

BY-LAW NO. 46

MUNICIPAL PLAN BY-LAW

The council for the village of Chipman, under the powers vested in it by section 24 of the Community Planning Act enacts as follows:

- 1 (1) A municipal Plan for the physical development and improvement of the municipality is hereby adopted.
- 1 (2) The document, entitled Village of Chipman, Municipal Plan" and dated April 1993, as attached, constitutes the municipal plan mentioned in subsection (1).
- 1 (3) The Village of Chipman Municipal Plan by-law no. 46..... is hereby replaced.

READ FIRST TIME: June 10, 1993

READ SECOND TIME: June 10, 1993

READ IN ENTIRETY: June 10, 1993

READ THIRD TIME AND ENACTED: July 5, 1993

Brenda C Barton
CLERK

William Davidson
MAYOR

VILLAGE OF CHIPMAN

MUNICIPAL PLAN

April 1993

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For

The Department of Municipalities, Culture and Housing (Land Use Planning Branch) in consultation with the Planning Advisory Committee of the Village of Chipman

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The background study of the municipal plan explains why the village should act to solve some of the problems it is facing. Only the following proposals need the approval of the municipal council.

The village should start to act as soon as possible on some of the issues presented in this study.

A) COMMUNITY GOALS

The six community goals of the municipality presented in the last municipal plan are still valid and should apply until the updating of this plan. They are:

- "1) to create an environment which will enhance the economic and physical well-being of the community by promoting an orderly and economic pattern of growth and development.
- 2) to provide a range of services designated to satisfy the educational, health, safety, social and recreational needs of the citizens of the village.
- 3) to enhance the quality of Chipman's natural environment so as to make attractive living environment and place for future economic investment.
- 4) to improve the village's street system.
- 5) to provide a coordinated, convenient and efficient system of municipal utilities.
- 6) to provide the above mentioned municipal services and facilities within the financial capabilities of the village."¹

¹ Gauvin Michel, Village of Chipman: Municipal Plan, Department of Municipal Affairs of New Brunswick, July 1981, p.4-5.

B) DEVELOPMENT CONCEPTS

Seven types of developments should be allowed in the village: residential, multiple, institutional, industrial, municipal park, resource, and restrictive development.

Residential development

One and two-dwelling units should be permitted in the residential and mixed areas described as such on the future land use map. Multiple units should be permitted in the mixed area described as such on the future land use map. One dwelling unit should be permitted in resource area and as a secondary use in mixed area.

The village of Chipman should try to keep their seniors within the village limits. The location of buildings for seniors should consider the following points:

- a) Is there some close commercial area around?
- b) Are churches, public buildings and recreation facilities at a walking distance of the senior home?
- c) Are there parks in the area?

Three lots seem already suitable for senior housing:

- 1) Beside the municipal building and the railway tracks.
- 2) Corner of Shaw St. and King St.
- 3) In front of the Irving property on Main St., just beside the Liquor Store building.

A feasibility study should be done before building a seniors' home.

Home occupation should be allowed on the condition it does not interfere with the residential character of the neighborhood, and be allowed only as secondary use for residential and mixed areas.

Boarding or rooming houses should be allowed on the condition it does not interfere with the residential character of the neighborhood, and be allowed only as secondary use for residential and mixed areas.

Park or playground

Park or playground requiring a minimum of equipment and where the natural environment is going to be less disturbed should be permitted in residential, mixed, municipal park, and resource areas as described in the future land use map.

There is no biking path or cross-country ski path. The village can use the abandoned right-of-way of the railway for these activities (see future land use map).

Commercial development

Commercial uses, as described in the present by-law, should be permitted only in mixed areas and in the commercial park (See future land use map). Commercial park should have a buffer zone between the park and another zone.

Industrial Development

Industrial use as described in the present by-law, should be permitted only in industrial areas (See future land use map). Industrial use should have a buffer zone between the use and another use.

Institutional Development

Institutional use as described in the present by-law, should be permitted only in institutional areas (See future land use map).

Agricultural, forestry, and municipal development

Restricted agricultural use (e.g., for the purpose of raising livestock and cultivation, except the raising of more than two pigs and more than 20 chickens), forestry, and municipal uses should be permitted only in municipal park and resource areas (See future land use map).

Sand & gravel pit & rock quarry

Sand or gravel pit, or rock quarry should be allowed only in resource areas as shown in the future land use map, on compliance with terms and conditions as may be imposed under section 39 of the Community Planning Act.

Restrictive development

Restrictive development as described in the present by-law, should be left as it is in the restrictive development area (See future land use map).

Water wells protection

In any type of development in the municipality the developer must comply with the restrictions or specific bylaws regarding the protection of water wells in the village of Chipman.

