

Miramichi Planning District Commission

Commission du district d'aménagement de Miramichi



2012 ANNUAL REPORT
RAPPORT ANNUEL 2012



www.mpd-cdam.ca

July 2013
juillet 2013

Chairman's Message - 2012

On behalf of the Miramichi Planning District Commission, I am pleased to present the 2012 Annual Report. As in the past years, the Commission has benefited from the dedication of its members. In 2012, there were a total of eleven regular meetings and 2 Special meetings.

In December 2011, the Province of New Brunswick announced that effective December 31st, 2012 all Planning Commissions in the province would be dissolved and reformed as Regional Service Commissions. As such this Annual Report represents the last report and brings to an end 42 years of service to the Miramichi area.,

The Commission continued to benefit from the professional input provided to it by the staff. A Staff Planning Report accompanies each case presented to the Commission, which provide recommendations for the consideration of the members. As is illustrated in this report, the Commission continues to have a considerable workload. The Commission met a total of 13 times for regular or special meetings. The Executive Committee met on several occasions for the purposes of dealing with policy, staff, and financial and administrative issues.

Jonathan Saunders, GIS Specialist left the Commission in September 2012.

The Commission continued to receive funding from its four partners, (25 - Local Service Districts, City of Miramichi, Village of Blackville and Village of Neguac).

William Treadwell, Chairman

Commission Activity 2012

Table 1a: Commission Activity within the City of Miramichi

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Plan Amendments	2	1	1	5	2	0	3	1	1	0
Rezoning	3	3	1	7	3	0	3	1	4	3
Variances	15	11	12	17	22	31	10	6	2	7
Development Officer Variances*							8	9	12	6
Access Approvals	4	5	2	1	5	4	2	0	1	2
Other, including similar uses, temporary uses, flag lots, and special items	4	5	3	3	6	9	5 (incl. 4 flag lots)	3 (incl. 2 flag lots)	10 (incl. 3 flag lots)	0

* *Community Planning Act* was amended in April 2009 to allow development officers to consider applications for dimensional variances.

