

**BY-LAW 410
A BY LAW RELATING TO THE
MUNICIPAL PLAN FOR THE TOWN OF OROMOCTO**

BE IT ENACTED BY: The Mayor and Council of the
Town of Oromocto, under the authority vested in it by
Section 24 of the Community Planning Act as follows:

1. A Municipal Plan for the physical development and improvement of the municipality. This document is entitled "The Town of Oromocto Municipal Plan" dated 20 April 2006.
2. The Municipal Plan includes policy and proposal statements related to the following:

Section 1	Introduction
Section 2	Population
Section 3	Oromocto Development Concept
Section 4	Land Use
Section 5	Residential Development
Section 6	Commercial and Industrial Development
Section 7	Institutional Development
Section 8	Transportation
Section 9	Municipal Services and Public Utilities
Section 10	Environment
Section 11	Recreation and Leisure
Section 12	Tourism
Section 13	Financial and Economic Considerations
Section 14	Implementation
Schedule "A"	Municipal Plan Map
Schedule "B"	Ten Year Capital Budgets
3. By-Law 301, and subsequent amendments 301-A, 301-B, 301-C, 301-D, 301-E, 301-F, 301-G and 301-H including proposed Municipal Plan By-Law 408 are hereby repealed.

READ FIRST TIME BY TITLE ONLY: 20 April 2006

READ SECOND TIME IN ITS ENTIRETY:

**READ THIRD TIME BY TITLE ONLY
FOR ENACTMENT:**

A Wayne Carnell
Chief Administrative Officer/Clerk

Fay L Tidd
Mayor

SECTION 1 – INTRODUCTION

PREFACE

- 1.1 This document constitutes the Municipal Plan for the Town of Oromocto by updating and replacing all formerly adopted municipal plan by-laws. The Municipal Plan is written to provide general direction for the growth of the Community and sets forth Council’s long-term policies to guide all future land use within the Town.

DEFINITIONS

- 1.2 In this By-Law:
- “Future Development” means undeveloped land designated for potential development.
- “High Density Residential Neighbourhoods” consist of dwellings which accommodate more than four units per structure.
- “Home Occupation” means a secondary use of a residential dwelling as per section 5.5.4
- “Municipal Development Officer” – means the Town’s Technical Officer
- “Land for Public Purposes” - means land for recreational, or other use, or enjoyment of the general public.
- “Low Density Residential Neighbourhoods” - consist of single-family detached dwellings interspersed with 5% to 10% of two family, three family and/or four family dwelling units.
- “Open Space” – Undeveloped land or common areas in a planned community reserved for parks, walking paths or other natural uses
- “PAC” – is the Planning Advisory Committee
- “PMQ” – is a Military Housing Unit (Permanent Married Quarters)
- “TCH” – means Trans Canada Highway

PURPOSE

- 1.3 This document includes background analysis and statements of policy with respect to the development and use of land in the municipality as per the requirements of the New Brunswick Community Planning Act. In accordance with those requirements, Town Council instructed the Planning Advisory Committee (PAC) to review the Town’s Municipal Plan By-Law and make recommendations for its amendment in accordance with Section 72 of the Community Planning Act. The Town then hired Jacques Paynter, PEng, MCIP (of AMEC Earth & Environmental, a division of AMEC Americas Limited), in accordance with Section 23 of the Community Planning Act, to assist with the preparation of this Municipal Plan.
- 1.3.1 The statements contained herein incorporate input received through discussions with “stakeholders” and during public presentation. Those stakeholders include Town of Oromocto officials, departments and other interested groups or organizations as follows:

Town Council	Planning Advisory Committee
Chief Administrative Officer	Town of Oromocto Public Works Dept
Town of Oromocto Fire Dept	Town of Oromocto Leisure Services Dept
Canadian Forces Base Gagetown	Canadian Forces Housing Agency
Royal Canadian Mounted Police	PlazaCorp - Mall Merchants Association
Oromocto and Area Chamber of Commerce	School District 17
Local Churches	

SECTION 2 – POPULATION

DEMOGRAPHIC STUDY

- 2.1 Demographic information based on analysis of Statistics Canada Census Data will help determine future land-use requirements. Change in the relative number of persons within age, gender and income groups influences the specific needs of a community. By understanding the Town's population characteristics and potential for change, civic leaders can evaluate existing land-uses, public facilities and services. Similarly, entrepreneurs and land developers can use demographic information to assess opportunities for business development.
- 2.2 Figures 2-1, 2-2, 2-3 and 2-4 show changing age and gender profiles of the population from 1981 to 2001 for the Town of Oromocto and the Parishes of Burton, Maugerville, Sheffield, and Lincoln. This information was selected and interpreted principally from the 2001 Statistics Canada Census.
- 2.3 According to Statistics Canada the census population for the Town was 8,865 for the year 2001. The Town population fluctuates due mainly to the mobility of approximately 3700 military personnel at CFB Gagetown and their families. Even though the total military strength has increased slightly, the demographics of this population segment with their families remain the same.
- 2.4 Figure 2-1 shows that the Town's population in the age groups 5-19 and 20-24 experienced a substantial decline during the 20-year period between 1981 and 2001. The surrounding rural areas, Figures 2-2, 2-3 and 2-4, also experienced a slight decline in population in the same age groups. Figure 2.1 also reveals that, similar to the adjacent rural areas, the population in Oromocto continues to age. These factors will influence the nature of demand for public services and commerce.
- 2.5 It is difficult to project accurately the future demographics of the Town, which is positioned to attract industries as a result of the new four-lane Trans Canada Highway (TCH). This, along with the mobility of military personnel, could have a dramatic affect on the population profile as well as the ability to estimate the future population.
- 2.6 Figures 2-5 and 2-6 illustrate the breakdown of the labour force by industry for the period 1981-2001. The major employer is government services, which includes military personnel. Employment by various government agencies in Oromocto peaked in 1986, employing 3,550 but declined to 2715 (see figure 2 - 5). Overall the Labour force increased marginally during the past 15 years which is a strong indication of a very stable labour force.

Figure 2 – 1

Town of Oromocto						
Age Group	1981	1986	1991	1996	2001	% Change 1981-2001
0-4	865	1025	1085	1085	755	-12.7
5-19	2605	2195	2005	1975	2085	-20.0
20-24	1525	1795	1230	735	830	-45.5
25-34	1775	2185	2680	2810	1840	3.7
35-44	1230	1310	1130	1340	1850	50.4
45-54	610	585	535	535	655	7.4
55-64	290	355	365	350	380	31.0
65-74	120	145	195	255	280	133.3
75+	45	60	80	110	190	322.2
Total	9065	9655	9305	9195	8865	-2.2
% Change	N/A	6.5	-3.6	-1.4	-1.2	N/A
Occupied Private Dwellings	2436	2620	2760	3005	2920	19.9
Average Person/Household	3.28	3.1	3.0	2.5	2.8	N/A
Average Household Income Oromocto	N/A	\$33,088	\$43,843	\$47,342	\$55,589	(1986-2001) 68.1
Average Household Income New Brunswick	N/A	\$28,744	\$38,850	\$45,010	\$47,352	(1986-2001) 64.7
Total First Nation Reserve 26	110	135	190	260	249	126.4
Total Male Population	4930	5360	4955	4825	4695	-4.8
Total Female Population	4135	4295	4350	4370	4170	0.8

Source: 2001 Census

2.7 Conclusions from Figure 2-1

- 2.7.1 From 1981 to 2001 there has been a decline in the average number of persons per household, which is reflected mostly in the 5 – 24 age category.
- 2.7.2 The population of the groups aged 25 and above has increased by 27.57% from 1981 to 2001.
- 2.7.3 In the year 2001, the average household income in the Town was 17.4% higher than the provincial average household income.

