possible level of health care facilities and programs to residents of the City; and
- 2) To encourage and support the provision of quality ambulance services to residents of the City.

10.3.3 Proposals:

- 1) Although existing medical facilities are shown, there are no new locations designated for medical facilities within the "Institutional" designation on the Generalized Future Land Use Plan. It is a proposal of Council that any applications for new medical facilities in areas not appropriately zoned to accommodate them will be approved only as an amendment to the Zoning By-law and subject to the same conditions as outlined for institutional uses in Proposal 10.1.
- 2) With the large increase expected in the over 50 age groups, there will be increased pressures on the health care system. It is a proposal of Council to encourage and support the provision of a full range of public and private health care facilities and services to address these increased demands.
- 3) It is a proposal of Council to encourage and support the continued provision of quality ambulance service to the residents of the City.

10.4 Fire Protection Services

10.4.1 Goal:

To provide the best possible fire protection services to residents of the City.

10.4.2 Policies:

It shall be a policy of Council:

- 1) To provide for space and equipment needs as required to serve the expanded City; and
- 2) To upgrade the municipal water system for fire protection as opportunities arise and budgets permit.

10.4.3 Proposals:

- 1) The Generalized Future Land Use Plan designates the existing firehalls in the City as "Institutional". It is a proposal of Council that any applications for new fire protection buildings in areas not appropriately zoned to accommodate them will be approved only as an amendment to the Zoning By-law and subject to the same conditions as outlined for "Institutional" use in Proposal 10.1. This would be in addition to other requirements that the fire department might have with respect to the existing distribution of land uses and acceptable response times to these various uses.
- 2) It is a proposal of Council to give consideration to the provision of the following fire protection items when considering future fire department budgets:

- a) the on-going replacement of vehicles and equipment;
 - b) the provision of more full-time firefighters;
 - c) the establishment of a defined transportation route for the movement of vehicles carrying hazardous materials through the community. This would include consideration of highly populated areas and the location of municipal well-fields;
 - d) the completion and updating of the City's "Emergency Response Plan";
 - e) improvements to the Fire Department's training program; and
 - f) improvements to the Fire Department's fire prevention program including an improved inspection program.
- 3) It is a proposal of Council to pursue the upgrading of the municipal water system with a system of hydrants and sufficient pressures to provide adequate fire protection services. This should be undertaken as opportunities present themselves and as budget constraints allow. Because of the risks associated with such uses, priority should be given to areas with industrial, commercial and institutional development.

10.5 Police Protection Services

10.5.1 Goal:

To encourage and support the provision of the best possible police protection services to residents of the City.

10.5.2 Policy:

It shall be a policy of Council:

- 1) To address police department concerns with respect to equipment and facility needs.

10.5.3 Proposals:

- 1) It is a proposal of Council to give consideration to the following police protection needs when considering future police department budgets:
 - a) the need for training space, including consideration of the retention of the present space in the fire station in Sky Park.
 - b) the need for equipment such as an ATV and bicycles to patrol the expanding trail system and for a boat to meet the increasing need and requests to police the river;
 - c) the need to cooperate with the RCMP and officials of the Renous Correctional Facility in the provision of a shooting range facility; and
 - d) consideration of traffic signal and intersection improvements to reduce congestion on the King George Highway.

10.6 Public Works

10.6.1 Goal:

To provide the best possible level of public works services to all areas of the City.

10.6.2 Policies:

It shall be a policy of Council:

- 1) To pursue the upgrading of all local and provincial streets within the City.
- 2) To ensure all municipal buildings and properties are maintained in a safe and attractive manner.

10.6.3 Proposals:

- 1) It is a proposal of Council to develop a five-year capital program for the upgrading of roads and streets in the City. This includes provision not only for street upgrading and servicing but also for storm drainage improvements. In order to develop such a program the municipality must undertake the following:
 - a) an inventory of all street conditions with the assistance of a pavement specialist;
 - b) with the advice of Engineering and Public Works staff, to set priorities based on assessment of existing conditions, level of traffic volumes, scheduling and budgeting considerations;
 - c) set a realistic budget and outline a Five Year Improvement Program; and
 - d) update the program annually as part of the budget process.
- 2) It is a proposal of Council to communicate any needs or concerns relating to summer or winter maintenance of the provincially designated roads within the City to the Department of Transportation through its five year Provincially Designated Highways Program.
- 3) With respect to municipal buildings, it is a proposal of Council to provide for ongoing maintenance and improvement. Similarly, with respect to City-owned properties, Council should endeavour to set an example to other public and private owners with respect to improving the visual appearance and image of the City through maintenance and landscaping.
- 4) Through its involvement in the Northumberland Solid Waste Commission, it is a proposal of Council to continue to ensure a high level of solid waste collection and disposal for the residents and businesses of the City. This includes efforts to reduce, reuse or recycle appropriate components of the waste stream.

10.7 Emergency Measures Plan

Proposal:

- 1) It is a proposal of Council to ensure that the City's Emergency Measures Plan is updated to encompass the new City unit and to integrate services of all emergency response organizations ie. fire, police and ambulance as well as other relevant municipal departments.

10.8 Utilities

Proposal:

- 1) It is a proposal of Council to cooperate with suppliers of utility services in the provision of expanded electrical, telephone, cable and natural gas services to the municipality.
- 2) It is a proposal of Council to encourage and support the provision of natural gas to the community through the following measures:
 - a) Meeting with natural gas providers to discuss community issues such as location, priorities, timing and safety measures as well as remuneration and agreements for use of public rights-of-way.

- b) Encouraging developers and builders to take natural gas lines into consideration in their future subdivision and building applications.
- c) Assisting natural gas providers in the public education process to ensure its residents are well informed concerning gas distribution within the community as well as to individual homes.

10.9 Cemeteries and Crematoria

Proposal:

- 1) It is a proposal of Council that cemeteries and crematoria will be permitted uses in the "Institutional" designation.

10.10 Mixed Use

Proposal:

- 1) It is a proposal of Council to provide for a mixed use designation in the Zoning By-law where a mixture of institutional and commercial uses may be permitted.

11.0 RURAL

11.1 Goal

To provide for sustainable rural and natural resource-related activities in a manner compatible with existing urban-related uses and with the natural environment.

11.2 Policies

It shall be a policy of Council:

- 1) To protect undeveloped land within the City which is currently used, or has potential to be used, for rural uses such as agriculture, forestry, fishing and mineral/aggregate resource extraction;
- 2) To encourage sustainable development practices;
- 3) To minimize conflicts between rural and urban uses; and
- 4) To permit rural land owners to have the flexibility to pursue limited residential and business activities.

11.3 Proposals:

11.3.1 Rural Designation and Permitted Uses

Proposal:

- 1) In recognition of the rural character and in keeping with the nature of existing uses in the area, it is a proposal of Council to permit the following uses in the area designated as "Rural" on the Generalized Future Land Use Plan.
 - a) agricultural uses, subject to proposal 11.3.2;
 - b) forestry uses, subject to proposal 11.3.3;
 - c) fishery uses, subject to proposal 11.3.4;
 - d) aggregate extraction uses, subject to proposal 11.3.5;

- e) one and two unit residential uses, subject to proposal 11.3.6;
 - f) mini-home sites and parks, subject to proposal 11.3.6;
 - g) recreational uses (playfields, playgrounds), subject to proposal 11.3.6;
 - h) tourism uses (camps, cottages, lodges, campgrounds water-based uses), subject to proposal 11.3.6;
 - i) institutional uses (churches, community halls), subject to proposal 11.3.6;
 - j) home occupations, daycare facilities, garden suites, bed and breakfast, tourist homes, inns, residential care facility and home businesses, subject to proposal 11.3.6;
 - k) neighbourhood commercial uses, subject to proposal 6.38 and proposal 7.3.4; and
 - l) accessory buildings or structures related to the above uses.
- 2) Although it is preferred that industrial uses be located in the designated industrial areas, it is a proposal of Council that all new industrial and other commercial uses in the "Rural" designation would only be permitted as an amendment to the Municipal Plan and Zoning By-law. As outlined in Proposal 6.3.8 neighbourhood commercial uses would be also permitted in the "Rural" designation as secondary uses or through a zoning amendment for new stand alone uses.

11.3.2 Agricultural Use

The Commission on Land Use and the Rural Environment (CLURE) Report contained several recommendations for provincial policies related to the identification, protection and sustainable use of agricultural land. The Province has prepared draft policies but it is not known when they will be released to the public for review and feedback. Once adopted, these policies would apply to all agricultural land in the Province regardless of whether it is in incorporated (municipalities) or unincorporated areas. The CLURE recommendations included:

- a) having the Land Resource Strategy of the former Department of Agriculture be accepted as Provincial Policy;
- b) Using the Registry of Agricultural Land as the basis for initial designation and protection of agricultural land (ie. an incentive approach as opposed to a regulatory approach);
- c) Adopting a "no-net-loss" policy once agricultural land was designated;
- d) imposing controls on top soil removal;
- e) encouraging sustainable agricultural practice such as soil conservation and erosion control; and
- f) enacting the Agricultural Operations Practices Act (Right-to-farm legislation).