Figure 1a: Commission Activity - City of Miramichi

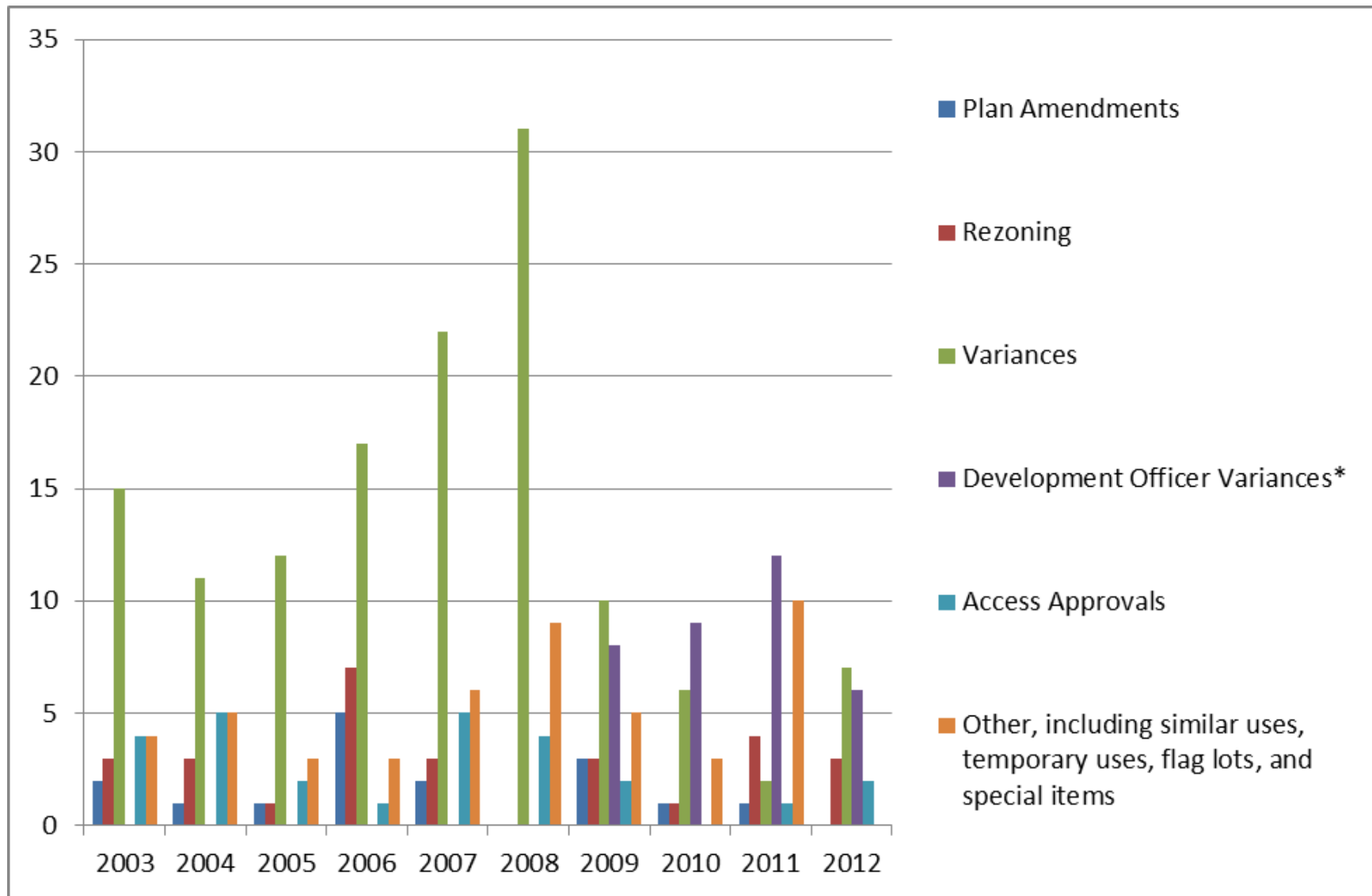


Table 1b: Commission Activity within the Unincorporated Area

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Variances	22	26	19	15	14	9	23	0	2	9
Access Approvals	26	25	17	16	19	17	16	18	16	11
Other, including similar uses, temporary uses and special items	1	10 (incl. 8 flag lots)	13 (incl. 13 flag lots)	5 (incl. 5 flag lots)	5 (incl. 4 flag lots)	2	11 (incl. 10 flag lots)	13 (incl. 7 flag lots)	12 (12 flag lots)	0

Commission involvement in approvals for developments in the non-incorporated area remained consistent in 2012 with previous years.