Figure 2 – 2

Parish of Burton						
Age Group	1981	1986	1991	1996	2001	% Change 1981-2001
0-4	260	265	200	270	270	3.8
5-19	1025	930	920	1075	1105	7.8
20-24	310	310	225	260	300	-3.2
25-34	585	600	610	750	715	22.2
35-44	405	525	660	810	985	143.2
45-54	465	440	445	570	675	45.2
55-64	305	395	415	400	415	36.1
65-74	125	160	230	320	290	132.0
75+	80	95	105	135	220	175.0
Total	3565	3754	3830	4600	5000	40.3
% Change	N/A	5.3	2.0	16.8	8.7	N/A
Occupied Private Dwellings	1048	1145	1240	1530	1705	62.7
Average Person/Household	3.37	3.2	3.1	3.0	2.8	N/A
Average Household Income Burton	N/A	\$28,163	\$41,186	\$43,011	\$54,355	(1986-2001) 93.1
Average Household Income New Brunswick	N/A	\$28,744	\$38,850	\$45,010	\$47,352	(1986-2001) 64.7
Total Male Population	1815	1925	1945	2325	2595	43.0
Total Female Population	1750	1835	1885	2275	2405	37.4

Source: 2001 Census

Figure 2 – 3

Parishes of Sheffield & Maugerville

Age Group	1981	1986	1991	1996	2001	% Change 1981-2001
0-4	130	180	155	175	175	34.6
5-19	520	485	470	470	515	-0.1
20-24	155	165	140	145	125	-2.4
25-34	245	360	400	420	380	55.1
35-44	275	330	385	375	450	63.6
45-54	190	225	270	385	430	126.3
55-64	155	160	185	215	290	87.1
65-74	125	115	115	110	125	0
75+	45	85	70	75	115	155.6
Total	1949	2097	2225	2395	2617	34.3
% Change	N/A	7.6	6.1	7.6	9.3	N/A
Occupied Private Dwellings	604	675	765	880	1000	65.6
Average Person/Household	3.18	3.0	2.8	2.7	2.6	N/A
Average Household Income Sheffield & Maugerville	N/A	\$27,383	\$36,103	\$40,288	\$43,848	(1986-2001) 60.1
Average Household Income New Brunswick	N/A	\$28,744	\$38,850	\$45,010	\$47,352	(1986-2001) 64.7
Total Male Population	980	1055	1140	1235	1300	32.7
Total Female Population	975	1045	1090	1150	1320	35.4

Source: 2001 Census

Figure 2 – 4

Parish of Lincoln

Age Group	1981	1986	1991	1996	2001	% Change 1981-2001
0-4	265	320	395	425	385	45.3
5-19	845	875	980	1175	1225	45.0
20-24	260	370	360	340	295	13.5
25-34	545	855	1030	1130	915	67.9
35-44	350	470	735	965	1120	220.0
45-54	330	365	430	590	710	115.2
55-64	185	255	330	390	455	145.9
65-74	75	105	195	260	295	293.3
75+	60	65	65	105	145	141.7
Total	2909	3659	4510	5350	5548	90.7
% Change	N/A	25.8	23.3	18.7	3.7	N/A
Occupied Private Dwellings	880	1185	1540	1875	2045	132.4
Average Person/Household	3.3	3.0	3.1	2.9	2.7	N/A
Average Household Income New Brunswick	N/A	\$28,744	\$38,850	\$45,010	\$47,352	(1986-2001) 64.7
Average Household Income Lincoln	N/A	\$31,560	\$40,272	\$42,066	\$51,719	(1986-2001) 63.9
Total Male Population	1475	1855	2295	2665	2765	87.5
Total Female Population	1430	1810	2210	2685	2785	94.8

Source: 2001 Census

Figure 2 – 5

Town of Oromocto Labour Force By Industry

Industry	1981	1986	1991	1996	2001
Agriculture & Rel. Serv.	15	5	0	30	25
Other Primary Industry	15	15	0	0	10
Manufacturing	215	100	100	35	30
Construction	30	35	30	35	70
Transportation & Storage	0	40	30	60	65
Communication & Other Utility	50	35	55	75	125
Wholesale Trade	0	55	20	55	35
Retail Trade	330	340	420	355	315
Finance & Insurance	85	60	130	55	70
Real Estate	25	35	20	45	25
Business Services	735	60	50	95	405
Government Services	3255	3550	3280	2855	2715
Educational Services	0	185	185	215	190
Health & Social Services	0	240	210	345	305
Accommodations, Food & Beverage	0	290	260	345	335
Other Services	65	230	340	205	160
Total	4820	5275	5170	4805	4880

Source: 2001 Census

2.8 Comments regarding Figure 2-5 and 2-6:

2.8.1 In 1981 Business Service includes Professional, Scientific and Technical Services, Management of Companies and Enterprises, Administrative and Support, Waste Management and Remediation Services.

2.8.2 In 1981 Government Services included Education, Health and Social Services.

2.8.3 In 1981 Retail Trade included Accommodations, Food and Beverage.

**Figure 2 – 6
Parish of Burton Labour Force By Industry**

Industry	1981	1986	1991	1996	2001
Agriculture & Rel. Serv.	25	40	35	40	55
Other Primary Industry	0	20	0	0	10
Manufacturing	125	120	115	80	90
Construction	75	65	95	135	115
Transportation & Storage	100	50	120	90	80
Communication & other Utility	0	25	70	50	65
Wholesale Trade	0	50	70	50	60
Retail Trade	250	215	245	290	315
Finance & Insurance	50	35	30	20	45
Real Estate	0	15	10	25	15
Business Services	350	30	75	60	295
Government Services	570	620	660	655	905
Educational Services	0	115	100	120	100
Health & Social Services	0	95	110	165	270
Accommodations, Food & Beverage	0	85	80	115	100
Other Services	25	125	140	165	175
Total	1640	1715	1980	2115	2655

Interpretation from Statistics Canada Charts

SUMMARY

2.9 Information received from CFB Gagetown indicates that the composition of personnel will change, within a five to ten year period, from predominantly young single individuals to married personnel. The mobility rate in Oromocto is largely attributable to the military. The average tour of duty at CFB Gagetown in 1991 was four years for officers and five years for other ranks. Since 1996 the length of postings for military personnel has been extended. It is apparent that more service personnel are retiring in the Oromocto

area. These experienced people are an asset to local industry and commerce. They and their families continue to have need for sports, recreational and leisure facilities and services to enhance their quality of life.

- 2.10 As Figure 2-1 illustrates, the population of the 20-24 age group decreased by 45.5% during the period of 1981 – 2001, whereas the 35-44 and 55-64 age groups increased by 50.4% and 31.0% respectively during the same period. There is evidence that the Town has experienced a substantial decline in the population of younger people, whereas there was a strong growth in the 35+ age category. These trends support the need for Council to continue strategies to attract new housing development (especially for seniors), community facilities and growth in economic activity.
- 2.11 Action is needed to stimulate employment in Oromocto if the Town's economy is to be sustained. Continued cooperative effort among the Town, CFB Gagetown, industry, commerce, Enterprise Fredericton, and Oromocto First Nations would be of mutual benefit.

SECTION 3 – OROMOCTO DEVELOPMENT CONCEPT

VISION

- 3.1 Town Council desires to encourage social and economic growth, and at the same time enhance the natural and cultural features that define the community, by ensuring that future development will not diminish the community's quality of life.

MISSION

- 3.2 To plan Oromocto's continued growth as an urban community oriented around recreation and leisure, more diverse in its industry and functioning as a service centre for the community and the surrounding area.

GOALS

- 3.3 To achieve this mission, the following goals are guidelines for joint/coordinated planning:
- 3.3.1 Continue as a residential community, preserving high standards of residential character and quality of urban living.
 - 3.3.2 Continue to plan future development on sound principles of neighbourhood planning by providing walkways to parklands and to preserving links to the natural surroundings of the area.
 - 3.3.3 Continue to enhance the area's sports, recreational and leisure potential through the coordinated provision and upgrading of sports and recreational facilities and programs.
 - 3.3.4 Continue to develop, operate and maintain facilities, infrastructure and utilities for the people of the Town and surrounding areas.
 - 3.3.5 Develop more complete commercial sectors to cater to every aspect of civic life and to provide for modern quality shopping facilities and services.
 - 3.3.6 Encourage development of land by planned extension of public and municipal services, and community facilities.
 - 3.3.7 Provide for the accommodation of clean industry at suitable locations within the Town, and continue to attract entrepreneurial activity associated with military, commerce, transportation, tourism, training and light industry.
 - 3.3.8 Continue to identify and protect areas of significant environmental and wildlife habitat and provide for the orderly and comprehensive management of shorelines and flood plains.
 - 3.3.9 Continue to partner with Federal and Provincial government programmes to maintain existing and develop future infrastructure to a high standard.
 - 3.3.10 Expand existing tourism infrastructure to attract and retain visitors.

HISTORICAL PERSEPECTIVE

- 3.4 Oromocto was one of Canada's first planned communities. The Town is laid out with broad circumferential collector streets providing access to residential neighbourhoods with large open areas of land for public purposes.

3.4.1 The commercial development of Oromocto evolved in stages over the past five decades. In the mid-1950's, it transformed from being a small community into a sizeable Town as the result of the development of CFB Gagetown. Over time, through the evolution of planned neighbourhoods, the Town acquired a balance of residential developments. The neighbourhoods are spaciouly oriented around recreational property.

OVERALL DEVELOPMENT CONCEPT

3.5 The Town of Oromocto faces tight funding restrictions. Consequently, there is a need for coordinated cooperation with other government and private agencies and groups for the provision of infrastructure and services to the public.

3.5.1 The completion of the TCH through the Town creates unprecedented commercial, industrial and tourism opportunities. Furthermore, the availability of natural gas provides an opportunity to encourage clean industry in the Town.