Proposal:

- 1) It is a proposal of Council that, once these policies are adopted by the Province, the Municipal Plan will be amended in accordance with those policies.

In the meantime, the rural proposals outlined earlier should serve as an appropriate and fair interim policy. Because of concerns that could potentially arise with respect to farm odors, two further restrictions are proposed.

- 2) It is a proposal of Council to ensure that feed lots, manure piles, lagoons, stables, barns, kennels or animal boarding establishments (including fur bearing animals) are separated from residential uses in accordance with the distances outlined in the Zoning By-law.
- 3) It is a proposal of Council that new piggeries and poultry farms will not be permitted within the City.

11.3.3 Forestry Use

The CLURE Report also contained several recommendations for provincial policies with respect to the sustainable use of forest lands on private property. To date no provincial policies have been adopted.

Once adopted, these policies would apply to all private woodlots in the Province whether in incorporated (municipalities) or unincorporated areas. Good management practices on private woodlots can make a significant impact on the economy, the environment and on wildlife habitat. In developing a sustainable forest management policy, CLURE recommended an approach involving use of public education, financial incentives and regulation. Among the components recommended to be included in provincial policies were the following:

- a) the identification and classification of forest land suitable for multiple uses;
- b) the development of a code of practice on forestry resource management;
- c) the development of a comprehensive policy on sustainable forestry management based on a consultative and consensus building approach;
- d) development of smaller scale pilot projects to determine if concepts such as the Fundy Model Forest are applicable to smaller woodlots on a practical basis; and
- e) the regulation of cutting contractors.

Proposal:

- 1) It is a proposal of Council that once these policies are adopted by the Province, that the Municipal Plan be amended in accordance with these policies.

11.3.4 Fishery Uses

Proposal:

- 1) It is a proposal of Council to encourage all fishing activity in the City in accordance with Provincial and Federal Fish and Game Regulations.
- 2) With respect to fish ponds, it is a proposal of Council that, prior to approval of any permits associated with fish ponds, the applicant will be required to show proof of approval from the Department of the Environment which is responsible for regulating fish ponds with respect to water supply limits and effluent control.

11.3.5 Aggregate Extraction

The CLURE Report also recommended provincial policies be developed with respect to the operation of pits and quarries. This included recommendations with respect to designation, permit systems, management agreements as well as reclamation requirements and establishment of guidelines for asphalt plants.

Proposal:

- 1) It is recommended that, once the Province releases its policies with respect to pits and quarries, the Zoning By-law and the City's proposed Pit and Quarry Development Guidelines be amended in accordance with the provincial policies.

In the meantime the proposed Pit and Quarry Development Permit Guidelines contains measures to control pit and quarry activities. In addition, the Zoning By-law will contain a new zone for "Resource Extraction" and some existing pits will be designated on the Zoning Map.

- 2) It is a proposal of Council that the operations of pits and quarries will be a permitted use in a zone to be established as "Resource Extraction" Zone subject to the issuance of a permit and adherence to the conditions that may be imposed by Council in the new Zoning By-law as well as the proposed Pit and Quarry Development Permit Guidelines.
- 3) It is a proposal of Council that pits and quarries will also be permitted as a conditional use in the "Rural" designation on the Zoning Map subject to the issuance of a permit in accordance with the Pit and Quarry Development Permit Guidelines.

11.3.6 Urban-related Uses

Proposal:

- 1) It is a proposal of Council that all urban-related uses listed in Proposal 11.3.1 (items e to k) shall be subject to the same conditions pertaining to the subject uses as outlined in the policies in other applicable sections of this Plan. This includes the following:
 - a) One and two unit residential uses would be serviced by individual wells and septic tanks which are subject to approval by the Department of Health and Wellness and the Department of the Environment and Local Government.
 - b) Mini-homes shall be subject to Proposal 6.3.3.
 - c) Because of the large lots and abundance of open spaces in rural areas, playfields and playgrounds are not required to the same extent as they are in denser urban areas. However, parks and playgrounds may be provided in the rural designation by the owner of the land or as part of the subdivision by-law public dedication requirement.
 - d) Tourism uses (camps, cottages, lodges, campgrounds, water-based uses) shall be subject to the applicable Provincial regulations and policies in section 9.4 as well as any other regulations pertaining to wells and septic tank systems.
 - e) Institutional uses shall be permitted in the rural designation.
 - f) Home Occupations, Daycare Facilities, Garden Suites, Bed and Breakfasts, Tourist Homes, Inns and Residential Care Facilities in the Rural designation will be subject to the same conditions in Proposals 6.3.4, 6.3.5, 6.3.6, and 6.3.7 respectively.
 - g) Home businesses shall be permitted in the Rural designation and subject to provisions as outlined in Proposal 7.3.8.

12.0 TRANSPORTATION

12.1 Goals

- 1) To provide a safe and efficient internal and external highway transportation system; and
- 2) To support the provision of air, water, bus and rail systems to serve the residents and businesses in the City.

12.2 Policies:

- 1) To ensure that all future streets are designed and constructed in accordance with the Transportation Association of Canada design standards and the City of Miramichi Technical Specifications.
- 2) To encourage the Department of Transportation to continue to maintain the Provincially designated highways in the City to the highest possible standard to provide for convenient and safe movement of vehicles and pedestrians through the community.
- 3) To upgrade and maintain existing streets to acceptable standards for right-of-way, surface condition, drainage and safety considerations.
- 4) To ensure provision of collector streets to efficiently and safely move traffic to and from the arterial system.
- 5) To provide for the safe movement of pedestrians and bicycles along and across major arterial and collector streets as well as between subdivisions.
- 6) To ensure provision of acceptable parking and loading areas in the City.
- 7) To address specific traffic access, circulation and safety concerns identified in the Background Study.
- 8) To develop a policy statement with respect to private road development.
- 9) To encourage and support the retention of access to quality air, rail, port and bus service in the City.

12.3 Proposals:

12.3.1 Street Hierarchy and Standards

The Background Study described the hierarchy of existing arterial, collector and local streets within the City. Many of these streets were not intended to function or designed to meet acceptable current standards for arterial and collector streets. The following proposals are intended to encourage upgrading of these existing streets when opportunities arise and to ensure all future streets meet acceptable current standards. The proposed street hierarchy in the City is shown on the Generalized Future Land Use Plan.

Proposal:

- 1) It is a proposal of Council to ensure that all future streets are designed or approved by the Province or the City engineers in accordance with Transportation Association of Canada (TAC) design standards. **Table U.A.5.** and **U.B.1.**, contained in Appendix 1 and taken from the Geometric Design Guide for Canadian Roads, present the characteristics and alignment guidelines for urban streets. **Table A.5a.** and **Table B.1.3.** are taken from the Geometric Design Guide for Canadian Roads and summarize the characteristics and alignment controls for rural roads. **Figure U.A.5.** presents the relationship of the various street classifications.

This proposal is consistent with the City of Miramichi Developer's Guidelines manual which requires all subdivisions to be serviced with roads generally designed and constructed in accordance with the "Geometric Design Guide for Canadian Roads" published by the Transportation Association of Canada (TAC) and the City's "Standard Municipal Specification".

- 2) It is a proposal of Council that, along existing arterial and collector streets, if wider rights-of-way to meet the current standards are not able to be obtained, then Council will consider requiring a greater building set back from those highways to

facilitate future street widenings if necessary. A deferred widening by-law would be another approach that might be considered in such cases.