Figure 1b: Commission Activity within the Unincorporated Area

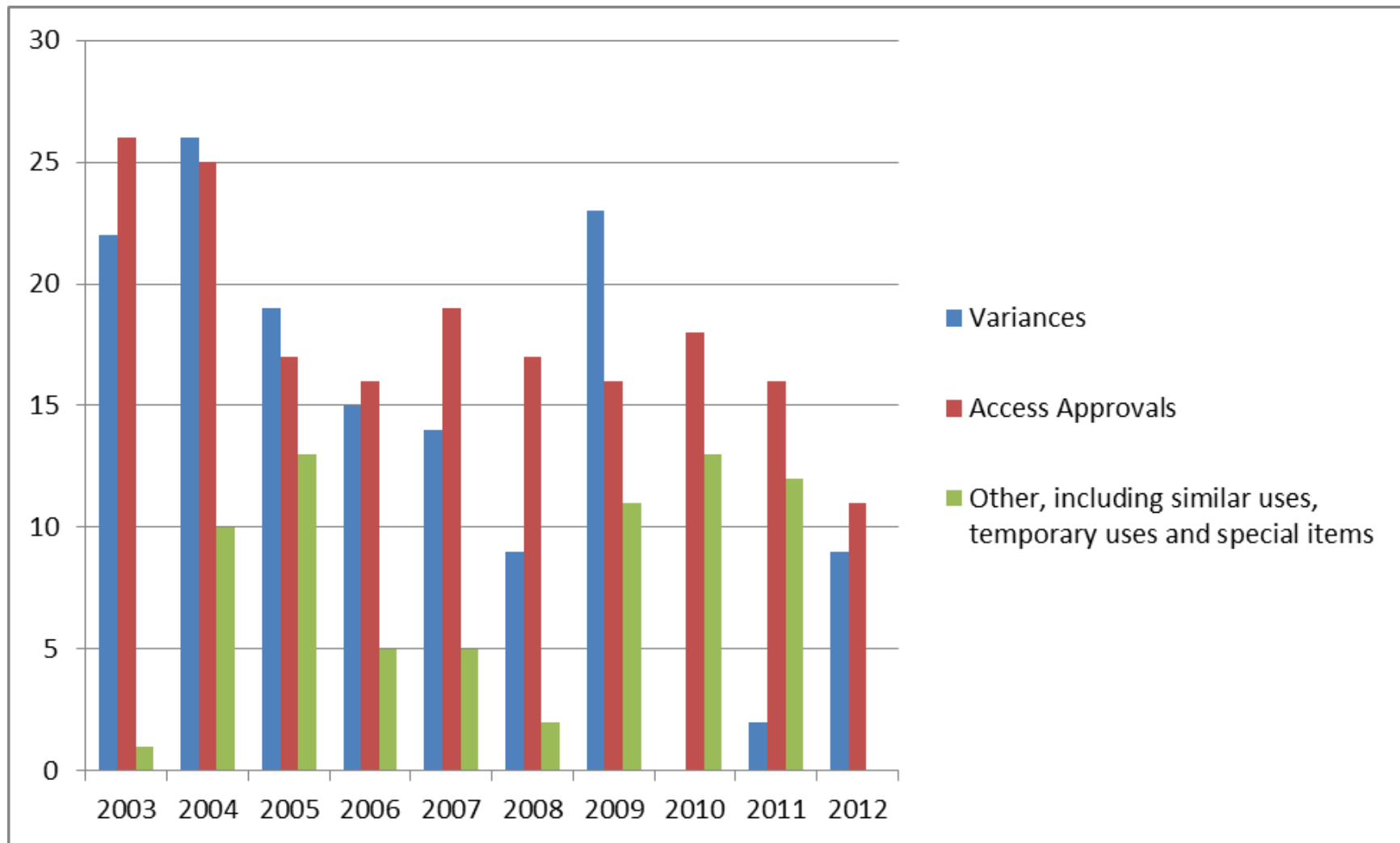


Table 1c: Commission Activity for the Village of Neguac

	2008	2009	2010	2011	2012
Rural Plan Amendments	0	2	0	0	0
Variances	3	1	1	0	0
Development Officer Variances	N/A	1	1	5	1
Access Approvals	0	0	0	0	0
Other, including similar uses, temporary uses and special items	1	1	1	1	1

Table 1d: Commission Activity for the Village of Blackville

	2008	2009	2010	2011	2012
Rural Plan Amendments	0	0	0	0	0
Variances	3	3	2	0	1
Development Officer Variances	N/A	1	1	0	1
Access Approvals	6	1	1	0	0
Other, including similar uses, temporary uses and special items	1	0	1	1	0

Table 1e: 2010 and 2011 Administrative Commission Activity Comparison

	Unincorporated Area		Miramichi		Neguac		Blackville		Total	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Zoning Confirmations	7	18	35	52	1	7	2	3	45	80
Site Plan Reviews	1		21		2		0		24	
Zoning Compliance (Letters of Conformity)	0		2		0		0		2	
Good Faith Variances	0		0		0		0		0	
Enforcement	11 (2 resolved)		4 (1 resolved)		2 (2 resolved)		0		17(5 resolved)	
Document Approvals	65	61	13	31	3	2	1	2	82	96

Table 1 e) provides details on activities undertaken by staff related to development inquiries and land/building transactions. Staff, through the various by-laws and the Community Planning Act, has authority to deals with these requests. The appointed members of the Commission are not involved in this aspect of planning services. These activities are typically provided to clients such as lawyers, surveyors and developers who are acting on behalf of a client who are involved with the transferring, refinancing, developing or selling of a property or building.