3.5.2 Development of recreation, leisure infrastructure and services must continue to be the focal point to enhance tourism, commerce and the quality of life. The protection of some of Oromocto's forested areas would provide an aesthetic backdrop to residential neighbourhoods; therefore development should be planned so as to make this possible.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT CONCEPT

3.6 The Town has various industrial / business zones available for commercial and industrial development, as shown on Figure 6-1 and the attached Schedule "A". The Town should continue to ensure the orderly and timely growth of these areas. The concept for the Integrated Development Zone and the Hazen Park Business District (see Section 6.2 and 6.4) each should remain unchanged.

RESIDENTIAL DEVELOPMENT CONCEPT

3.7 Residential development shall be mixed in nature and totally forbidden in un-serviced areas, and in flood plain areas lesser than 10 metres in elevation without mitigating engineering and infrastructure.

RECREATIONAL DEVLEOPMENT CONCEPT

3.8 Council should ensure that appropriate recreational and social facilities are provided to service new residential developments South of the TCH. A new recreational/leisure complex should be considered to meet the changing demographics of the community.

SECTION 4 – LAND USE

INTRODUCTION

- 4.1 The Town owns most of Oromocto's undeveloped land. This creates an opportunity to progress in a balanced manner to meet the future needs of the people of Oromocto. Land should be preserved for use to enhance Oromocto's strengths, its park-like appearance and its recreation and leisure focus. Revenue from land sales is used to offset the cost of new land for future acquisition, a practice which should continue. The new Municipal Plan identifies commercial and industrial land located in an area that will enable potential developments in the vicinity of the Trans-Canada Highway.

LOCATION

- 4.2 The Town of Oromocto, shown on Figure 4-1, is in the South-Central part of New Brunswick, located on the TCH at a junction between Fredericton and the principal highways to Saint John and Moncton. Oromocto is 22 km Southeast of the City of Fredericton and has the advantage of being only 5km from the Fredericton Airport. Oromocto is well positioned on the TCH, 180 km from the City of Moncton and 90 km West of the City of Saint John, a year-round seaport and industrial centre.

CURRENT STATE OF DEVELOPMENT

- 4.3 Most of the developed land in Oromocto is located North of Restigouche Road (Route 102). Land uses include residential, commercial, institutional, recreational and industrial. Furthermore, CFB Gagetown (DND Crown Land) is located within the Town with similar land uses. Since 1978 most residential housing development has occurred South of Route 102, in former undeveloped, wooded and farmland property. There are approximately 400 hectares (960 acres) of municipal and privately owned land available for use South of Restigouche Road.
- 4.3.1 In comparison to the surrounding rural communities, Oromocto is compact and well planned. To encourage more people to live within its boundaries, Council should continue to develop dedicated recreational property on land for public purposes. Future developments should be consistent with the Town's existing neighbourhood and clustered developments.
- 4.3.2 Without considering any changes in the level of business activity, it is estimated that there will be approximately 250 new housing units constructed during the next 5 years. There is more than ample space for this development, but the Town must continue to plan for and construct an expanded Waste Water Treatment system to meet the demands for this projected growth.
- 4.3.3 Lands for Public Purposes, such as parks, etc., will be created and maintained for recreational purposes South of Pioneer Avenue. This area will be integral and accessible to the expanding developments.

LAND SUITABILITY ANALYSIS

4.4 The Oromocto River, with its flood plain, is the Town's most significant environmental feature. There is potential to extend areas already designated for conservation and recreation. The Oromocto River is excellent for boating, connecting with the Saint John River system. In the interest of maximizing the utility of lands not suited to residential construction, recreational trails and nature areas are concentrated in the usable land below 9m (30 feet) in elevation and along natural watercourses where development is impractical and/or unsuitable.

4.4.1 The land South of Route 102 generally slopes towards the Oromocto River. Elevations range from 6m (20 feet) along the Oromocto River flood plain to 33.5m (110 feet) near Pioneer Avenue. Most of the remaining land above the 9m (30 feet) elevation is forested and very suitable for development.

4.4.2 In its undeveloped state, all of the land South and West of the TCH has tremendous potential for Winter and Summer recreational uses. It is important that as much of this as possible is reserved for future generations. This can be achieved by concentrating residential development for the next twenty years in neighbourhoods adjacent to Carpenter, Pioneer and Finnamore Streets. Beyond these areas existing established woods roads should be retained, as much as possible, for use as recreational paths. In new residential areas Council shall maintain the practice of requiring developers to construct pedestrian pathways, within the area of their development, connecting neighbourhoods and recreational sites.

LAND CONTROL AND OWNERSHIP

4.5 The Town owns approximately 473 hectares (1170 acres) of undeveloped land South of Highway 2, of which 76%, 360 hectares (890 acres), is suitable for development. Council can maintain control of the location and timing of development. As in the past, the Town will not approve proposed subdivision development plans until planning staff and PAC have reviewed and made recommendations against the broader context of the master Municipal Plan and/or any Secondary Plans that are in effect. Construction work that is not in keeping with the Municipal Plan, including clearing and grubbing, should not be conducted. This would ensure planning consideration of lot size, retention of trees, buffers, green veins, and other aesthetic measures prior to removal of the natural vegetation coverage. It would also allow the Town to influence development for cost-effective maintenance.

4.5.1 To ensure appropriate planning lands for residential and/or commercial use shall be designated within this plan as future development.

LIQUOR LICENSED ESTABLISHMENT

4.6 In accordance with the licensing process, the Province requires an applicant to provide written approval from the municipality. Thus, the Province does not issue a liquor license unless written authorization has been received from the Municipal Development Officer indicating all planning and zoning requirements have been met.

- 4.6.1 To obtain the Development Officer's approval, an applicant shall submit plans and specifications for a new building, or plans for the renovations of an existing building including all site development requirements for parking, landscaping, drainage, lighting and signage. The approval of the Office of the Fire Marshall is also required.
- 4.6.2 Liquor licensed establishments are currently permitted in the Hazen Park Business District and on the Southerly side of the Restigouche Road Business District and the Gateway Business Area. With the exception of Liquor Licensed restaurants, no other type of Liquor Licensed establishment is permitted on the Northerly side of the Restigouche Road Business District. In any zone other than the Hazen Park and Restigouche Road Business Districts, Gateway Business Park and the Integrated Development Zone an application for liquor licensing of a permanent establishment shall be reviewed under Section 39 of the Community Planning Act.

POLICY

4.7 It is a policy of Council to:

- 4.7.1 Require developers, on privately owned lands, through the subdivision by-law, to cede 8% of the land within a subdivision to the Town as land for public purposes, or at Council's discretion in lieu of land, 6% of the market value of the undeveloped land at the time of registration.
- 4.7.2 Receive land for public purposes, which has been recommended by the PAC and is acceptable to the Town, and may be used pursuant to the conditions of the NB Community Planning Act.
- 4.7.3 Obtain useful areas as land for public purposes from Developers of privately owned lots and where practical, such lands be adjacent to designated future areas of land for public use.
- 4.7.4 Require the preparation of a "Development Plan", in accordance with Zoning By-Law requirements, for all new development. The Development Plan shall describe the exact nature of the desired landuse pattern, traffic circulation and parking requirements, landscaping buffer areas, site grading, architectural features of the proposed structures and an environmental protection plan.

Figure 4-1
Regional Context Map
Oromocto, NB

SECTION 5 – RESIDENTIAL DEVELOPMENT

INTRODUCTION

5.1 The Town's residential development has evolved from the 1955 neighbourhood-planning concept designed by H. Spence-Sales, wherein he created a military and civilian town of distinction. All residential neighbourhoods contain a mix of single dwelling units and multiple dwelling units which is a development concept that shall continue.

5.1.1 Residential areas are predominantly used for residential purposes with some compatible home occupations being permitted. Areas of land for public purposes, such as parks, etc., are provided within and/or adjacent to all residential neighbourhoods.

RESIDENTIAL DEVELOPMENT

5.2 In December 2001 there were 1676 private housing units, which is a 41.0% increase from 1991. Much of this growth in new housing construction can be attributed to the closure of other military bases and the relocation of the personnel to Oromocto, coupled with an out migration from the permanent married quarters (PMQ's). In 1991, the number of housing units available within the PMQ area stood at 2,300.

5.2.1 Many military personnel have opted to acquire their own homes as opposed to renting a PMQ. This trend will probably continue, creating a greater demand for new housing construction.