- 3) With respect to arterial streets, it is a proposal of Council that:
 - a) The following streets will be designated as major arterials as shown on the Generalized Future Land Use Plan:
 - i) Route 8;
 - ii) Route 11;
 - iii) Route 117 from its intersection with Route 8 to its intersection with Route 11, and then along University Avenue and Wellington Street;
 - iv) Route 126; and
 - v) Route 430
 - b) The following streets will be designated as minor arterials as shown on the Generalized Future Land Use Plan:
 - i) Route 118 from its intersection with Route 126 to the Municipal boundary;
 - ii) Water Street from Route 126 to University Avenue;
 - iii) East Point Road;
 - iv) Loggieville Shore Bye Road/Water Street; and
 - v) Duke Street from University Avenue to King Street
- 4) With respect to collector streets it is a proposal of Council that:
 - a) The following streets and structures will be designated as industrial/commercial collectors as shown on the Generalized Future Land Use Plan:
 - i) General Manson Way
 - ii) Jane Street south of King George Highway
 - iii) King Street
 - iv) McHardy Road;
 - v) Morrissey Bridge
 - vi) Newcastle Boulevard
 - vii) Pleasant Street
 - b) The following streets will be designated as residential collectors as shown on the Generalized Future Land Use Plan:
 - i) Beaverbrook Road East
 - ii) Beaverbrook Road West
 - iii) Bridge Road
 - iv) Church Street from John Street to Route 11

- v) Coughlan Street
 - vi) Craigville Road
 - vii) Douglasfield Road
 - viii) Edward Street
 - ix) Ferry Road
 - x) Gladstone Ave.
 - xi) Gordon Road
 - xii) Hansen Road
 - xiii) Harper Road
 - xiv) Henderson Street
 - xv) Jackson Street
 - xvi) Jane Street north of King George Highway
 - xvii) John Street from Water Street to Church Street
 - xviii) Kelly Road
 - xix) McKinnon Road
 - xx) Moorefield Road
 - xxi) Rennie Road
 - xxii) Radio Street
 - xxiii) St. Patrick's Drive
 - xxiv) Sutton Road
 - xxv) Sweeney Lane
 - xxvi) Wellington from University Ave. to John Street
 - xxvii) Williston Drive
- 5) It is a proposal of Council that, in areas of future commercial or industrial development where there are internal local streets, consideration be given to requiring higher standards than local streets in residential areas. Dividing the local street classification into residential and industrial/commercial sub-groups provides for the definition of different geometric design features in consideration of significant truck volumes typical of industrial/commercial areas. These standards are outlined in the Geometric Design Guidelines for Canadian Roads.

12.3.2 Provincially Designated Highways/Maintenance

Proposal:

- 1) In recognition of the importance to internal circulation and safety as well as to overall economic development, it is a proposal of Council to continue to communicate with the Department of Transportation (DOT) with respect to needed improvements, maintenance requirements and concerns on the provincially designated highways (Route 8, Route 11, Route 117, Route 118 and Route 126) within the City as well as the two regional roads (Route 425 and Route 430). This

is done through the Five Year Provincially Designated Highway Improvement Program.

12.3.3 Upgrading of Municipal Streets

Proposal:

- 1) It is a proposal of Council to prepare and update annually a Five Year Plan for the upgrading of municipal streets and to undertake a street upgrading program in accordance with the priority list established. These improvements should also be coordinated with any water and sewer installation and upgrading programs.
- 2) To facilitate a Five Year Plan for municipal streets, it is a proposal of Council that a pavement management system be developed for the City streets. This will require an initial data collection and analysis phase to determine the condition of the street network and will enable improvement priorities to be identified. Once priorities are identified, available financial resources can be assigned in a logical and efficient manner.
- 3) It is a proposal of Council that, during the annual road inspection, drainage ditches and storm sewer systems also be inspected and a priority list for improvements compiled.

12.3.4 Pedestrian/Bicycle Considerations

Proposal:

- 1) Sidewalks - The Background Study referred to specific concerns with lack of sidewalks or poor delineation or separation of sidewalks, parking areas and roadways in the business areas, the older residential areas and for improved pedestrian movements near schools. It is a proposal of Council to provide sidewalks as funding permits and opportunities arise (such as the constructing of water and sewer systems or the upgrading of streets) along existing and future streets in built up urban areas, with priority given to those streets on which community facilities such as schools, churches, recreation areas and shopping facilities are located. Council should use its judgement, based on traffic and pedestrian volumes and the location of residences and community facilities, in determining whether sidewalks should be constructed on one or both sides of streets.

It is recommended that, as part of the implementation of a pavement management system for Miramichi, the data collection phase includes determining the extent and condition of existing pedestrian facilities. This would assist in establishing improvement priorities throughout the City with emphasis in the downtown areas, other business areas and in the vicinity of schools where the demand is greatest.

- 2) Trails/Walkways - It is a proposal of Council to encourage and support the provision and expansion of the trail/walkway system within subdivisions as well as between various parts of the City.

More focus has also been given to pedestrians/cyclists in recent years with the abandonment of rail lines and their reuse as pedestrian/cycling trails. The location of the existing trail system in Miramichi is shown on the Generalized Future Land Use Plan. As this system is expanded in the future particular attention should be given to pavement markings and signage to warn motorists of the presence of pedestrian crossings. There is also a need to rationalize bicycle routes within the City. Some consideration should be given to cyclists when upgrading streets including the placement and style of manhole and catch basin covers.

The advent of trail systems in many communities has also increased awareness of the need to integrate pedestrian/bicycle considerations into the design of adjacent subdivisions. The provisions of sidewalks along collector streets through subdivisions or the inclusion of pedestrian pathways along rear lots and side lots

connecting to sidewalks and adjacent trail systems should be encouraged when subdivision applications are submitted for review or other opportunities arise in new development or redevelopment.

- 3) Crosswalks - It is a proposal of Council to ensure provision of pedestrian crosswalks at major intersections along all existing and future streets to provide safe access to community facilities such as schools, recreation and shopping areas. Further, it shall be a policy to review and consider the provision of crossing guards at strategic locations in the vicinity of the schools. Any provision of crosswalks must be accompanied by a public education program to acquaint pedestrians and motorists with the proper way to use the crosswalks. It is dangerous to create a false sense of security for pedestrians. Pavement markings, overhead signs and, in some cases, pedestrian activated walk lights should be considered. The Pedestrian Crossing Control Manual published by the Transportation Association of Canada will be used as the guide for establishing the location, signing, and type of crosswalk control.

12.3.5 Parking and Loading Areas

Proposal:

- 1) It is a proposal of Council to ensure all future off-street parking and loading is provided in accordance with provisions outlined in the zoning by-law.

12.3.6 Specific Traffic Issues

Proposals:

- 1) The Background Study identified several specific traffic issues or concerns. It shall be a proposal of Council that the following issues and recommendations be considered and acted upon where appropriate.
 - a) Traffic flow is congested during peak travel periods along King George Highway, as well as at several signalized intersections elsewhere in the City. Delay and congestion is experienced as a result of poor signal phasing and timing, lack of turning lanes at key intersections and inappropriate traffic controls.

It is recommended that:

- i) The City develop a traffic counting program which would provide information on street volumes, vehicle types and intersection approach turning movements. A regular traffic counting program would enable City staff to conduct traffic signal warrants, determine lane requirements on intersection approaches, evaluate level of service and capacity and optimize traffic signal phasings and timings. Traffic volumes would also be useful as input to a pavement management system and assist in determining appropriate street classifications and sub-groups.
- ii) The City have a signal warrant analysis undertaken in order to rationalize signal installations. For example there may be an opportunity to remove signals on King George Highway at Radio Street and George Street, especially after the Northside by-pass is in place.
- iii) Outdated traffic signal equipment be upgraded to reflect current Transportation Association of Canada Guidelines. The City could then optimize signal phasing and timing to reflect traffic demand changes on the intersection approaches during different travel time periods.

- iv) Turning lanes should be provided at key signalized intersections throughout the City to reduce delay to straight through traffic and improve safety.
- b) The City should adopt the Transportation Association of Canada guidelines for road geometric design and traffic control procedures. These guidelines are documented in the following publications.
 - i) Geometric Design Guide for Canadian Roads; and
 - ii) Manual of Uniform Traffic Control Devices for Canada.

These documents provide uniform guidelines which have been implemented throughout the various Canadian provinces and municipalities.
- c) Route 8 should continue to be widened to 4 lanes in the commercial area in the former Village of Douglastown to accommodate high traffic volumes.
- d) Route 430 needs resurfacing from Route 8 (at the Miramichi River Bridge) to its intersection with the proposed Route 8 by-pass.
- e) Route 117 needs upgrading through the former Loggieville area, involving resurfacing and curb and gutter.
- f) Route 126 requires resurfacing.
- g) Recent activity in the downtown area of the former Town of Chatham near the Rodd Inn has displaced much of the available parking resulting in shortages throughout the day. More interior block off-street parking is required as suggested in the Five Year Strategic Plan for the Historic Water Street Business District.
- h) The identification of a route for the movement of hazardous materials through the City should be identified and enforced. Route selection should ensure that sensitive areas such as highly populated zones and the City's municipal wellfields are avoided.
- i) There are several roads in the rural or outlying areas of the City that are shown as "non-maintained roads" on the Generalized Future Land Use Plan. Although the rights-of-way shall be retained for future roads and services, there is no need to upgrade these roads to public streets which would permit development or require maintenance. They shall be subject to the provisions of Section 5.3.4 in order to curb the spread of sprawl and ribbon development.
- j) It shall be a proposal of Council that there will be no private road development except for:
 - i) private mini / mobile home parks;
 - ii) condominium projects;
 - iii) municipal access to municipal services; and
 - iv) such access as may be approved by the Commission as being advisable for the development of land, subject to such terms and conditions as the commission may impose.
- k) As outlined in Proposal 6.3.11.2, Council should give priority and encouragement to provision of connecting roads between subdivisions, especially where the adjacent development contains long dead ends. Some potential connecting roads have been shown in generalized fashion on the Generalized Future Land Use Plan.