This table provides a clear indication that the MPDC is involved in all aspects of land management, not just the issuance of building permits.

Building Permit Activity

The total number of building permits issued in 2012 was 389 which included the non-incorporated area, City of Miramichi, Village of Blackville and Village of Neguac. This is a decline from the 2011 total of 448 permits. These 389 permits accounted for \$51,870,071.45 (2010 \$27,682,269.00) in new construction or renovations. Typically, the Commission issues approximately 500 building permits per year for construction projects within the Miramichi Planning District. The City of Miramichi, Village of Blackville and the non-incorporated area a decrease in the number of permits issued, while the the Village of Neguac experienced an increase from the previous year in terms of both number and value of permits.

Table 2a: Number of Building Permits Issued - City of Miramichi

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Single Unit Dwellings	57	47	50	43	52	53	51	54	30	23
Multiple Unit Dwellings						1	0	0	0	2
Other Improvements (Residential)	108	91	105	141	107	107	139	127	112	114
Commercial	59	56	79	70	82	64	73	49	58	43
Institutional	11	8	6	12	15	5	5	5	4	6
Industrial	7	10	9	8	5	5	11	5	5	19
Total	242	212	249	274	262	235	279	240	209	207

Table 2b: Number of Building Permits Issued - Unincorporated Areas

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Dwellings Units	109	121	141	97	102	77	76	90	72	45
Other Improvements (Residential)	78	119	87	111	94	93	88	122	101	73
Commercial	12	8	14	9	12	10	10	13	11	8
Institutional	0	2	4	1	1	1	3	2	3	6
Industrial	1	0	4	0	1	25	6	0	8	11
Total	200	250	250	218	210	206	183	227	195	143