C) DETAILS OF DEVELOPMENTHeight of main building or structure & Accessory buildings and structures

The standards that apply in the actual zoning by-law should apply in the new zoning by-law.

Lot size in mixed area, industrial area

The standards that apply in the actual zoning by-law for central commercial area and industrial area should apply respectively to mixed area and industrial area in the new zoning by-law.

Lot size in all other area

The standards that apply in the Provincial Building regulation should apply respectively in the new zoning by-law.

Yards for a main building or structure in industrial area and institutional area.

The standards that apply in the actual zoning by-law for industrial area and institutional area should apply respectively in the new zoning by-law.

Size of dwellings and number of dwelling units

Location of buildings and structures on a lot

Lot occupancy

Parking standards & loading standards

The standards that apply in the Provincial Building regulation should apply respectively in the new zoning by-law.

Building and structure projections

Basement dwelling units

Antennas and satellite dishes

Home occupation

Sings

Fences

Excavation of sand, gravel or rock

Residential development close to a sewage treatment centre or refinery

Stripping of top soil

Line of vision at an intersection

The standards that apply in the actual zoning by-law should apply respectively in the new zoning by-law.

Landfill

Landfill within the municipality should avoid any type of pollution or major disturbance of the natural environment.

Construction of a wharf or retaining wall near a lake, pond or watercourse

The standards that apply in the Watercourse alteration Regulation - Clean Water Act should apply respectively in the new zoning by-law.

D) OTHER PROPOSALS

- a) Allow only environmentally suitable development along Salmon River and the brooks, swamps and body of water.
- b) Relocate the Community Care building, or change the design of the lot, or change its use (Section 3.1 and 3.3).
- c) Connect roads listed in section 5.0.

E) POLICIES RELATED TO THE MUNICIPALITY

- a) Hire a consultant to prepare an in-depth study of economical opportunities for the village (Section 3.1²).
- b) Improve the quality of life (ex.: Beautification project (Section 3.2)).
- c) Prepare a feasibility analysis to identify the needs of senior citizens for housing (Section 3.4).
- d) Inquire from CMHC to have some programs to help the private owners (Section 3.4).

² For further information see the indicated section in the "Background Study & Recommendations for the Municipal Plan".

- e) Hire a recreation director (Section 3.5).
- f) Maintain the municipal parks and enlarge the marina (Section 3.5).
- g) In order to reassure the resident of Chipman on the safety of their municipality an overall survey of all the underground gas tanks within the village of Chipman should be done by the Department of the Environment. (Section 4.0).
- h) Request the Department of the Environment to study the problem of pollution related to industrial activities along the Salmon River (Section 4.0).
- i) Ask to the Department of the Environment to find a suitable site for snow removal (Section 4.0).
- j) Have a building by-law that will require every development to check for Radon pollution before and after construction (Section 4.0).
- k) Ask the Department of the Environment to find a practical solution to reinstate the soil to its original composition for the areas excavated for the extraction of coal or clay (Section 4.0).
- l) Send a letter to the Transport District engineer, asking for Department of Transportation to maintain the roads, to put a signal light at the corner of Route No. 10 and Main St., to add a street light and a stop sign on Route No. 10 at the exit of the Chipman Community Care, and to finish the intersection at Redbank Dr. and Route 123 at 90° angle (Section 5.0).
- m) Hire a private consultant to prepare a marketing study on taxi and transit system for the village (Section 5.0).

- n) Hire a private consultant to prepare a study on the improvement of the sewage system (Section 7.1.1).
- o) Apply for the Clean Water Program with the Department of the Environment (Section 7.1.2).
- p) Work with the village of Minto and the Department of the Environment on a new site for solid waste management (Section 7.1.3).
- q) Put in place a recycling program for the village (section 7.1.3).
- r) Contact the MLA for the area to look for possibilities to have an extra mural health care facility (Section 7.2.4).

**FIVE-YEAR CAPITAL BUDGET
FOR THE PHYSICAL DEVELOPMENT OF THE MUNICIPALITY**

The capital budget for projects required for improving the municipality is listed below. These projects are explained in the background study of the municipal plan.