- l) The directional signage along the major routes into the City should be improved with respect to identification of the various neighbourhoods as well as specific areas such as the downtown business and waterfront areas.

12.3.7 Planned and Proposed Road Improvements

Proposals:

- 1) It is a proposal of Council to continue to encourage and support the Department of Transportation in the completion of road improvements that are currently planned for the City. These routes are shown as dashed lines on the Generalized Future Land Use Plan and include the following:
 - a) The planning and route location for the Route 8 by-pass from the Anderson Bridge to Route 8 north of McKinnon Road is complete. In addition the right-of-way has been purchased. The section between Anderson Bridge and Route 430 is under construction. Although there is no specific time frame for completion, efforts are directed at finishing this section and opening to traffic as soon as possible.

On the remaining section between Route 430 and Route 8, the design is ongoing, however, there is no time frame with respect to when construction will start or be completed. Interchanges are to be constructed at Route 430 and Route 8. There appears to be little opportunity to stage the construction of this section to enable traffic to use sub-sections of it as construction is complete, thus the entire length will probably have to be completed before it is open to traffic.
 - b) DOT is also looking at improving the ramp system on the south side of the Centennial Bridge. The off-ramp from the bridge (west side) has a very short radius and it is intended to increase this radius. In addition, the length of the acceleration lane for the on-ramp to Route 11 (west side) is to be increased.
 - c) DOT has preliminary plans to by-pass an existing section of Route 11 in the vicinity of Sky Park. Plans show a new interchange just east of King Street, with a new controlled access route extending south and joining the existing controlled access Route 11 south of the South Napan Road. There is no indication as to when construction would begin.
- 2) It is a proposal of Council to give consideration to the following measures that have been suggested or proposed for various areas of the City.
 - a) It has been proposed by the Downtown Miramichi Business Network Inc. that Mitchell Street be extended from Jane Street west to the exit ramp from the new Bridge to Hennessey Street. This extension would provide an alternate route into the heart of the downtown allowing a more direct truck route to the port and downtown and relieving some of the congestion on Pleasant Street and some of the truck traffic on King George Highway. Although negotiations were held with Department of Transportation (DOT) and other government officials on the concept, recent discussions with DOT officials in the District indicate that there is no provincial interest in such a roadway and that it would likely be more appropriate as a local street. Such a decision should also be held until the completion of the current Port Study when the future role and level of activity at the Port can be better defined.
 - b) As outlined in section 8.3.2 on the Miramichi Industrial Park (Newcastle Site), it is recommended that measures or options be considered to address the safety and security concerns of having both sections of the Park on long cul-de-sacs with one access point. As shown on the Generalized Future Land Use Plan, this could involve linkages to the industrial lands to

the west or connections to the access road proposed to link the proposed Northside By-pass to Route 430 just to the north of the industrial park;

- c) As shown on the Generalized Future Land Use Plan, the Department of Transportation proposed a new by-pass of Route 11 including a new interchange just to the west of its current intersection with King Street. In addition to improving the safety along the current section of Route 11, the proposed design would provide improved access for both the Sky Park Business Park and the Miramichi Industrial Park, Chatham Site. This includes a connection to Walsh Street in the industrial park from the interchange north adjacent to abandoned railway line (existing trail). General Manson Way, the main access to Sky Park, would also have to be extended to connect with the new interchange.
- d) At the present time there is no access to the Route 117 By-pass between the signalized intersection with Nelson Street (Route 126) and Airport Drive. However DOT has purchased land for an interchange at Harper Road. With an interchange at this location, there would be an opportunity to construct an access road from the Harper Road/interchange area down to Eagle Forest Products. Because such a route would divert truck traffic off Water Street, reduce noise and improve safety, it is recommended that if potential right-of-way becomes threatened then Council should investigate the feasibility of proceeding with the identification and reservation of an appropriate right-of-way between the proposed interchange and Water Street.

12.3.8 Rail Services

Proposal:

- 1) The fact that Miramichi is served by one of the few remaining rail lines in the Province is a major selling point for future economic development and would give it a major advantage over many other industrial centres in the Province. The Newcastle Industrial Park and proposed expansion areas are adjacent to the rail line and have the potential to be serviced if demand is warranted in the future. VIA operates passenger services between Montreal and Halifax, providing service through Miramichi in each direction six days per week. It is, therefore, a proposal of Council to ensure it keeps abreast of the rail line issues to ensure rail freight and passenger service is maintained and improved through the City.

12.3.9 Air and Port Services

Proposals:

- 1) The Background Study emphasized the importance of air and port services to the City, not only as components of its transportation infrastructure but also as critical elements for its economic growth. In recognition of the importance of air and port service to the residents and businesses in the Miramichi region, it is a proposal of Council to encourage, support and promote the continued provision and enhancement of these services.
- 2) With respect to the air service, the City has a new carrier and it is a proposal of Council to encourage and promote support for the new service among its own business community as well as promotion and marketing to tourists, visitors and potential investors.
- 3) With respect to port services, the City is currently awaiting the results of a consultants report on a feasibility analysis and development proposal for the Newcastle Site. The terms of reference also called for management and marketing strategy. Once it has received the results of the study, it is a proposal of Council to pursue all of the avenues it has to encourage, support and promote the rejuvenation of the Port among local users as well as promotion and marketing to potential new industries and investors from outside the community.

12.3.10 Bus Services

- 1) It is a proposal of Council to encourage, support and promote the continuation of the present intermunicipal, provincial and interprovincial passenger and freight service.
- 2) It is a proposal of Council to encourage the provision of private sector transit service in areas of the municipality where population density or levels of activity might make the provision of such service economically feasible.

13.0 MUNICIPAL SERVICES

13.1 Preamble

The Background Study presented an overview of the existing water, wastewater and storm drainage systems in the City. This included a drawing showing the location and extent of known water and wastewater services. Several suggestions for improvement were made which will be incorporated as proposals in this document.

Section 5.3.4 on Land Use outlined policies and proposals for the future provision of municipal services. It involved a phased approach based on three stages of servicing. This approach was accepted by Council and is intended to take advantage of past investment in municipal infrastructure and to provide for efficient, convenient and economical development of land uses, facilities and services.

The approach was reviewed by municipal engineering consultants, found to be sound and the following policies and proposals reflect their suggestions.

13.2 Goal

To provide safe, efficient and economical water, wastewater, storm water drainage and natural gas services for residents of the City in a phased and logical manner.

13.3 Policies:

It shall be a policy of Council:

- 1) To provide a municipal water supply and distribution system of acceptable quality and quantity to meet the domestic and firefighting needs of the community, and as an attraction for future economic development.
- 2) To provide municipal wastewater collection and treatment systems to meet the needs of the community while protecting the natural water quality of receiving waters.
- 3) For development in unserved areas, to ensure that the water supply and sewage disposal system meet the minimum standards required by the Department of Health and Wellness and the Department of the Environment and Local Government and strive to meet the objectives for unserved areas outlined in the Report of the Commission on Land Use and the Rural Environment.
- 4) To provide an upgraded storm drainage system in the City as new subdivisions are developed and as streets are upgraded or as municipal water and sewer systems are provided in the future. These should be developed in accordance with the City of Miramichi Developers Guidelines and Technical Specifications.
- 5) To integrate the provision of proposed municipal water, wastewater, and storm drainage services into a Capital Expenditure Plan which would identify associated costs and priorities. Once developed, the capital expenditure plan will assist in developing the annual municipal budget and it should be updated on an annual basis.

- 6) To facilitate the provision of natural gas to the community.

13.4 Proposals

13.4.1 Municipal Wastewater Systems

Preamble:

With the construction of the proposed new wastewater system collector on the south side between the Chatham Head area and the former Town of Chatham, it is estimated that the wastewater collection system on the south side of the Miramichi River will be capable of handling the sewage generated by 27,000 people.

The south side system can be divided into four areas:

- a) The Area West of the former Town of Chatham which can service 10,000 people. The capacity of this section increases from 5,000 people in Nelson-Miramichi to 8,000 in Chatham Head and to 10,000 as it flows to Chatham.
- b) The Former Town of Chatham proposed new collector is estimated to be able to handle all of the area west of Chatham (10,000) as outlined in a), plus Chatham with 8,000 people.
- c) The Chatham Parish proposed new collector has an estimated capacity of 4,000 people.
- d) The Loggieville collector has a capacity of 5,000 people.