Figure 2a: Number of Building Permits - City of Miramichi

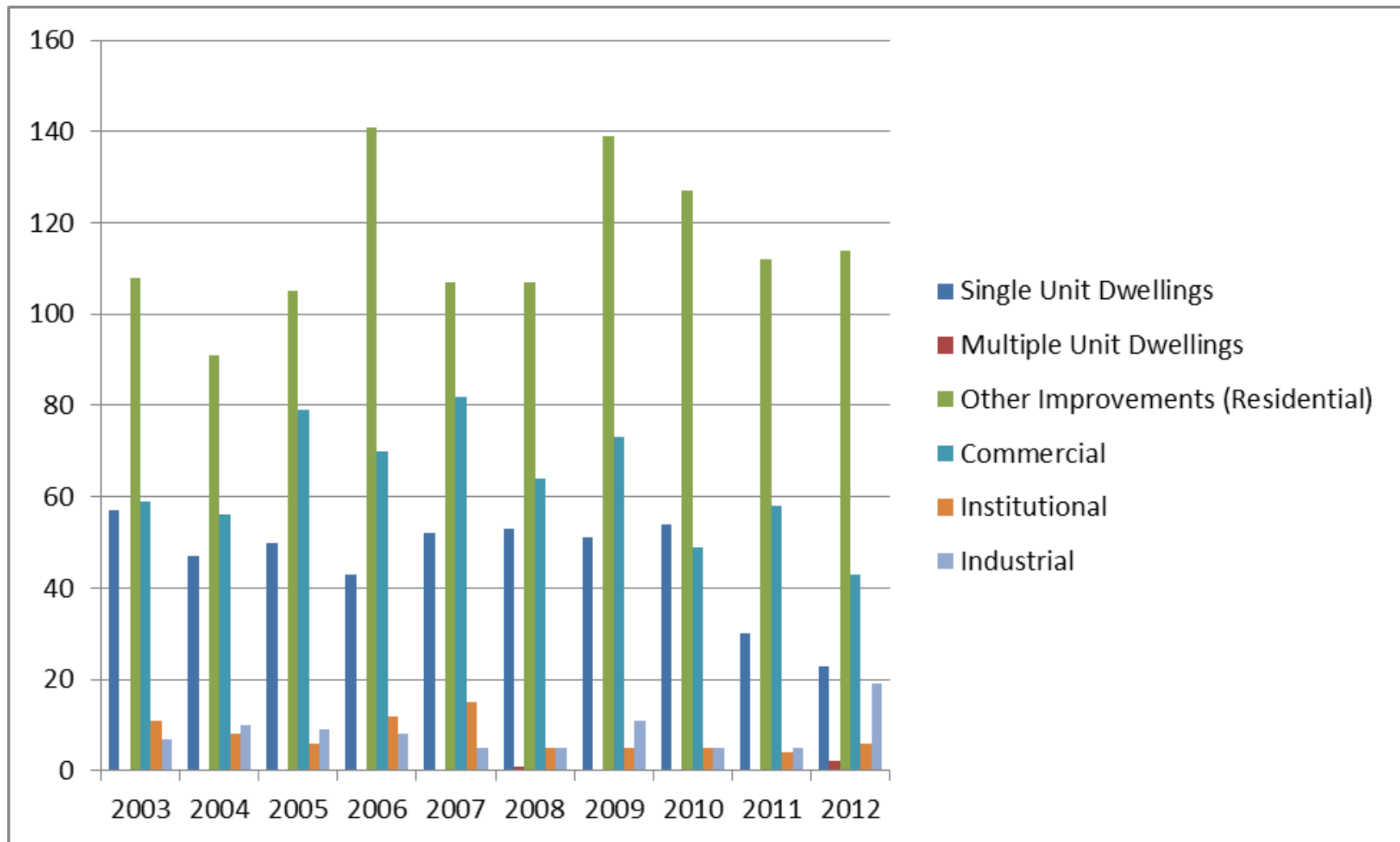


Figure 2b: Number of