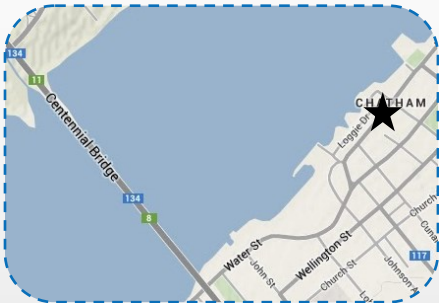


**Need More Info? Have Questions?
Come See Us or Contact Us:**



City of Miramichi Location

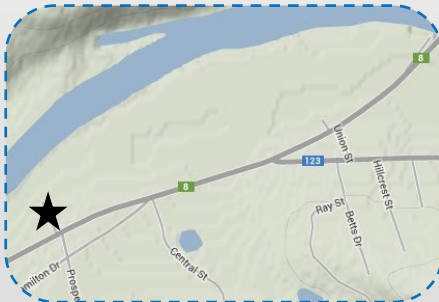


Greater Miramichi Regional Service Commission – Planning Services

1773 Water St., 2nd Fl.,
Miramichi, NB, E1N 1B2
Telephone: (506) 778-5359
Toll Free: 1-855-647-5359
Fax: (506) 778-5360
Email: info@rsc5.ca

Business Hours: 8:00am to 4:00pm, excluding stat holidays

Village of Doaktown Location (Seasonal)



Doaktown Village Office

8 Miramichi St.
Doaktown, NB, E9C 1C8
Telephone: (506) 365-7331
Fax: (506) 365-7111
Email: info@rsc5.ca

Business Hours: 9:00am to 3:00pm, every Tuesday beginning early May to late September, excluding stat holidays (call for exact opening date)

Please Note: This brochure is for informational purposes only. Where there is conflict between this brochure and current municipal by-laws and/or provincial legislation, the latter prevails.

#2

What is Zoning?

PLANNING

Zoning Basics

A community can regulate the use and development of land by enacting a legal document called a zoning by-law (or rural plan). The purpose of zoning is to guide growth and development in a systematic way. Zoning helps ensure various uses of land and structures are compatible with one another and in line with the community's goals and future vision. Where a zoning by-law (or rural plan) is in effect, each property within the community has a zoning classification. The zoning classification (or 'zone') establishes 'rules' for:

- 1) Land uses; and
- 2) Development of land and buildings (site development regulations)

The zoning of each property in the community is indicated by the colour of the property as shown on the 'Zoning Map Schedule' to the zoning by-law (or rural plan).

Permitted Land Uses

For each zone, the zoning by-law (or zoning provisions within a rural plan) lists the land uses (e.g., single unit dwellings, apartment buildings, retail stores, offices, warehouses) that are specifically permitted within that zone.

Zoning Example

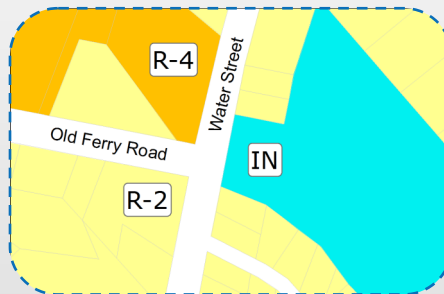
An excerpt from a zoning map is shown below. Each zone has a list of permitted uses. For example:

"No person shall within an R-2 Zone, use any land or erect, alter or use any building or part thereof for any purpose other than:

One of the following main uses:

- i. single unit dwelling*
- ii. two unit dwelling*
- iii. park"*

Each use usually has an associated definition in the respective rural plan or zoning by-law. Permitted main uses are just one of many regulations in the zoning by-law.



Terms

Please note that terms used in these info booklets are not legal definitions. Please contact us directly if you need assistance understanding jargon.

What is the Zoning of My Property?

If you're looking to make serious financial and/or legal decisions based on the zoning of your property, Planning Services recommends getting this in writing through our confirmation of zoning service. A planner will draft a letter stating the zone(s) and attach a list of permitted main uses. Please indicate if you have a proposed use in mind as this will also be commented on in your letter.

If you wish to find out zoning on your own, please visit www.greatermiramichirsc.ca to access zoning maps on-line. Please note that these maps may not be current and Planning Services does not attest to the accuracy of on-line reference materials.

Fee and Who Can Apply

The fee for the confirmation of zoning service is \$100 per PID. Please note that your property may be made up of more than one PID. Anyone can apply for this service; you do not need to be the registered property owner or need written consent from the owner.

No Zoning

Within the Greater Miramichi Region, land in the unincorporated areas do not have zoning at this time. Zoning thus does not limit what types of land uses may occur. However, these properties are still subject to NB Building Regulations and may require a permit from the NB Department of Health to install an on-site septic system.

Did You Know?

The Greater Miramichi Regional Service Commission (GMRSC) serves a population of almost 40,000 with 4 municipalities and 19 Local Service Districts. The region makes up almost 20% of the area of New Brunswick.

Municipalities served by the GMRSC include the Villages of Blackville and Doaktown, City of Miramichi, and Rural Community of Upper Miramichi.