Once in place, the proposed south side systems would be able to accommodate the development of areas designated as Stage I on the Generalized Future Land Use Plan. This assumes development will be at typical subdivision densities and with no abnormally higher water using industries. Expansion into Stage II areas may at some point exceed the capacity of the proposed south side system. However, properly planned development in this area will allow additional wastewater collectors to provide increased capacity to service these Stage II areas. Depending on the location and elevation of the proposed new wastewater treatment plant, it may be possible, for instance, to develop a gravity collector through the former Chatham area that could reduce pumping costs and allow for smaller collectors from the area west of the former Town of Chatham.

It may be required as development proceeds through the Stage II areas that the size of pumps in some pumping stations may have to be increased or additional capacity may have to be added to the sewage treatment plant.

The proposed collector sewer in the Chatham Parish area should be designed initially to accommodate the full Stage I and Stage II area since the area is relatively confined by topographic conditions.

Preliminary engineering investigations on the north side of the river also confirm that the existing wastewater systems can accommodate the proposed development within the Stage I and Stage II areas. The only area where major collector trunks would be required is in the area along Route 11 east of the Centennial Bridge to Century Drive to accommodate Stage I (estimated to be approximately \$3.35 million in the 1995 Study "Sanitary Sewer Servicing for Stipulated Unserviced Areas, City of Miramichi" by J.E. Brooks and Associates). It was also confirmed that the wastewater collection system through the Douglastown area has the capacity to handle this area lying to the east of the Centennial Bridge.

Despite the fact that the existing wastewater systems on both sides of the river have the capacities to accommodate development in the Stage I areas, system capacity can be reduced if infiltration and inflow is not controlled, the system is not maintained properly or a new high water using industry were to be added to the system.

Proposals:

- 1) Based on the above discussion, it is a proposal of Council to have its Engineering Department monitor the wastewater collection and treatment systems to ensure the following:
 - a) that as development expands through Stage I areas (shown on the Generalized Future Land Use Plan) that new collectors are considered which will accommodate future flows from Stage II areas so that alternate routes to the sewage treatment facilities are provided which will relieve the main collector sewer and extend the capacity to accommodate more future development;
 - b) that system maintenance is carried out regularly to further enhance the capacity of the existing system;
 - c) that attempts continue to be made to control or reduce infiltration and inflow into the existing systems;
 - d) that pump capacity at wastewater pumping stations is monitored to ensure pump sizes are increased as required to maintain overall system capacity and efficiency; and
 - e) that enough land is reserved at the proposed wastewater treatment facility site to accommodate future expansion in order to accommodate the long term needs when Stage II areas are developed.

13.4.2 Municipal Water Systems

Preamble:

There are two components to the municipal water system. One is the supply side which deals with the development and protection of the water resource itself and the other is the water distribution system which includes the actual infrastructure of supply lines and storage reservoirs. Section 14 following on Environment deals with the quality issue of municipal and rural groundwater and its protection. This section will deal mainly with the infrastructure and the quantity or supply side of the issue.

The review by the engineering consultants confirmed that the existing water system provides good quality water at adequate pressures to those areas currently serviced by the water system.

The north side of the river has much higher yield wells than the south side and there should be no supply problems in servicing the Stage I and II development areas identified on the Generalized Future Land Use Plan. The only area where trunk supply lines are required is the area along Route 11 east of the Centennial Bridge and in the Nordin area. The review by the engineering consultants reveals that an expenditure of approximately \$2.3 million would be required to service the Stage I area from Centennial Bridge to Century Drive. The existing storage systems should be able to supply this area, however, a detailed water system investigation has never been undertaken and a review would have to be conducted to confirm whether additional storage might be required or whether the existing or larger pumps could handle any increased demand.

The Nordin area was recently provided with new wastewater services but not water lines. Further development within Stage I and II areas in Nordin would require extension of the water system from the Newcastle or Douglstown systems or continued development on individual wells. A connection between the Newcastle and Douglstown systems would not only permit the servicing of the Nordin area but would also improve the security of supply and water pressures in the whole area. This is an issue which would have to be factored in to the Capital Expenditure Plan recommended in Proposal 10.6.3, with respect to public works, and Proposal 12.3.3, with respect to the coordination with the upgrading of the street and drainage systems. Such decisions should be part of the Comprehensive

Water Distribution Study in order to set priorities for the whole City as outlined in the Municipal Plan Background Study.

On the south side of the river the existing water system provides good quality water at adequate pressure to the former Town of Chatham and west to a portion of Chatham Head. The existing system also has sufficient capacity to service the Stage I development areas and portions of Stage II areas. The decision facing Council is whether it can contain development to those areas currently serviced in the Chatham/Chatham Head area, where future subdivision development costs are the responsibility of the developers, or whether it expends municipal funds to extend trunk water services to the western Chatham Head and former Nelson-Miramichi areas. The former Nelson-Miramichi area is similar to Nordin where sanitary sewer services are available but water has to be extended from the existing system in Chatham Head or development has to be allowed on individual wells. This decision has to be part of the larger water system study mentioned earlier.

The same sort of decision must be made with respect to the Chatham Parish area. It is proposed to extend wastewater services to this area but it is not proposed to include water services. It is obviously least costly in the longer term to extend water at the same time as sewer but it is an additional front end cost. The former Loggieville area already has a sewer system but not a piped water system.

Thus, there is a need for an overall Comprehensive Water System Study in order to assess issues, costs and priorities so more detailed capital expenditure plans can be developed in accordance with other proposals of the Municipal Plan.

Proposals:

- 1) Based upon the above discussion, it is a proposal of Council, through its Engineering Department, to undertake the following:
 - a) That it undertake a "Comprehensive Water System Study" to address the issues raised in the Municipal Development Plan. This will enable issues to be assessed, cost estimates to be prepared and priorities to be set with respect to improvements to, or expansions of, the water system.
 - b) An important part of the Comprehensive Water System Study would be a hydrogeological survey and assessment of the existing wells to determine what actual capacities are available as well as to assess the potential for future well field sites identified in the Wellfield Protection Study. The City should ensure that it has its next potential well located, protected and have its capacity verified. That way, in the case of the loss of an existing well or an increase in demand, it will be able to respond in a timely manner.
 - c) Once the Comprehensive Water System Study is complete and priorities set, these should be included in a Five Year Capital Expenditure Plan. The Capital Expenditure Plan would require the coordination and integration of the wastewater system improvements and water system improvements with the street and drainage improvements recommended in Proposal 10.6.3, with respect to public works, and Proposal 12.3.3, with respect to coordination with the upgrading of the streets and drainage systems.

13.4.3 Storm Water Drainage Systems

Preamble:

The Background Study identified the current lack of mapping indicating the location, size and extent of the existing storm drainage system of storm sewer pipes, ditches and watercourses. Proposal 12.3.3 of this Municipal Plan also called for an inspection of storm sewer systems and drainage ditches in order that priorities could be set for drainage system improvements as part of a Capital Expenditures Plan for improvements to streets, services and drainage systems.

Proposals:

- 1) It is a proposal of Council, through its Engineering Department, to complete the digital mapping indicating the location and size of existing storm sewer systems as well as the existing ditch and watercourses that are serving as components of the existing storm management system.
- 2) Once this mapping is completed, it is a proposal of Council, through its Engineering Department, to undertake an inventory and assessment of these storm drainage components as part of an overall storm management plan in order to identify deficiencies and potential improvements. This should include identification and mapping of all the natural drainage basins in the municipality. This would facilitate decisions on the number and location of outfalls and whether some basins should be combined into larger drainage areas through diversions and connections.
- 3) It is a proposal of Council to coordinate these storm drainage improvements with its street and servicing improvements and to integrate them into a Capital Expenditure Plan. This plan should continue to be updated on an annual basis.

13.4.4 Unserviced Development

Proposal:

- 1) It is a proposal of Council, with respect to all development applications (building permits or subdivision applications) that require individual wells and septic tanks, to ensure that all requirements under Provincial regulations (Department of the Environment and Local Government and Department of Health and Wellness) pertaining to lot sizes and water and sewage disposal systems are met.
- 2) For all applications for unserviced development in those areas that might eventually have municipal water and sewer systems extended to them, it is a proposal of Council to require that the applicant be advised (at the time of application) that the area may eventually be serviced and that it would be prudent to locate the house or main building on a front quarter of the lot to facilitate resubdivision into smaller lots, if and when municipal services are extended. The house or building placement may also be dictated by well and septic tank location requirements as determined by the Province's Public Health Inspectors. By placing the house on a front quarter, it will ensure that it would not be placed in the centre or some other location which would jeopardize future subdivision. Such a policy provides the flexibility to permit interim unserviced development, which does not jeopardize the ability to provide services in the future, and gives the owner the choice of further subdividing his or her lot to reduce his or her share of the lot servicing costs in the future. This requirement is illustrated on **Figure 13.1**.
- 3) Another option which Council could consider for unserviced development is the concept of "cluster" development. This concept is based on the provision of a cluster of homes on smaller lots and all serviced by a common septic tank and disposal field. This system would permit higher densities in the unserviced areas while preserving open spaces adjacent to these clusters. This could also facilitate the eventual provision of municipal water and sewer services to the development at a reasonable cost, should municipal services have to be extended to the area in the future. Such a system would be subject to the approval of the Department of the Environment and Local Government and the Department of Health and Wellness.
- 4) It is a proposal of Council to encourage those residents serviced by means of individual wells to have their water tested regularly to ensure it meets the minimum standards required under the Canadian Safe Drinking Water Guidelines.