5.2.2 Figure 5-1 identifies residential development since 1990.

Figure 5 – 1

**Town of Oromocto
Residential Development 1990-2004**

Year	Single Units	Apartment Units)	Semi-Detached Duplex Units	Triplex / Fourplex Units	Total Dwelling Units
1990	10	0	0	0	10
1991	16	17	0	0	33
1992	19	15	4	0	38
1993	31	18	2	0	51
1994	32	0	2	4	38
1995	62	8	0	4	74
1996	60	0	0	4	64
1997	45	0	0	0	45
1998	29	0	2	0	31
1999	37	0	0	0	37
2000	31	16	0	0	47
2001	21	30	4	7	62
2002	39	0	2	0	41
2003	36	0	0	0	36
2004	51	0	2	0	53

Source: Town of Oromocto Building Reports

5.2.3 Comments regarding Figure 5-1:

5.2.3.1 The average number of dwelling units constructed per year since 1990 has been 43.

5.2.3.2 The years 1995 and 1996 saw a substantial increase in new single-family dwelling units due to the relocation of military personnel resulting from the closure of other military bases.

5.2.3.3 The high count recorded for 2001 is due to the construction of a 30-unit apartment building.

FUTURE DEVELOPMENT

5.3 This plan is predicated upon a growth of 50 new housing units per year over the next twenty years.

Historically, construction has not been limited to R1; however, it is useful to define the maximum land and service requirements for this potential increase if all were to occur as single-family dwellings. At an assumed average density of 7.5 to 10 dwellings per hectare, the total land requirement would then be in the order of 100 hectares or approximately 247 acres. This expansion represents approximately 10 percent of the existing land base and can be readily accommodated South of the Restigouche Road extension.

5.3.1 The Town must ensure the provision and maintenance of sufficient, diverse and high quality housing in safe neighbourhoods. Future residential development must be related to the adequacy of existing infrastructure and planned upgrading/installation of new services with particular emphasis upon Waste Water treatment.

RESIDENTIAL DESIGNATIONS

5.4 Residential development is permitted as follows: Low Density Residential Neighbourhoods shall consist of single-family detached dwellings interspersed with 5% to 10% of two family, three family and/or four family dwelling units.

5.4.1 High-Density Residential neighbourhoods shall consist of dwellings which accommodate more than four units per structure. These dwellings shall be located in close proximity to future commercial and institutional uses where social and business activities are concentrated, but not isolated from single family residential areas.

POLICY

5.5 It is a policy of Council to:

5.5.1 Consider the provision of housing for groups with special needs in a manner compatible with the scale and character of a proposed area. Special needs groups include: low/medium income level families, senior citizens, nursing home residents and the disabled citizens.

5.5.2 Consider all granny suite applications.

5.5.3 Consider development of residential building lots on the basis of the provision of cost-effective water and sewage services, road/sidewalks and where practicable, to accommodate the retention of trees, buffers or other aesthetically pleasing natural features.

5.5.4 Permit Home occupations in residential areas by regulating the floor area to be utilized, the number of employees to be engaged in the activity and the number and size of signs and parking spaces. Home occupations shall be conducted by the resident in the dwelling unit in which it is located, and shall be compatible with the surrounding land uses.

SECTION 6 – COMMERCIAL AND INDUSTRIAL DEVELOPMENT

INTRODUCTION

6.1 Oromocto's commerce and industry has been decentralized over time due to external factors. Its original central business district was near the Oromocto River, within an area bounded by MacDonald Avenue and Onondaga Street. Restigouche Road commercial expansion occurred over time after the recent realignment of the River Road (Route 102) increased traffic volumes significantly. A secondary plan for an Integrated Development Zone (see Section 8.4) adjacent to the TCH was registered in 1988. Intended for military personnel, a commercial development known as CANEX was expanded and moved to CFB Gagetown's front gate in the 1980's. There is now potential for accelerated business development at the intersection of the TCH and the Miramichi Road Extension. A Business Retention and Expansion (BRE) Report has recently been completed to ensure the survival of Oromocto's commerce.

6.1.1 The Town Council, the Oromocto and Area Chamber of Commerce, Enterprise Fredericton, CFB Gagetown and Oromocto's First Nation should work together to plan and implement a strategy to ensure the continued growth of Oromocto. The new TCH and the broader distribution of natural gas service to the Town are leading factors in commercial and municipal development.

HAZEN PARK BUSINESS DISTRICT

6.2 The Hazen Park Business District (see Figure 6-1), regarded as being the Town Centre, is known as the central commercial area and includes the Oromocto Mall, Wilmot Shopping Mall and surrounding businesses. Uses within this commercial area include offices, retail and service shops, financial institutions, government agencies, and recreation and entertainment facilities.

6.2.1 To encourage the expanded use and development of tourism, the Town should consider developing a recreational vehicle facility North of the walking trails, in close proximity to the marina as funds permit.

RESTIGOUCHE ROAD BUSINESS DISTRICT

6.3 Currently, this District (see Figure 6-1) is a mix of transportation, retail and service businesses, which includes an animal shelter operated by the SPCA. This animal shelter service is essential but is not compatible with adjacent activities and their relocation is considered warranted.

6.3.1 The Restigouche Road Business District should continue to evolve into a transportation and light industrial area. The Town should continue to promote this area for its attraction of convenient services adjacent to the TCH and as a connector to the airport.

INTEGRATED DEVELOPMENT DISTRICT

6.4 The Town currently owns all of the undeveloped land within this area, which is intended for a high- quality / high-density mix of residential, office, institutional and commercial uses.

- 6.4.1 This ID Zone (see Figure 6-1) is a 14 hectare serviced parcel of land currently containing the following: The Town Municipal Offices in which the RCMP District 2 are co-located; two religious facilities, and a 78-room hotel. This area should continue to develop in accordance with the registered plan.

GATEWAY BUSINESS PARK

- 6.5 The land between the new Trans Canada Highway and Restigouche Road extension (Route 102) has evolved to be a highway business park. This site should be professionally developed with spacious and well-maintained lots.
- 6.5.1 The Gateway Business Park (see Figure 6-1) is considered to be a good location for highway industrial development such as light manufacturing, transportation terminals, maintenance facilities, service stations, hotels, motels, quick-stop restaurants, clean industry and other attractions. This section of the TCH, adjacent to the Park, has an annual average daily traffic count of 12,290.
- 6.5.2 Concurrently a plan is being developed for the relocation of the Tourist Bureau and a walking trail trailhead at the adjacent wetlands area. To facilitate the orderly development of this area, Council should seek the advice of the Planning Advisory Committee in the review of development plans. With existing highway commercial services, this wetlands park and walking trails entry point will be an appealing attraction for travellers to stop for tourist information and to rest.

OROMOCTO EAST INDUSTRIAL PARK

- 6.6 The Town plays a significant role in the economic vitality of the region. Industries within the Town's industrial park not only provide jobs for the residents of the Town, but also to the people in the surrounding area.
- 6.6.1 The Town's East Industrial Park (see Figure 6-1) is well located to accommodate traffic along a truck route from TCH Exit 303, and is close to major markets in Quebec, Ontario, New England and the rest of Atlantic Canada.
- 6.6.2 It has been a priority of Council to attract and encourage a diversity of light industrial industries which are compatible with the Town's character and environment. In the development of light industries, the Town should continue to ensure that steps are taken to minimize possible conflict between industrial and other uses through the provision of buffer zones, safe and satisfactory transportation access, effective pollution control, as well as off street parking and load/unloading facilities in accordance with the zoning by-law.
- 6.6.3 The arrival of natural gas to the Oromocto East Industrial Park had made this area more attractive to industry. Due to the limited amount of serviced land available in this park, the Town should review the potential to expand this area.

POLICY

6.7 It is a policy of Council to:

- 6.7.1 Facilitate the provision of a variety of commercial land uses appropriately located in relation to its residents to serve the needs of the community and the region.
- 6.7.2 Ensure that all commercial establishments (retail, service and office) provide off-street loading and parking areas in accordance with the Town By-Laws.
- 6.7.3 Ensure that adequate buffer planting is provided between commercial use and adjacent residential areas.
- 6.7.4 Ensure that secondary plans are created which should include provisions for:
 - future light industrial and highway commercial development
 - commercial use to be developed in appropriately zoned areas
 - the implementation and adherence to Zoning By-Law regulations ensuring that the scale, height, density and form of development is compatible with the overall character of the zoned area

Figure 6-1

SECTION 7 – INSTITUTIONAL DEVELOPMENT

INTRODUCTION

7.1 Institutions and protective services are vital contributors to the health, safety and well being of a community and its residents. Oromocto has excellent schools that enable the youth of the community, and outlying areas, to have the skills necessary to be active participants in society and the workforce. The health care system within the Town provides residents with access to necessary services and programmes that focus on wellness and the prevention of health problems.