Description	Capital Cost	Needed	Cost/ Hsid.
Relocation of the chicken hatchery	\$1/2 million	Short to long	
Relocation of the community care (use or physical relocation)	To be determined	Short	
Beautification assistance of the commercial street (Cost paid by the village) a) Feasibility study b) Implementation	a) \$2,000 b) \$20,000 Total: \$22,000	On five years	
Feasibility study for senior's housing needs	\$4,000-\$5,000	Short	

Description	Capital Cost	Needed	Cost/ Hsld.
Study to enlarge the marina	Included in the beatification study		
Use the abandoned railway line for bike path (Feasibility study)	\$4,000-\$5,000	Long	
Connect Roads³ a) Smyth St. to Dufferin Ave. (1,090 ft. (332m) for a) b) and c) b) First St. to Smyth St. c) Second St. to First St. d) Elm St. to King St. (160 ft. (49m)) e) Duke St. to King St. (300 ft. (91m)) f) Queen St. to Maple St. (1,200 ft. (310m)) g) Hillcrest St. to Maple St. (520 ft. (158m)) h) Spruce St. to Pine St. (150 ft. (46m)) i) Pine St. to Forest St. (1,100 ft. (335m)) j) Redbank Dr. to Main St. (80 ft. (24m))	a) \$49,800 b) included in a) c) Included in a) d) \$7,350 e) \$13,650 f) \$46,500 g) \$23,700 h) \$6,900 i) \$50,250 j) \$3,600 Total: \$201,750	a) Med. b) Med. c) Med. d) Short e) Short f) Short g) Long h) Med. i) Med. j) Short	
Study for pumping stations for sewage system	\$4,000-\$5,000	Short	
Water system for the village	To be determined after the study by Environment		

³ Based on a total capital cost of \$150,000 per kilometer. It includes the ditch, the chipseal, and the 1 1/4 inch curb.

Description	Capital Cost	Needed	Cost/ Hsld.
New Dump site for Minto/Chipman ⁴ a) Alternative 1 (Curb-side collection service & use of transfer station) b) Alternative 2 (Curb-side collection & transportation to Fredericton landfill) c) Alternative 3 (Curb-side collection & use of container sites) d) Alternative 4 (Organized collection service & haul to transfer station) e) Alternative 5 (Individual haul their waste to container sites) f) Alternative 6 (Non-compaction collection vehicles & individuals to container sites)	a) \$177,000 ⁵ b) \$0 c) \$127,500 d) \$167,500 e) \$127,500 f) \$127,500	Short	a) \$79 b) \$88 c) \$99 d) \$105 e) \$121 f) \$125
Extra mural health care facilities	To be determined after study		

Note:

Capital cost does not separate, if not indicated so, the cost that the village shares with other organizations.

Needed short (within one year), medium (1 to 3 years), and long (4 to 5 years) relate to the period of time the project should be started.

Cost/Hsld relates to the cost per household for the alternative to the solid waste management project.

⁴ Solid Management in the Minto/Chipman Region, Department of Environment, September 1988.

⁵ \$ 1988.

The breakdown of the alternatives for the waste treatment plant for the village in 1991, shows a capital cost ranging between \$35,000 and \$50,000.

Alternative waste treatment	Cost for the waste treatment in 1988	Cost for the waste treatment in 1991 ⁶	Cost for the village	Cost per person
Alternative 1	\$177,000	\$210,810	\$49,149	\$27.93
Alternative 2	\$0	\$0	\$0	\$0.00
Alternative 3	\$127,500	\$151,855	\$35,404	\$20.12
Alternative 4	\$167,500	\$199,495	\$46,511	\$26.43
Alternative 5	\$127,500	\$151,855	\$35,404	\$20.12
Alternative 6	\$127,500	\$151,855	\$35,404	\$20.12

In addition to the cost for the waste treatment for the municipality, Chipman needs for the next five year period:

- a) \$22,000 for beautification assistance of the commercial street;
- b) \$5,000 for a feasibility study for senior's housing needs;
- c) \$7,350 to connect Elm St. to King St.;
- d) \$13,650 to connect Duke St. to King St.;
- e) \$46,500 to connect Queen St. to Maple St.;
- f) \$3,600 to connect Redbank Dr. to Main St.; and,
- g) \$5,000 for a study on pumping stations for the sewage system.

In the short term the municipality should spend between \$103,000 and \$152,000⁷ to improve the situation (within 5 years). However, another \$130,650 should be spent in the next five years to connect all the roads that need to be connected in the village. The municipality should look to its capacity of borrowing money before doing so.

⁶ We assumed 6% of inflation per year since 1988.

⁷ Depends on what alternative is chosen for the dump site.

The borrowing capacity⁸ for the village in April 1991 was:

- a) \$117,000 for 1991;
- b) \$94,000 for 1992;
- c) \$35,000 for 1993;
- d) \$53,000 for 1994;
- e) \$106,000 for 1996.

However, if other projects than those listed here are considered in the borrowing capacity for the village, less money will be available. At that time the minimum the village should spend on improvement should be between \$103,000 and \$152,000.

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⁸ Figures from the Municipal Capital Borrowing Board with a debt ratio of 18% over a period of 10 years.