Figure 13.1
LOT SIZES – UNSERVICES DEVELOPMENT

13.4.5 Natural Gas

Proposal:

- 1) It is a proposal of Council to encourage and support the provision of natural gas to the community through the following measures:
 - a) Meeting with natural gas providers to discuss community issues such as location, priorities, timing and safety measures as well as remuneration and agreements for use of public right-of-way.
 - b) Encouraging developers and builders to take natural gas lines into consideration in their future subdivision and building applications.
 - c) Assisting natural gas providers in the public education process to ensure its residents are well informed concerning gas distribution within the community as well as to individual homes.

14.0 ENVIRONMENT AND APPEARANCE

14.1 Goal

To practice sustainable development by providing a pleasant and safe living and working environment while also protecting and enhancing the natural environment.

14.2 Policies:

It shall be a policy of Council:

- 1) To preserve and enhance the natural and built environment;
- 2) To ensure protection of the City's groundwater resources;
- 3) To ensure adequate provision of solid waste collection and disposal as well as protection with respect to the use, transportation and storage of hazardous materials in the City;
- 4) To preserve and enhance environmentally sensitive areas such as coastal areas, beaches, floodplains, watercourses and areas of sensitive habitat for flora and fauna;
- 5) To encourage energy conservation; and
- 6) To protect and enhance the visual appearance of the City.

14.3 Proposals

14.3.1 Groundwater Protection

14.3.1.1 Municipal Groundwater Protection

Preamble:

The protection of sources of public drinking water supplies has been, and will continue to be, one of the biggest environmental issues faced by the municipality.

Miramichi has had a Wellfield Protection Strategy completed and the enabling Provincial legislation is being considered by Cabinet. The Strategy poses limitations on both existing and proposed land uses and activities with respect to the type and amount of chemicals stored on site.

The objectives and intent of the Wellfield Protection Strategy are endorsed by everyone, however, there are several aspects of the proposed legislation that are causing concern because they are not clear, are open-ended and open to interpretation. This involves concerns such as:

- a) the mechanism or protocol to deal with non-complying uses, including application forms, needs to be established prior to legislation being enacted;
- b) Municipal or Planning Commission staff are not qualified or trained to determine whether a project is non-complying;
- c) it is not clear who is ultimately responsible for enforcement, training and funding and whether compensation will be available to assist businesses to achieve compliance with the regulations;
- d) it is not clear whether storm sewers will be required for existing residential areas lying within Protection Area C (which are extensive in Miramichi and have significant cost implications); and
- e) there is also the question of whether uses would be accepted if mitigative measures were taken to reduce risks to a level where the municipality might be willing to accept responsibility.

Proposals:

- 1) It is a proposal of Council to continue to pursue Department of the Environment and Local Government officials in order to obtain answers to the outstanding questions and concerns pertaining to the Wellfield Protection Strategy. This will be an on-going process until such time as individual negotiations with the municipality are complete and the strategy adopted.
- 2) Once the questions are answered or clarified with respect to roles, responsibilities, training, application, protocol, enforcement, funding, compensation and mitigation, it is a proposal of Council to implement the Wellfield Protection Strategy in the areas outlined in the Strategy and shown on Schedule B, Development Constraints.

Since the strategy regulates the use of chemicals and not the actual land uses, the strategy does not affect the designations on the Generalized Future Land use Plan or the Zoning Map. Schedule B, Development Constraints, in effect is an overlay restriction which limits the use or storage of certain types of chemicals depending on the protection zones delineated on Schedule B.

14.3.1.2 Rural Groundwater Protection

Proposals:

- 1) In areas of the City serviced by means of individual wells, it is a proposal of Council to undertake a protection program aimed at all residents and businesses.

Using information now available from the Wellfield Protection Study, it is proposed that a more general approach be taken in developing a program for the protection of individual wells. This would involve consideration of residential, commercial, industrial and institutional as well as resource-related uses. Although all these uses may have individual wells, they do not have individual well fields or recharge areas. Each property is a recharge area for its own well and probably for the wells on neighbouring properties. The spill of a potentially contaminating chemical on any property has the potential to contaminate neighbouring wells that lie downhill from the spill. The approach proposed would address applications for new or expanded subdivisions, rezonings and building permits as well as a program for existing uses or residents serviced by individual wells. The proposal would include the following measures:

- a) For building permit and rezoning applications or plan amendments, the approach proposed is based largely on public education and appealing to the public's sense of stewardship to safeguard their individual and common water needs. The application would be reviewed to determine if there are any aspects of the application that might give rise to concerns for protection of water quality on the affected or adjacent properties. It is suggested that specific information packages could be prepared for those involved in various uses such as residential, commercial, industrial, institutional and rural. The intent would not be to create hardships for any resident or business, but to seek their cooperation and support in the mutual protection of such a critical resource.
- 2) In the interests of ensuring good quantity and quality of drinking water for property owners in the unserved portions of the City, the Miramichi Planning District Commission has developed and City Council has accepted a set of "Water Supply Assessment Guidelines". These guidelines are based on a report prepared by the Rural Planning District Commission entitled "Water Supply Assessment Guidelines for Subdivisions Served by Individual Private Wells, August 1998". The guidelines require the submission of a water supply assessment report, prepared by a qualified hydrogeologist or professional engineer, with all tentative subdivision applications for 10 or more lots (including the remnant) serviced by individual private wells. It is a proposal of Council that all future subdivisions (meeting the criteria for 10 or more lots) serviced by individual private wells will be assessed in accordance with these guidelines.
- 3) In the interests of water conservation, it is a proposal of Council to undertake a public education program encouraging residents to conserve water and to limit its use, especially during dry periods when wells are likely to be lowered. This would include limiting activities such as watering lawns, washing cars, filling pools, etc.

14.3.1.3 Truck Routes

Proposal:

- 1) Unless a truck carrying dangerous or hazardous goods has its destination along a particular street, it is a proposal of Council to limit all such traffic to designated truck routes through the City. The route should be selected based on consideration of the extent of existing wells along the route and minimizing known traffic hazards. The existing Route 117 By-pass and the proposed Northside By-pass would be preferred routes given the restricted nature of development along them.

14.3.2 Waste Collection and Disposal

Proposal:

- 1) It is a proposal of Council to continue its efforts at solid waste collection, recycling and composting activities in conjunction with the Northumberland Solid Waste Commission.

14.3.3 Protection of Environmentally Sensitive Areas

Preamble:

The Background Study (Section 10.6) outlined in detail existing and proposed Provincial legislation relating to protection of environmentally sensitive areas which does or will apply within the City of Miramichi. This legislation relating to coastal area protection, floodplain protection, watercourse alteration and protection of environmentally significant areas and the resultant policy direction for the City is outlined under the appropriate subheadings in the sections which follow.

14.3.3.1 Watercourse Alteration/Protection

Proposal:

- 1) The Province, through the Department of the Environment and Local Government and under the Clean Water Act, has a Watercourse Alteration Regulation that applies to all watercourses in the City of Miramichi, including the Miramichi River in the section upstream from the Morrissey Bridge. It is a proposal of Council that no person shall erect a building or structure or carry out any other development in any zone within 30 metres of the bank of a stream or watercourse (to which the regulation applies) as shown on the Generalized Future Land Use Plan, without first consulting with the Miramichi Planning District Commission. The Commission shall ensure that any such developments are referred to the Provincial Department of the Environment and Local Government for review and approval under the Watercourse Alteration Regulation before being approved by the Planning Commission. It is also a proposal of Council to designate these areas as "Open Space" in the Zoning By-law.