- 7.1.1 Effective policing under contract with the RCMP provides for the safety of Oromocto residents. These services must be discharged in a manner which ensures an equality of service across and throughout the entire community. In addition, a highly qualified composite municipal fire services and a full time public works department are each employed to protect people, property and the quality of life in the community. Oromocto is a compassionate community with a wide range of social and community services for those in need, including services offered by the Town's places of worship.
- 7.1.2 The municipality recognizes the importance of the Town's institutions and protective services and interacts with other levels of government, community and non-profit groups, and other agencies involved for the delivery of these important services.

INSTITUTIONAL LAND USE

7.2 The Town has various Institutional land uses, which include health, education, government, religious, public assembly and seniors' accommodations. This diversity of services will be identified and zoned accordingly within institutional land uses of the Zoning By-Law.

FUTURE EDUCATIONAL AND INSTITUTIONAL FACILITIES

- 7.3 Due to the reallocation of students within existing schools and the decline of student population, the Province of New Brunswick indicates that there does not appear to be a need for an additional school within the Town in the foreseeable future. The current practice of using school facilities for recreational and community activities serves the Town well. Similarly the integration of church facilities is a great benefit for community activities. Access and parking are essential components.
- 7.3.1 Busing of students is necessary, thus the Town and School authorities should continue to coordinate their efforts to identify proper and safe student pick-up/drop-off locations.
 - 7.3.2 An increasing and identifiable need for seniors' accommodations, particularly those with a care component beyond that provided by extramural is evident.
 - 7.3.3 An urgent need for Community College facilities has been identified and Council will work regionally with other agencies to address this need.

- 7.3.4 The Oromocto Public Library is an integral and most beneficial part of both our educational and recreational well being.

CEMETARIES AND CREMATORIA

- 7.4 Local active cemeteries within the Town and the Parish of Burton are nearing capacity. There is a need for a new cemetery in the Oromocto area.

- 7.4.1 Approximately 4 hectares of land shall be zoned for institutional use and retained to accommodate this future need.
- 7.4.2 With the development of a cemetery or crematoria the Town shall comply with all Provincial standards, statutes and regulations.

POLICY

- 7.5 It is a policy of Council to:
- 7.5.1 Designate and provide for all institutional land uses within the provisions of the Zoning By-Law.
- 7.5.2 *Provide police, fire, and public works services and facilities in accordance with the applicable provincial and federal regulations and guidelines.***
- 7.5.3 Encourage the preservation of existing and, where required, the development of new institutional facilities including schools, hospitals, libraries, churches, day care centres and recreation facilities.
- 7.5.4 Encourage institutional development and businesses to locate in the Integrated Development District for the convenience of all residents.
- 7.5.5 Ensure that institutional land uses compliment adjacent land uses and have sufficient buffering from residential neighbourhoods, appropriate pedestrian and vehicular access with sufficient parking to minimize spill-over parking on adjacent streets and properties.
- 7.5.6 Encourage a review of potential development sites for a new cemetery and crematoria within the Town.
- 7.5.7 Encourage the Provincial Government and the School Board to ensure that all Town schools maintain their high standard of educational facilities and services and work with others to develop Community College facilities.
- 7.5.8 Maintain current agreements with the School Board to provide access to school properties, gymnasiums and facilities for recreation and community uses.
- 7.5.9 Continue to coordinate efforts with school authorities to identify proper and safe student pick-up/drop-off locations throughout the Town.
- 7.5.10 Ensure that all public municipal facilities, operations and services are designed and managed to provide for the reasonable safety and well being of people.
- 7.5.11 Cooperate with government and community agencies to increase public awareness of health and safety concerns.

- 7.5.12 Encourage the provision of seniors' accommodations and health care facilities which are designed and located to best meet the needs of the community.
- 7.5.13 Encourage the Provincial Government and other organizations involved in seniors' care to continue to provide extra mural health and other services and housing opportunities, which better enable seniors to live in a non-institutional environment.
- 7.5.14 Recognize the importance of location of the Oromocto Public Library being central to a large residential area and adjacent schools.
- 7.5.15 Encourage the use of schools and places of worship throughout the Town to serve as centres for community activities.
- 7.5.16 Ensure that places of worship are located on collector or arterial streets and that adequate parking is provided.

SECTION 8 – TRANSPORTATION

INTRODUCTION

8.1 The Town has an efficient and affordable network of transportation that maximizes mobility while providing a range of travel options. Private automobiles are the dominant form of transportation within the Town. Most of Oromocto's transportation system was constructed during and since the late 1950's with the creation of Oromocto as Canada's Model Town.

8.1.2 There are adequate interconnecting pedestrian ways and sidewalks enabling residents to access adjacent neighbourhoods and services.

8.1.3 The current location of the Works Department operations and maintenance facilities in proximity to our waterfront and within the flood plain is a possible source of concern. Consideration of an incremental transfer of these facilities over time appears warranted in the orderly development of the Town.

SYSTEM OF STREETS

8.2 The continuance of an adequate and well maintained system of public streets, some arterial or collector and others as local residential, which provide for the optimum flow of traffic and the safe and convenient access to the existing and future areas of development, is recommended.

8.2.1 The continued practice of restricting access and prohibiting any development on properties abutting thereon that would interfere in any way with the use of arterial routes is preferred.

8.2.2 Continue the Practice that all streets or roads be constructed and restored in accordance with the Provincial minimum standards.

8.2.3 It is recommended there be an avoidance of four-way stops and wherever land and traffic volumes permit, traffic circles be utilized.

PEDESTRIAN WALKWAYS

8.3 The current practice of providing networks of pedestrian walkways/pathways throughout the Town shall be maintained. The Town shall continue to require Developers to construct and pave interconnecting pedestrian pathways prior to the streets being turned over to the Town. The development of a second pedestrian means of conveyance over the TCH possibly in proximity to the watercourse East of Commerce Street warrants consideration to follow the maxim of the Town "being built on human scale".

8.3.1 It is recommended that providing adequately constructed and lighted pedestrian routes be continued. As new subdivisions are developed, at least one side of new collector streets should be constructed with a paved or concreted sidewalk.

MODES OF TRANSPORTATION

8.4 All modes of transportation including vehicular, pedestrian and bicycle are essential components of the Town's transportation system and must be considered in new development.

8.4.1 The transportation network shall minimize detrimental impacts on residential and commercial areas. This network will provide accessibility between those areas and the leisure areas and facilities.

ADDITIONAL TCH OFF-RAMP

8.5 Oromocto is currently serviced by a single off ramp for West bound vehicular traffic. This has an identifiable negative impact upon commerce and convenience. The Town shall continue to pursue an additional TCH off-ramp to provide an alternate opportunity for West bound traffic to access the Town.

POLICY

8.6 It is a policy of Council to:

8.6.1 Ensure the continuation of a transportation network which emphasizes safe, convenient and efficient pedestrian and vehicular circulation.

8.6.2 Continue to upgrade and maintain the existing street system and pedestrian routes to the best standard possible within financial restraints.

8.6.3 Continue to develop pedestrian controls and pathways to assure safety, particularly within the vicinity of commercial centres.

8.6.4 Pursue the development of an additional TCH off-ramp for Westbound traffic.

8.6.5 Ensure that future public streets are designed and constructed in accordance with the Transportation Association of Canada design standards.

8.6.6 Provide and maintain the existing transportation infrastructure to acceptable standards for right-of-way, surface condition, drainage, traffic flow, and safety considerations.

8.6.7 Provide for the safe movement of pedestrians and bicycles.

8.6.8 Prohibit on-street parking.

8.6.9 Encourage the provision and maintenance of quality air and land-based transportation services in the region.

SECTION 9 – MUNICIPAL SERVICES AND PUBLIC UTILITIES

INTRODUCTION

- 9.1 Natural and man-made factors force the future outward expansion of Oromocto South of the extension of Restigouche Road. However, if the Town is to provide efficient and cost effective services, it is important that development take place in areas within the range of existing trunk services. All work related to any development in the Town shall be undertaken in accordance with the requirements of the Transportation Association of Canada Design Guide for Canadian Roads and the Occupational Health and Safety Act.

LEVEL OF MUNICIPAL SERVICES

- 9.2 Adequate levels of water and sewerage services to meet the existing and future needs of the community to maintain acceptable health and environmental standards are essential. This would include:
- 9.2.1 A distribution system for a water supply of good quality and of sufficient quantity and pressure
 - 9.2.2 A sanitary sewer system, including treatment facilities; and
 - 9.2.3 A storm sewer system, including storm water management

LAND FOR MUNICIPAL SERVICES

- 9.3 ***The Town currently has more than sufficient space to accommodate present and projected municipal services. In addition, within the municipal boundaries, the Town owns substantial tracts of vacant land that could be readily converted to accommodate future requirements.***

WATER AND SEWER

- 9.4 The Town shall ensure the provision of adequate water and sewer systems and only encourage an extension of trunk services which are required for future servicing in accordance with approved Long Term Development Schemes.
- 9.4.1 In order to avoid future water and sewer problems, the Town shall consider the capacity of existing water supply and waste water treatment systems when reviewing proposals for new development. In advance of anticipated growth, it may be necessary to develop additional distribution capacity by constructing a secondary water tower and a new waste water treatment facility.