Building Permits - Unincorporated Area

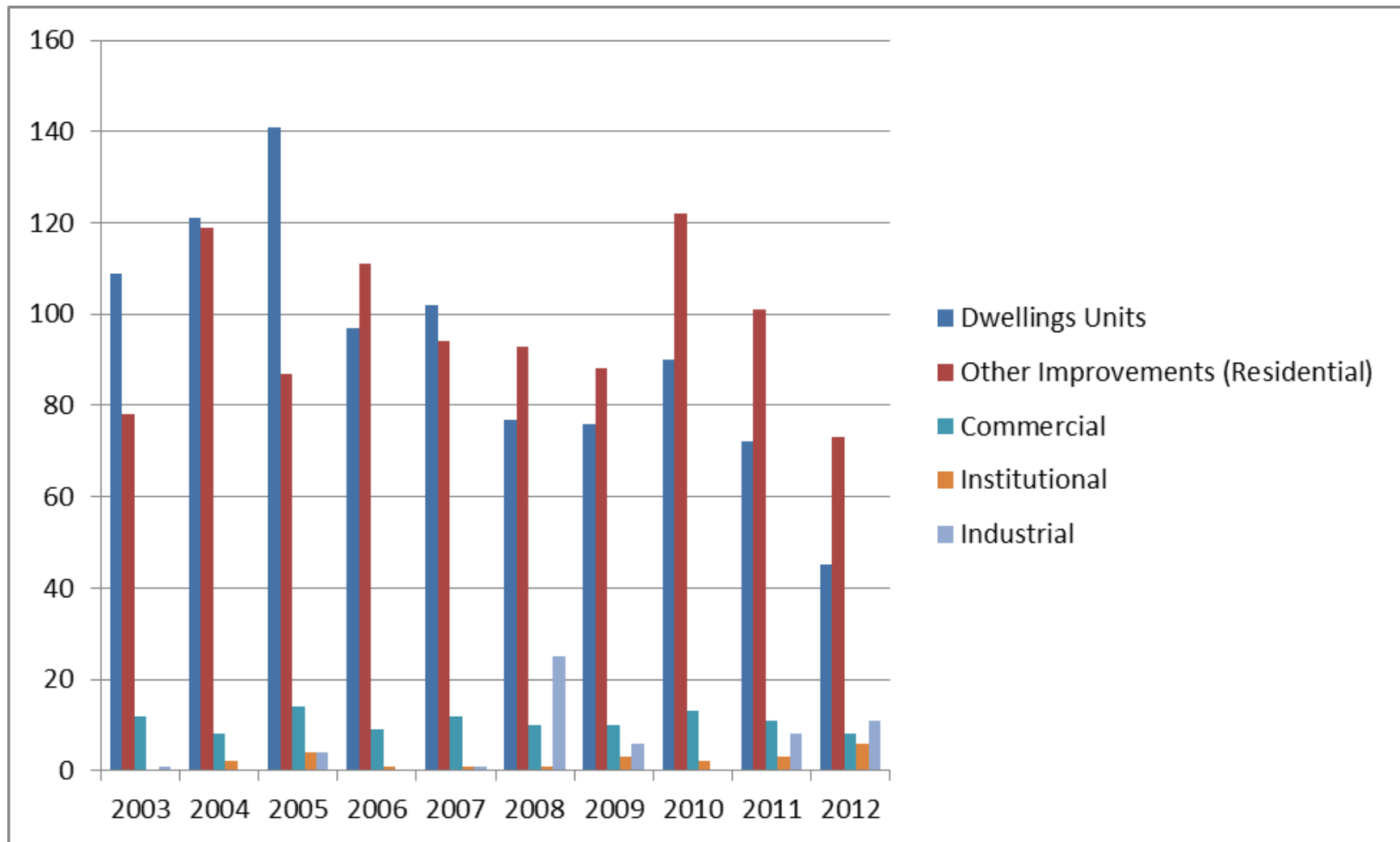
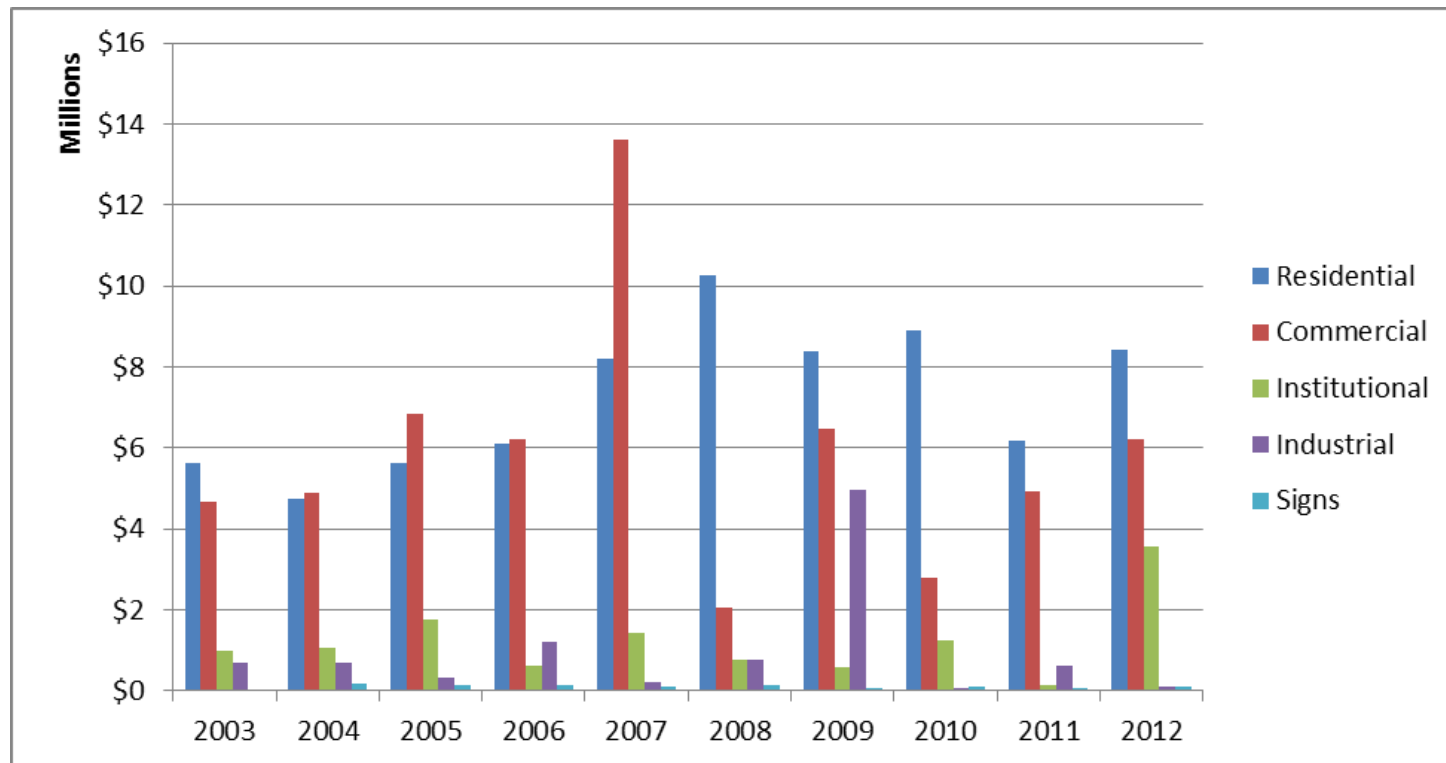