14.3.3.2 Coastal Zone and Floodplain Protection

Proposals:

- 1) The Province is in the process of developing provincial policies with respect to coastal zone areas and floodplains, both of which will apply in the City of Miramichi. Both documents have yet to be released for municipal and public review, however, they both propose to place prohibitions, limitations and restrictions on the use of the land within a 30 m setback area of the river as well as in its defined floodplains. In anticipation of this legislation, it is a proposal of Council to designate areas on Schedule B, Development Constraints, as follows:
 - a) the area within 30 m of the ordinary high water mark along the Miramichi River in which it will examine all development applications to ensure the proposed development addresses impacts on the water or shore systems. Until such time as the Province adopts the proposed Coastal Zone legislation, it is a proposal of Council to consider measures as outlined in Proposal 14.3.3.2 (2) which follows.
 - b) the area within the floodplain delineated on the flood risk mapping prepared jointly by the Provincial Department of the Environment and Local Government and Environment Canada (as shown on Schedule B). Until such time as the Province adopts the enabling floodplain legislation, it is a proposal of Council to consider measures as outlined in Proposal 14.3.3.2(2) which follows.
- 2) Until such time as the Coastal and Floodplain legislation is adopted, there are various ways in which the municipality can exercise various levels of control or influence over riverfront development - whether that desire is to protect, preserve and enhance riverfront areas to serve as passive recreation areas or merely left undisturbed to fulfill their naturally intended function and to be enjoyed for their aesthetic appeal. It is therefore a proposal of Council to consider the following measures to assist in protecting coastal, riverfront and floodplain areas.
 - a) zoning these areas as "Open Space" or "Conservation Area", in the Zoning By-law;
 - b) employing Section 34(3)(g) of the Community Planning Act which prohibits building when the site is marshy, subject to flooding, excessively steep or unsuitable for development because of soil conditions or topography;
 - c) through outright purchase of the affected property or through negotiation or agreement with the owner; and

- d) obtaining the property as part of the public dedication requirement under the Subdivision By-law.

14.3.3.3 Environmentally Significant Areas

Proposal:

- 1) The Nature Trust of New Brunswick has identified four sites within the City and Beaubears Island as "Environmentally Significant". The sites within the City (described in Section 10.5 of the Background Study) include Strawberry Point Marsh, Jones Cove/Oxford Cove, the Miramichi River shoreline at the former Village of Loggieville and the Miramichi River estuary itself. It is a proposal of Council, when considering development applications in the vicinity of these sites, to ensure that they are protected from encroachment by the proposed use or its associated activities. Since these areas are all along the river, they may also be protected through the measures outlined in Proposals 14.3.3.2 on coastal areas and floodplains.

14.3.4 Industrial Effluent

Proposal:

- 1) As discussed in Section 10.7 of the Background Study, there seems to be a need for better public information on air and water quality issues in the City since the perception presented in the press and media and believed by many residents does not appear to be borne out by information available from the provincial Department of the Environment and Local Government. In the interests of correcting misinformation and improving the image of the City, it is a proposal of Council to take every opportunity to educate its own residents as well as outside residents with respect to the actual condition of its air and water quality.
- 2) Although remediation of contaminated sites is an issue between the owner of the affected properties and the Department of the Environment and Local Government, which has responsibility for regulating the remediation of such sites, it is a proposal of Council to encourage the remediation of any known properties in order to safeguard groundwater quality as well as to open these properties for future development. Many of these sites, especially those in central or developed areas, represent a lost opportunity for redevelopment.

14.3.5 Miramichi River Environmental Assessment Committee (MREAC)

Proposal:

- 1) Section 10.8 of the Background Study presented a summary of the MREAC programs and the actions it plans to take towards its goals for the Miramichi River as outlined in "Miramichi Environmental Management Plan - Reaching 2002". These program initiatives included River Watch, Swim Watch, Public Awareness/Information, Environmental Monitoring and Research, Municipal Wastewater, Industrial Wastewater, Rural Wastewater, Fish Habitat Protection, Watershed Mapping, Community and Land Use Planning, Site Environmental Management Plans and Canadian Heritage River Systems.

In addition to the policies and proposals previously outlined in Section 14, which should address the concerns or issues related to many of the MREAC programs, it is a proposal of Council to encourage and support the various programs of MREAC in its efforts to improve the water and general environmental quality in the Miramichi region.

14.3.6 Protection of Visual Appearance

Proposal:

- 1) It is a proposal of Council to protect and enhance the visual appearance of the City through the preservation and enhancement of the natural and built environment by means of the following measures:
 - a) Preserving wetlands, marshes, stream valley slopes and other environmentally sensitive areas as outlined in Section 14.3.3;
 - b) Protecting and preserving existing trees and shrubs and promoting a tree planting program along public roads and streets;
 - c) Maintaining and landscaping public buildings and lands;
 - d) Encouraging the maintenance and enhancement of the commercial areas, especially the downtown areas and highway commercial areas which are more visible to tourists and visitors;
 - e) Encouraging the maintenance and enhancement of its industrial parks and areas through the various measures outlined in Section 8.3;
 - f) Encouraging the Province and the downtown associations to provide appropriate (size, type, color) directional signage for visitors and tourists and controlling the use of portable signs in the City in accordance with signage requirements in the Zoning By-law.
 - g) Requiring the provision of buffer areas (green belt areas, strips of trees or shrubs and architectural screening such as walls or fences) around commercial or industrial uses, parking lots or other visually unpleasant grounds or buildings as required in other policies and proposals of this Plan and by the implementing Zoning By-Law; and
 - h) Considering the incorporation of all of the measures outlined in a) to g) above in an urban Design Strategy for the City of Miramichi which could address these and other urban design issues in a coordinated and consistent manner.

14.3.7 Energy Conservation

Proposal:

- 1) It is a proposal of Council to encourage energy conservation through implementation of policies and proposals in other sections of this Plan which encourage more compact and efficient development as well as working with suppliers of electric power and natural gas.

15.0 MUNICIPAL ADMINISTRATION

15.1 Goal

To ensure that all future development is carried out within the general intent of the policies of the Municipal Plan.

15.2 Policies

It shall be a policy of Council:

- 1) To adopt and enforce appropriate by-laws to implement the Municipal Plan.
- 2) To encourage private development within the scope of the Plan.
- 3) To encourage the participation of the public in the implementation of the Plan.

15.3 Administration Proposals

Proposals:

- 1) In an effort to ensure that all future development is carried out within the general intent of the policies of this Plan, it is a proposal of Council to amend and enforce zoning, subdivision and building regulations and other regulations as described in this Plan to implement the Municipal Plan.
- 2) It is a proposal of Council to recognize the legitimate development aspirations of land owners and developers as applications are made, provided they do not conflict with the objectives and the general intent of the policies of this Plan.
- 3) It is a proposal of Council to take advantage of all opportunities to further educate and involve the public in matters related to the planning of their community. This is especially relevant to the approval and amendment of this Plan and to the enactment and amendments to the zoning, subdivision and building regulations designed to implement the Plan.

16.0 IMPLEMENTATION

16.1 Administration

In accordance with the Community Planning Act, the adoption of this Municipal Development Plan does not commit Council to undertake any of the projects or actions contained herein. However, Council cannot take any action within the scope of this Plan which would, in any manner, be inconsistent with or at variance with the Plan.

The measures which Council may investigate to implement the Plan are not restricted to those which are specified. In addition to specific by-laws and regulations, Council may encourage or direct the adoption of administrative procedures in order to more effectively implement the policies of this Plan.

This Municipal Development Plan shall be implemented by means of powers conferred upon Council and the Miramichi Planning District Commission by the Community Planning Act, the Municipalities Act and such other provincial statutes as may be applicable.

In addition to employing specific implementation measures, it shall be the intention of Council to maintain an ongoing monitoring and planning process through the services of the Miramichi Planning District Commission and such other committees or agencies as Council shall from time to time choose.

Proposal:

- 1) It is a proposal of Council to ensure the following measures are considered in the administration of the Municipal Plan.

- a) Plan Review and Amendment

Plan implementation is a continuous process, and there may be a need to change the Plan as the assumptions on which it is based change in the light of new trends, changing technology or new community attitudes. Thus, it is a proposal of Council to conduct a thorough review of the Plan at least every five years (as required under Section 72 of the Community Planning Act) to ascertain the need for Plan amendments. Also, since the Plan is an expression of the goals of the people, periodic Plan review provides an opportunity for participation and reinvolvement on the part of the public.

Amendments to the Plan may be made at any time and amendments are required:

- i) where any major policy intent is to be changed;
- ii) where a zoning amendment would violate the Generalized Future Land Use Plan; and
- iii) where detailed secondary plans or development schemes are desired to be incorporated into this Plan.

Under Section 74 of the Community Planning Act, amendments require the same public participation and ministerial approval as does the adoption of the Plan itself.

b) Updating the Existing Land Use Plan

The existing Land Use Maps should be continually updated. It is a proposal of Council to ensure the existing Land Use Plan is updated by adding new uses as building permits are issued and revising uses as changes result from rezoning approvals.

c) Public Involvement

It is a proposal of Council to take advantage of every opportunity to involve the public in the planning or decision-making process with respect to the future development of the community. The participation of citizens in Plan implementation is invaluable and can result in the following:

- i) give residents a real sense of effective participation in planning for their own future and the future of their community;
- ii) relieve apprehension by assisting to convert the unknown into the known, or at least reducing the alternatives; and
- iii) create a forum for mutual education so that citizens and the Council can learn from listening to each other.