SOLID WASTE COLLECTION

- 9.5 The Town has an adequate solid waste collection system with disposal at the Regional Landfill site. The current recycling programme shall continue with increased emphasis towards public awareness and participation.

PLANNING AND MUNICIPAL SERVICES/UTILITIES

- 9.6 Municipal Services are seen as an integral component in the planning for any upgrade or extension of development and shall be done in a manner which minimizes conflicts with other land uses and the environment.

RESPONSIBILITY FOR INFRASTRUCTURE COSTS

- 9.7 All infrastructure costs associated with new subdivisions and infill projects except arterial services are solely the responsibility of the developer/property owner.

- 9.7.1 The Town may require a developer/property owner to contribute towards or assume the full costs of off-site infrastructure upgrading required to facilitate a development proposal.

FINANCIAL ASSISTANCE

- 9.8 The Town shall continue to pursue any available Provincial and/or Federal Government financial assistance in carrying out expansions and improvements to the water, sanitary sewer, and storm sewer systems; also, where applicable, for roads, bridges, sidewalks and structures in support of administrative, recreational and social activities.

TEN YEAR CAPITAL WORKS PROGRAM

- 9.9 The Town shall continue the practice of preparing and annually updating a ten-year capital budget identifying projected expansions and improvements to the municipal services infrastructure.

PROCESSING OF WASTE WATER

- 9.10 The Town shall continue to process wastewater in accordance with Federal / Provincial Environmental Standards.

WASTE WATER RESERVE CAPACITY

- 9.11 The approval of new development is currently contingent upon available reserve capacity at the appropriate wastewater facilities.

PROVINCIAL REQUIREMENTS

- 9.12 Development of projects shall comply with all pertinent Provincial requirements prior to commencement.

LOT GRADING

- 9.13 Approved lot grading carried out in new subdivisions and on infill development is to be completed prior to subdivision registration and covenanted to ensure compliance.

UNSERVICED DEVELOPMENT

- 9.14 Unserviced development is not permitted.

MAJOR HYDRO TRANSMISSION LINES

- 9.15 Major hydro transmission lines are to be consolidated within existing rights-of-ways and corridors through the Town with an ongoing effort to limit their visual impact.

NATURAL GAS DISTRIBUTION

- 9.16 The underground distribution network of natural gas shall be within existing rights-of-way and corridors through the Town.

UNDERGROUND PUBLIC UTILITIES

- 9.17 Underground placement of power, telephone systems, communication cable and natural gas systems will be continued in accordance with the Town's existing planning practices.

EMERGENCY SERVICES

- 9.18 The Town shall ensure the provision of adequate protective services necessary to ensure the health and safety of citizens. Council shall periodically review the adequacy and upgrade such services and facilities.

EMERGENCY PREPAREDNESS

- 9.19 In accordance with the Emergency Measures Act, each municipal council is responsible for dealing with emergencies within its administrative boundaries, unless otherwise arranged by mutual agreement between adjacent municipalities.
- 9.19.1 In this regard, the New Brunswick Emergency Measures Organization assists municipalities with the development of plans and procedures to ensure the continuance of government and the delivery of co-ordinated disaster services.
- 9.19.2 Council shall maintain and update, on an annual basis, the Town of Oromocto Emergency Planning By-Law.

FIRE STATION

- 9.20 The present fire station located on Miramichi Road does not currently meet the needs of the department as it has seen an expansion in personnel and services over the years to a current 50 member composite department. Also, the dynamics of the fire service has changed over the last several decades to now include more female fire fighters. The Miramichi Road Fire Station is inadequate in washroom, shower, dormitory and space to meet these changing demographics. A facilities location study would be beneficial as the results could influence the zoning and planning of future development. A facilities location study shall be undertaken to determine the best location and requirements of a new facility.

FIRE EQUIPMENT AND VEHICLES

- 9.21 Due to the demanding nature of fire fighting and rescue and to keep pace with development within the Town, the department will require annual capital expenditures to replace or enhance its costly equipment and vehicles which have reached the end of their respective service cycles.

- 9.21.1 Ladder - Due to the development of larger/taller buildings in the Town, the need for a ladder truck is required to provide rescue and fire suppression currently not available in the present fleet of apparatus.
- 9.21.2 Pumper - To ensure the apparatus fleet is maintained to a safe and operational level, the department will be required to purchase a new pumper every 5 years to allow vehicles to be retired from the fleet on reaching 20 years of age.
- 9.21.3 Rescue -The current vehicle, which is a modified 15 passenger van, is equipped to perform specialized rescues such as rescues in confined spaces, ice, water and high angle is inadequate. A vehicle designed for these purposes is required by the department.
- 9.21.4 SCBA - Due to safety concerns with having two completely different styles of Self Contained Breathing Apparatus (SCBA) in the department, replacement of older style units is required.
- 9.21.5 T-417 - To extend the operational life span of the current tanker (417), phase II of the modifications to this truck is required which includes pump, body, cab and systems modifications.
- 9.21.6 Administrative Vehicles - The department currently maintains a fleet of 5 administrative vehicles. It is the intention to replace these vehicles on an 8 to 10 year cycle, due to their use as emergency vehicles.
- 9.21.7 Equipment – Hose, Nozzles, Appliances, Small Gas Powered Pumps, Fans and generators, Rescue Equipment (i.e. Jaws of Life), Bunker Gear, Communications Equipment (repeaters, radios and pagers); as well as major maintenance to the apparatus.

POLICY

9.22 It is a policy of Council to:

- 9.22.1 Encourage the provision and maintenance of quality communication and utility systems in the community.**
- 9.22.2 Provide potable water to meet the Town's domestic and firefighting needs in accordance with applicable standards and guidelines.**
- 9.22.3 Provide wastewater collection and treatment systems in accordance with applicable standards and guidelines.**
- 9.22.4 Provide storm water management in accordance with applicable standards and guidelines.**
- 9.22.5 **Ensure that the water supply and sewage disposal systems in unserved areas are in compliance with applicable legislation and regulations.**
- 9.22.6 Pursue any available Provincial and/or Federal Government financial assistance in carrying out expansion and improvements to the water, sanitary and storm systems.
- 9.22.7 Identify land for municipal services as the need arises.**
- 9.22.8 Ensure that review of proposed developments includes an assessment of the impacts on the existing municipal infrastructure.
- 9.22.9 Conduct a site review to determine the proper location for a second water tower.
- 9.22.10 Ensure that all liquid, solid and hazardous waste be disposed of in accordance with all**

***applicable Provincial and Federal regulations and the protocols established by the
Fredericton Region Solid Waste Commission.***

- 9.22.11 Complete the review, design and construction of a new wastewater treatment facility Southwest of the Trans Canada Highway.
- 9.22.12 Ensure that adequate capital funding is provided to meet the future needs of the Fire Service.
- 9.22.13 Ensure that appropriate funds be allocated as warranted for urban renewal projects in designated areas of the municipality.***
- 9.22.14 Conduct a facilities location study to determine the optimal location of a new fire station in the context of present and future demographics.
- 9.22.15 Prepare and annually update a Ten-Year Capital Budget identifying projected expansions and improvements to municipal infrastructure.
- 9.22.16 Seek to minimize emergency response time for municipal and protective services.
- 9.22.17 Ensure that all development approvals and the planning of all facilities intended for public and private use comply with the requirements of the National Building Code and the Provincial Fire Marshall's Office.***
- 9.22.18 ***Encourage that buildings and facilities of potential heritage/historical or cultural value be evaluated and protected in co-operation with the Department of Canadian Heritage and the New Brunswick Archaeological Services Unit.***
- 9.22.19 Require that infrastructure costs in whole or in part associated with new and in-fill developments shall be the responsibility of the developer/property owner.

SECTION 10 – ENVIRONMENT

INTRODUCTION

- 10.1 The Town should identify and protect those areas of significant environmental and wildlife habitat and provide for the orderly and comprehensive management of shore lands and floodplains to sustain or enhance the quality of the environment within the Town as it relates to urban development and human activity.

ENVIRONMENTALLY SENSITIVE AREAS

- 10.2 The current practice to protect and limit development in all environmentally sensitive areas, such as flood risk areas, wet lands, watercourses and river banks, will be maintained in accordance with Provincial standards.

COMPATIBLE USES

- 10.3 The current practice of ensuring that land uses within and abutting environmentally sensitive areas are compatible and have minimal impacts on the natural environment will be continued.