16.2 By-laws

Proposal:

- 1) It is a proposal of Council to ensure that the following by-laws are updated, in order to be compatible with and, to implement the Municipal Plan.

a) Zoning By-law

The Council will have the Zoning By-law updated to be compatible with the Municipal Plan policies and Generalized Future Land Use Plan. The two main purposes of zoning are to protect existing uses from infringement by incompatible development (ie. maintain and protect property values) and, more importantly, to use zoning as a short-term tool to steer growth in the directions indicated in the Municipal Plan.

In considering amendments to the Zoning By-law and/or the imposition of terms and conditions, in addition to all other criteria as set out in various policies of this Plan, Council will have regard to the following matters:

- i) that the proposal is in conformance with the intent of this Plan and with the requirements of other City by-laws;
- ii) that the proposal is not premature or inappropriate by reason of:
 - (1) the financial capability of the City to absorb any costs relating to the development;

- (2) the adequacy of water and sewer services to accommodate the proposed development or, if in an unserved area, the adequacy of the physical site conditions for private on-site water and sewer systems;
 - (3) the adequacy and proximity of school, recreation and other community facilities;
 - (4) the adequacy of street networks in or adjacent to the development;
 - (5) the potential for the contamination of water courses or the creation of erosion or sedimentation;
 - (6) the potential for damage to or the destruction of designated historic buildings and sites; or
 - (7) creating a leap-frog, scattered or ribbon development pattern as opposed to compact development.
- iii) that controls are placed on the proposed development so as to reduce the conflict with any other adjacent or nearby uses by reason of the type of use, the height, bulk and lot coverage of any proposed building; traffic generation, access to and from the site and parking; open storage; signs and any other relevant matter of planning concern. This could include provision for buffering, landscaping, screening, signing, parking and access control to reduce potential incompatibility with adjacent land uses or traffic arteries;
- iv) suitability of the proposed site in terms of soils, topography, geology, location of water courses and swamps, as well as proximity to other nuisance factors;
- v) that the proposal meets all necessary consideration in respect of public health and safety and that the site design meets all fire protection and access considerations; and
- vi) when dealing with specific development proposals, Council may consider utilizing Section 38 and/or 39 of the Community Planning Act which permits it to attach reasonable terms and conditions.

Generally speaking, in adopting the new Zoning By-law, it shall be the intent of Council to minimize the number of non-conforming uses. Those uses which currently exist, and which upon adoption of this Plan do not conform to the designated uses on the zoning maps, shall be permitted to continue as nonconforming uses (under Section 40 of the Community Planning Act). However, the nonconforming use must cease and any redevelopment must conform to the Plan if:

- a) such use is discontinued for a consecutive period of ten months or such further period that the Planning District Commission considers fit; or
- b) greater than half the building or structure (exclusive of foundation) has been damaged, unless the Planning District Commission agrees that it should be rebuilt.

Providing that the intentions of all other pertinent policies are satisfied, Council may, for the purposes of providing for the development of similar uses on properties which abut one another, consider amendments to the Zoning By-law within a designation to provide for the development of uses which are uses permitted by the zone on the abutting property within the abutting designation as shown on the Generalized Future Land use Map except where specifically precluded by the policies of this Plan.

It is not intended that all lands shall be rezoned for specific uses. Rather, in order to give Council a greater degree of control, the Plan provides that certain land uses shall be considered only as amendments to the Zoning By-law or in certain instances pursuant to the imposition of terms and conditions. Such amendments and the imposition of terms and conditions shall only be considered if they meet the policies found within this Plan.

b) Subdivision By-law

The Council shall update its Subdivision By-law, based on policies of this Plan, in order to regulate the form and type of subdivision within the City. It shall include policies with respect to the subdivider's responsibilities with respect to the construction of streets, lots, services, utilities and for the dedication of land for public purposes.

c) Building By-law

Council shall update the Building By-law which will prescribe standards for the building, locating or relocating, demolishing, altering, structurally altering, repairing, or replacing of a building or structure.

16.3 Capital Works Program

Proposal:

- 1) In recognition of the updating of the Municipal Plan and decisions with respect to the provision of water and sewer systems and other municipal capital works, it is a proposal of Council to have a capital works program prepared in order to set relative priorities for development in a phased sequence that is financially feasible for the City to undertake. This program can then be used by Council to assist in the preparation of its annual budget. Each year the capital works program should be updated. (Refer to Appendix 2 "City of Miramichi Five Year Capital Budget")

The Capital Works Program should be developed by Council as soon as the proposed studies recommended in the Municipal Plan are undertaken. These studies will reveal associated costs and recommended priorities. Based on these costs and priorities, Council will then be able to work with staff to develop a capital works program. These are normally developed for a five year period, however, some municipalities prefer to group them as high, medium or low priorities without attaching a time frame. The recommended studies and those recently completed include the following:

- a) Industrial Park Rationalization Study which will identify improvements and associated costs and priorities;
- b) Recreation Master Plan which will rationalize existing recreation facilities and make recommendations for any new buildings or facilities;
- c) Inventory and assessment of pavement conditions, drainage ditches and sidewalks along with associated improvement costs and priorities;
- d) Comprehensive Water System Study to identify needs, costs and priorities with respect to improvement and expansion of the water systems, including a hydrogeologic survey with respect to contingency well development;
- e) Storm Management Plan based on an inventory and assessment of the storm drainage system and the priorities for improvement and expansion; and

- f) The Miramichi Riverfront Strategic Plan which outlined a strategy for new facilities as part of an eco-museum concept.

The results of these studies will then be able to be integrated with the wastewater system expansions that have already been planned and costed into an initial capital works program which should then be updated on an annual basis.

- 2) It is a proposal of Council to consider the following guidelines in its financial management program:
 - a) Council shall seek assistance for all public works projects which qualify under federal or provincial government funding assistance programs;
 - b) Funds required by the municipality to undertake public works shall be taken from local revenue where possible. The remainder shall be borrowed under the direction and guidance of the Municipal Capital Borrowing Board;
 - c) Tax rates and user fees shall be set as appropriate to keep pace with inflation and maintain an acceptable level of service to the City; and
 - d) Council shall endeavor to manage the City's debt to adhere to the suggested guideline that annual debt charges not exceed 20 percent of total municipal expenditures.

APPENDIX 1

**STANDARDS AND DESIGN GUIDELINES FOR URBAN AND RURAL
STREETS**

Table U.A.5 Characteristics of urban streets

Table U.B.1 Summary of alignment guidelines

Table B.1.3 Summary of alignment controls

Table A.5a Characteristics of rural roads

Figure U.A.5 Relationship of street classifications

APPENDIX 2

City of Miramichi Five Year Capital Budget

City of Miramichi Five Year Capital Budget

The purpose of the following tables is to provide a budget for the physical development of the municipality.

2001 (Year 1)

Item	Amount
Engineering and Public Works	
Transportation	\$1,385,000
Water and Sewer Utility	\$2,343,000
Recreational Services	\$138,000
Protective Services	\$130,000
Buildings	\$171,100
Southside Wastewater Collection and Treatment Facility (Phase 1)	\$950,000
Riverfront Strategic Plan Implementation of Components	\$500,000
Total	\$5,617,000

2002 (Year 2)

Item	Amount
Engineering and Public Works	
Transportation	0
Water and Sewer Utility	0
Recreational Services	0
Protective Services	0
Buildings	0
Southside Wastewater Collection and Treatment Facility (Phase 2)	\$1,500,000
Riverfront Strategic Plan Implementation of Components	0
Total	\$1,500,000

2003 (Year 3)

Item	Amount
Engineering and Public Works	
Transportation	0
Water and Sewer Utility	0
Recreational Services	0
Protective Services	0
Buildings	0
Southside Wastewater Collection and Treatment Facility (Phase 3)	\$3,900,000
Riverfront Strategic Plan Implementation of Components	0
Total	\$3,900,000

2004 (Year 4)

Item	Amount
Engineering and Public Works	
Transportation	0
Water and Sewer Utility	0
Recreational Services	0
Protective Services	0
Buildings	0
Southside Wastewater Collection and Treatment Facility (Phase 4)	\$1,850,000
Riverfront Strategic Plan Implementation of Components	0
Total	\$1,850,000

2005 (Year 5)

Item	Amount
Engineering and Public Works	
Transportation	0
Water and Sewer Utility	0
Recreational Services	0
Protective Services	0
Buildings	0
Southside Wastewater Collection and Treatment Facility (Phase 5)	\$720,000
Riverfront Strategic Plan of Implementation Components	0
Total	\$720,000