FUTURE DEVELOPMENT

- 10.4 *The Town shall ensure that the evaluation of future development consider the natural capability, adequacy and suitability of the land to support the intended land use. This evaluation should also consider the potential for engineered solutions to constraints such as organic soils, rock and flood plain.***

SECURING LAND

- 10.5 The current policy of securing land within environmentally sensitive areas through land acquisitions, development agreements and zoning mechanisms shall continue.

FLOOD PLAINS

- 10.6 Development within flood plains and environmentally sensitive areas is prohibited in accordance with Provincial regulations.

REGIONAL LANDFILL

- 10.7 Continuance of efforts to maximize the life span of the Fredericton Regional Landfill by encouraging and promoting environmentally friendly practices regarding reduction, reuse, recycling and recovery of materials shall continue.

DESIGNATED ROUTES

- 10.8 Hazardous goods routes and trucking routes to avoid any potential impact on the environment and developed areas shall be identified and set forth in a by-law.

ENERGY CONSERVATION

- 10.9 The Town should encourage conservation of fossil fuels, energy and raw materials in the operation and maintenance of the Town. Good land development practices can conserve energy and yield important financial savings.

ENVIRONMENTAL QUALITY

- 10.10 The Town should ensure the preservation and enhancement, where possible, of the natural and man-made environment by encouraging aesthetic improvements to public and private property in the community. Sites and buildings of historical significance shall be preserved where possible.

10.10.1 The Town should ensure that all forms of pollution in the community are minimized, and that the Provincial environmental requirements, policies and procedures are adhered to.

VEGETATION

- 10.11 Trees and shrubs can enhance the appearance of the community as a whole. When considering development in any zone, the Town should endeavour to preserve natural vegetation and trees.

AIR QUALITY

- 10.12 The Town shall, through its by-law relating to the prevention and extinguishing of fires, not permit the burning of any material in an open fire. The Town shall use the "Clean Environment Act" and any other pertinent statutes as a guide for consideration of any matters affecting air quality. The Town shall liaise with Provincial authorities in an effort to minimize air pollution and shall discourage the development of industry or other land uses which generate emissions with deleterious impacts on air quality.

ENVIRONMENTAL PROTECTION

- 10.13 During the development of land, environmental protection shall be provided in accordance with the standards and requirements of the Province of New Brunswick.

WATER COURSE PROTECTION

- 10.14 A number of small creeks, the Oromocto River and the Saint John River flow through or by the municipality. These watercourses serve important functions in providing natural channels for the efficient drainage of the surrounding land as well as the habitat for fish, birds and wildlife. To protect the aesthetic and ecological value of these waterways, the Town shall prohibit development adjacent to a watercourse in accordance with the provincial regulations.

10.14.1 Currently, the quality of local watercourses is protected by requiring that an Environmental Protection Plan be included with engineered drawings for all proposed developments. This practice ensures that storm water run-off from developments is controlled by installing sediment

control fences, berms and other storm water management techniques approved by the appropriate environmental authority.

GROUND WATER

10.15 Every effort shall be made to avoid contamination of ground water.

SOLID WASTE

10.16 The Town engages a commercial carrier to collect and remove wet and dry garbage in accordance with its By-Laws. All collected material is then disposed of at a regional designated site. It is anticipated that these measures will continue for the foreseeable future.

In order to reduce the collected volumes, the Town shall continue to encourage recycling and composting. (See also section 9.4)

POLICY

10.17 It is a policy of Council to:

10.17.1 Ensure that environmentally sensitive areas, including flood plains, wet lands, water courses, and river banks, are protected in accordance with the standards and requirements of the Province of New Brunswick.

10.17.2 Endeavour to secure all land within environmentally sensitive areas for the protection of land and the enjoyment of the public.

10.17.3 Encourage activities which do not generate emissions with deleterious impacts on air quality.

10.17.4 Preserve and enhance the natural environment.

10.17.5 Control and abate all forms of pollution of the natural environment.

10.17.6 Adopt Watershed and Well Field Protection Plans (if required) in accordance with Provincial regulations to ensure protection of the Town's groundwater and surface water resources.

10.17.7 Preserve and enhance river banks, watercourses and important habitat for flora and fauna.

10.17.8 Protect and enhance the visual appearance of the Town.

10.17.9 Comply with the Town's salt management plan in accordance with the requirements of Environment Canada.

10.17.10 Maintain a public education program encouraging residents to conserve water.

10.17.11 Limit all truck transportation of dangerous or hazardous goods to a designated truck route in accordance with Town By-Law #319, " A By-Law Relating to the Highways, Sidewalks, Parks, Public Parking Lots and Public Spaces in the Town of Oromocto".

SECTION 11 – RECREATION AND LEISURE

INTRODUCTION

- 11.1 The Town's natural and developed open space and recreational facilities are desirable and essential to the overall well being of the community. A well-managed system providing active and passive recreational opportunities to all ages on a year-round basis is considered an indispensable community feature. Oromocto's parks, open spaces, natural areas, recreation facilities and leisure programmes are an integral part of the public infrastructure system that creates our liveable, dynamic and vibrant Town.
- 11.1.1 Residents of Oromocto are provided with a variety of leisure and recreation opportunities. The Town's land for public purpose and open space areas, totalling approximately 495 hectares, enable the public to access 29% of the community.
- 11.1.2 The former railway right-of-way which passes through the Town is maintained year-round as a groomed walking trail as part of the Trans-Canada Trail. The linear nature of this trail interconnects with the Deer Park trail, as shown on Figure 11-1, and offers excellent opportunities for people of any age to pursue physical activity in a natural setting. As the population continues to age, active leisure activities that will continue to be popular are those that are unstructured, affordable and easily accessible.
- 11.1.3 The Town's trails and walkways, to some extent, serve as a transportation and recreation network for pedestrians and cyclists. It is considered advantageous to maintain a plan for improvements to enhance the existing trail system and create interconnecting linkages with neighbourhoods and recreation areas. An enhanced and well-maintained trail system will encourage alternative transportation modes, reducing the reliance on automobiles.
- 11.1.4 The Town is committed to providing a wide array of recreation and leisure opportunities to benefit overall health and community well being. The Oromocto Leisure Services Department coordinates and delivers active living programmes which promote good health whilst extending and improving the quality of life for the residents of Oromocto and surrounding areas.

BACKGROUND

- 11.2 Most of Oromocto's undeveloped land is owned by the Town and currently offers varied recreational opportunities. Large areas of this undeveloped land will be preserved to enhance Oromocto's park-like appearance with its recreation and leisure focus.
- 11.2.1 In its undeveloped state the land South of Finnermore Avenue is ideal for wildlife viewing, hiking, wilderness camping, orienteering and cross-country skiing and other recreational activities, where unsuitable for residential and or commercial activities. This area could be developed into a residential area while retaining this natural wealth. The Town's policy of acquiring river front land should be extended to the acquisition of woodlands bordering the Town to create a buffer between the Town and developing surrounding areas. Walking trail networks, where reasonably feasible,

should be planned to connect residential and commercial areas with parks, recreation facilities and other lands for public purposes.

11.2.2 The Town of Oromocto, under formal mutual agreement with School District #17, utilizes the educational recreational facilities for the delivery of various sport-related activities. It is recommended that this agreement be continued and further opportunities with the educational institutions be explored.

FUTURE REQUIREMENTS

11.3 Future recreation and community facilities will be planned for in appropriate locations South of the TCH. The Town should continue to attempt to control, through land purchase and zoning, areas of land which have a potential to provide outdoor recreation opportunities. The criteria to be used in the selection of these areas should include natural significance, scenic quality, proximity to population, accessibility, physical suitability for intended purpose, frontage along roadways, potential for integration with existing public lands and trail system, compatibility with existing and proposed adjacent land uses, potential traffic generation and distribution, and the need for parking.

11.3.1 A park shall be developed within the area bounded by Pioneer Avenue, Waasis Road and Finnamore Street to accommodate the needs of expanding residential developments. The 23 hectares of land for public purposes existing within this area will be developed in conjunction with a long-range recreation development plan.

11.3.2 Council should avoid the duplication of facilities for any one area, and periodically review with CFB Gagetown and School Districts the needs of the students and the community for additional time/space in recreational facilities.

11.3.3 The Town will continue to ensure that all parks, tot lots, lands for public purposes and recreation facilities are adequately maintained.

11.3.4 The Town should attempt to provide natural or man-made linkages, such as cycle paths, walkways and trails, between community facilities and areas of land for public purposes.

POLICY

11.4 It is a policy of Council to:

11.4.1 Continue to develop, enhance and deliver, year-round, high-quality recreation and leisure service programmes, facilities, parks, **playgrounds** and opportunities for the benefit and enjoyment of all Town residents.

11.4.2 Pursue the provision and retention of open spaces and recreation facilities within all primary land uses.

11.4.3 Require, where necessary, buffering or other design measures as a condition of development approval.

11.4.4 Ensure that land uses adjoining parks, trails, land for public purposes and other recreation facilities are compatible.

- 11.4.5 Ensure that recreation uses located in environmentally significant areas are passive and maintain the general integrity of the natural environment.
- 11.4.6 Co-operate with other levels of government and other organizations to co-ordinate, cost-share and develop recreation programmes and facilities.
- 11.4.7 Continue to provide for the development of parks, **playgrounds**, open spaces, land for public purposes and recreation facilities.
- 11.4.8 Provide adequate on-site parking relative to the development of recreation and leisure facilities and programmes.
- 11.4.9 Provide direct access to arterial or collector streets where recreation and leisure sites generate significant levels of traffic.
- 11.4.10 Endeavour to design and construct new community facilities, particularly South of the TCH, to have flexible function to ensure adaptability to changing needs of the Town.
- 11.4.11 Continue to encourage the development of open spaces and facilities in association with educational institutions.
- 11.4.12 Continue to actively seek to acquire land through dedications, easements, purchase or other methods for preserving and developing the Oromocto riverbanks and the interconnecting trail systems as land for public purposes.
- 11.4.13 Pursue the acquisition of environmentally significant land for recreational purposes provided that the land lends itself to passive recreation use and will enhance the Town's open space system.

Figure 11-1

SECTION 12 – TOURISM

INTRODUCTION

12.1 The Town has significant potential in the area of tourism, as its most dominant feature is its park-like appearance which complements all neighbourhoods. Oromocto's riverfront development in the Hazen Park Business District, including a full service marina, is a highly used and important facility extending economic benefits to the District and throughout the Town.

12.1.1 The recent completion of the TCH through the Town has afforded the opportunity for tourism developments in the area of Gateway Business Park and adjacent to TCH Exits 301 and 303.

COMMERCIAL RECREATIONAL TOURISM POTENTIAL

12.2 Oromocto's commercial, recreational and tourism features could be coordinated to benefit all and create a multiplier effect where action or investments in one area would benefit others. For example, the Base Museum, golf course, two arenas, sports fields, annual community events and the marina traffic within the Hazen Park Business District directly benefit the retail and service trades throughout the Town.

12.3 The Town should identify its potential as a tourism destination site for target audiences, such as those interested in sports, leisure, recreational training, competitions and reunions for school or military groups.

12.3.1 The Town's tourism potential should be reviewed by Council, the Oromocto and Area Chamber of Commerce, CFB Gagetown and Enterprise Fredericton.

12.3.2 The Town should consider the need to establish a tourism committee with sufficient liaison authority to consult directly with all stakeholders.

12.3.3 The Town should promote and facilitate the tourism service sector by encouraging and enhancing the promotion and development of facilities, natural areas and regional recreational assets.

12.3.4 The Town should develop plans for a TCH rest stop, tourist bureau and trailhead in the vicinity of Exit 303.

12.3.5 The Town should endeavour to coordinate sports, recreation, leisure, and commercial and tourism development to the mutual benefit of all.

12.3.6 The Town should seek out and ensure public access to all water bodies and open watercourses within its boundaries. These locations should be selected for their ability to provide opportunities for active or passive recreation, natural or scenic significance, and as a sanctuary for wildlife habitat.

12.3.7 The creation of a separate and specific boat launch site and parking area is recommended.

12.3.8 Development of a recreational vehicle park within the Hazen Park District would further enhance this area to an even greater extent.

POLICY

12.4 It is a policy of Council to:

12.4.1 Identify the Town's potential as a Tourism destination for specific audiences.

12.4.2 Review the Town's tourism potential and co-ordinate opportunities with the local stakeholders.

12.4.3 Promote and facilitate the tourism sector in co-operation with local and regional opportunities.

12.4.4 Identify and ensure public access to all tourism opportunities and areas within the Town.

SECTION 13 – FINANCIAL AND ECONOMIC CONSIDERATIONS

INTRODUCTION

- 13.1 Oromocto's economy is primarily government services, comprising 55% of the local labour force, which includes the Canadian Military as the major employer

TAXES AND OTHER INCOME

- 13.2 Oromocto enjoys the lowest tax rate in its Provincial grouping and enjoys a standard of municipal service far in excess of others. The current memoranda of understanding with CFB Gagetown are of mutual benefit.

TEN YEAR CAPITAL BUDGET

- 13.3 The practice of preparing a ten-year capital budget for the municipality shall continue. The Town's current Ten Year Capital Budget is attached as Schedule "B".

ECONOMIC STRATEGIC PLANNING

- 13.4 Council should continue to actively work with the Oromocto and Area Chamber of Commerce and Enterprise Fredericton towards economic development planning. Council should continue to engage in an economic plan for the Town as part of Enterprise Fredericton's visionary planning for the entire economic region. The Oromocto and Area Chamber of Commerce should be encouraged to lead in this endeavour, to ensure maximum participation of all of Oromocto's businesses.

POLICY

- 13.5 It is a policy of Council to:
- 13.5.1 Maximize the Town's economic and employment potential by providing a high standard of living for the residents.
 - 13.5.2 Endeavour to provide an economic climate conducive to economic development and the growth of employment opportunities.
 - 13.5.3 *Adopt an aggressive approach to promoting social and economic development programs in concert with other levels of government and local community economic development agencies.***
 - 13.5.4 *Recognize the importance of community facilities and services such as recreation, culture, education, health care and emergency services in the attraction and promotion of economic development.***
 - 13.5.5 Endeavour to develop the Town's economic growth potential resulting from its strategic location on the TCH Exit 303 and at the confluence of the Oromocto and Saint John Rivers.
 - 13.5.6 Endeavour to expand the Town's tax base in order to maintain municipal tax rates at levels which are competitive with other municipalities.
 - 13.5.7 Provide municipal services, which reflect the capacity of the Town's tax base, at a high standard of living and working environment essential to encourage growth and development.

13.5.8 To coordinate all physical development through the Town's Technical Office, with input as appropriate from Professional Consultants and/or the Planning Advisory Committee.

13.5.9 Seek equitable government support to reduce dependence on property tax.

13.5.10 Seek additional means of revenue generation to assist in the reduction of dependence on property tax.

13.5.11 Continue to work with the Province of New Brunswick to resolve issues relating to the unconditional grant provided to the Town by the Province.

13.5.12 Prepare a Ten-Year Capital Budget.

SECTION 14 – IMPLEMENTATION

- 14.1 The Municipal Plan establishes a set of policies and proposals for the orderly, social, economic and physical development of the Town. It is not intended to be a static document but rather a flexible plan which can be altered in the light of changing circumstances. When the application of a policy or standard in this plan is not in the best interests of the community, amendments become necessary. Such amendments will be made in accordance with the requirements of the New Brunswick Community Planning Act.

IMPLEMENTATION TASKS

- 14.2 Council shall:
- 14.2.1 Continue to pursue the extension of Town boundaries, to enable the Town to expand its land use planning controls.
 - 14.2.2 Ensure the designation of lands as “future development” for residential and commercial use.
 - 14.2.3 Continue to maintain their partnership with Enterprise Fredericton to ensure the coordination of economic development activities in the region.
 - 14.2.4 Identify areas of land to accommodate types of residential developments required to meet the needs of the community.
 - 14.2.5 Pursue options for the expansion of the Industrial East Park or the development of an alternate site.
 - 14.2.6 Pursue the need to assist the SPCA with relocation of the animal shelter to a more appropriate site.
 - 14.2.7 Encourage the development of winter outdoor recreational facilities South of the TCH.
 - 14.2.8 Encourage the maintenance and preservation of buildings and sites of historical interest.
 - 14.2.9 Encourage the development of the Hazen Park Business District and its recreational facilities.
 - 14.2.10 Continue to support the development and upgrading of CFB Gagetown and its related infrastructure.
 - 14.2.11 Investigate the possibility of leasing Crown Land within the Town limits.
 - 14.2.12 Take appropriate action with other groups to promote the Town’s economic and tourist opportunities and geographical benefits.
 - 14.2.13 Undertake a review to ensure that the recreational requirements of the population are satisfied to meet the changing demographics of the Town.
 - 14.2.14 Continue to review the sanitary collection system with a view to the development and construction of a new wastewater treatment facility and to eliminate storm water infiltration.
 - 14.2.15 Identify parcels of land to be reserved as possible sites for future location or relocation of municipal services and public utilities.
 - 14.2.16 Undertake an independent facilities location study to assess the requirements for future emergency services for the Town and surrounding rural areas.

14.2.17 Discourage the development of long collector streets and intersections which require four-way stops.

14.2.18 Encourage the use of traffic circles wherever land and traffic volumes permit.

14.2.19 Continue to review the Municipal Plan and other planning by-laws in accordance with the requirements of the New Brunswick Community Planning Act.