Table 2c: Value of Building Permits Issued - City of Miramichi

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Residential	5,622,790	4,723,116	5,607,875	6,090,527	8,216,060	10,248,624	8,381,087	8,914,980	6,182,109	8,435,514.45
Commercial	4,655,836	4,868,550	6,836,800	6,209,118	13,625,081	2,062,733	6,473,379	2,804,657	4,935,210	6,221,090
Institutional	983,796	1,046,000	1,754,200	628,450	1,440,990	758,880	573,600	1,239,000	134,700	3,560,003
Industrial	679,650	705,000	306,000	1,197,100	221,000	744,000	4,966,785	60,000	621,000	113,000
Signs	-	180,620	125,623	148,850	102,595	138,380	76,573	102,733	69,550	91,850
Total	\$11,942,072	\$11,523,286	\$14,630,498	\$14,274,045	\$23,503,131	\$13,952,617	\$20,471,424	13,121,370	11,942,569	18,421,457.45

Figure 2c: Value of Building Permits Issued - City of Miramichi



City of Miramichi - Number of Permits:

Type of Permits	2004	2005	2006	2007	2008	2009	2010	2011	2012
RESIDENTIAL									
Single Unit Dwellings	28	36	31	36	33	44	45	30	23
Multiple Unit Dwellings	1	1	1	1	1	0	0	0	2
Mini/Mobile Homes	19	14	12	16	20	7	9	12	8
Other Improvements	85	105	141	107	107	139	127	100	106
COMMERCIAL									
Signs	33	42	30	35	24	22	16	9	17
New Construction	11	8	9	10	3	4	4	7	9
Renovations	17	29	31	37	37	47	29	42	17
INDUSTRIAL									
New Construction	4	4	3	1	2	1	1	3	19
Renovations	4	5	5	4	3	10	4	2	0
INSTITUTIONAL									
New Construction	5	2	0	5	0	0	1	0	5
Renovations	5	4	12	10	5	5	4	4	1
TOTALS:	212	250	274	262	235	279	240	209	207

City of Miramichi - Value of Permits:

	2004	2005	2006	2007	2008	2009	2010	2011	2012
RESIDENTIAL									
Single Unit Dwellings	2,914,039	3,883,200	4,226,000	5,748,600	6,221,200	6,684,597	7,012,989	4,433,800	3,968,460
Multiple Unit Dwellings	124,900	110,000	200,000	200,000	1,582,000	0	0	0	2,197,014
Mini/Mobile Homes	820,583	538,000	616,000	762,000	1,043,500	395,800	654,357	648,000	449,000
Other Improvements	863,594	1,076,675	1,048,527	1,505,460	1,401,924	1,300,690	1,247,634	1,100,309	1,821,040
COMMERCIAL									
Signs	180,620	125,623	148,850	102,595	138,380	76,573	102,733	69,550	91,850
New Construction	4,316,650	5,459,900	4,840,700	5,188,800	208,500	2,637,735	925,000	2,485,400	3,973,590
Renovations	551,900	1,376,900	1,368,418	8,333,686	1,854,233	3,835,644	1,879,657	2,449,810	2,247,500
INDUSTRIAL									
New Construction	845,000	1,189,700	1,150,000	11,000	460,000	4,000,000	20,000	333,000	113,000
Renovations	201,000	564,500	47,100	210,000	284,000	966,785	40,000	288,000	0
INSTITUTIONAL									
New Construction	451,000	116,000	0	364,250	0	0	10,000	0	2,546,003
Renovations	254,000	190,000	628,450	1,076,740	758,880	573,600	1,229,000	134,700	1,014,000
TOTAL:	\$11,523,286	\$14,630,498	\$14,274,045	\$23,503,131	\$13,952,617	\$20,471,424	\$13,121,370	\$11,942,569	\$18,421,457

SUMMARY OF THE CITY OF MIRAMICHI BUILDING PERMIT DATA FOR 2004 TO 2012

Total Construction Activity by Dollar Value

- Total Value of Construction: 2004 – 2012 = **\$141,840,397**
- Annual Average Value of Construction = **\$15,760,044**
- Total Value of all Construction Activity in 2011 = \$11,942,569
- Total Value of all Construction Activity in 2012 = **\$18,421,457**
- 2011 to 2012 Total Value of Construction = **Increase of \$6,478,888**
- 2011- 2012 Percentage Change in the Value of Construction = **Increase of 61%**

Residential Construction Data

- Single Unit Dwellings Constructed - 2004-2012 = **306**
- Annual Average Number of Single Unit Dwellings Constructed = **34**
- Total Single Unit Dwellings Constructed in 2012 = **23**
- Mini – homes located: 2004– 2012 = **117**
- Annual Average of Mini- Homes Located = **13**
- Total Located in 2011 = **8**
- All Residential Construction Types in 2011 = \$6,182,109
- All Residential Construction Types in 2012 = **\$8,435,514**
- Multi-unit Residential construction = 0 units = **\$2,197,014**

Commercial Construction Data

- Commercial Construction Activity 2004- 2012 = **\$53,934,023**
- Annual Average of Commercial Construction Activity 2004-2012 = **\$2,035,955**
- Commercial Construction Activity in 2011 = \$4,935,210
- Commercial Construction Activity in 2012 = **\$6,221,090**

Table 2f: Value (\$) of Building Permits Issued - Unincorporated Areas

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Residential	8,849,251	9,771,415	8,790,024	7,089,970	11,474,490	8,662,673	9,360,260	11,377,180	9,286,080	10,103,348
Commercial	791,000	521,000	1,285,600	514,000	627,000	980,200	637,640	503,390	971,400	575,500
Institutional	0	0	47,725	50,000	200,000	10,000	4,779,500	98,095	607,000	20,063,332
Industrial	62,000	244,575	206,400	0	163,000	19,440,100	4,659,000	0	1,771,645	635,000
Total	\$9,704,254	\$10,536,990	\$10,329,749	\$7,653,970	\$12,464,490	\$29,092,973	\$19,436,400	11,978,665	12,636,125	31,377,180

The value of construction occurring in the non-incorporated areas in 2012 represents an increase from 2011.

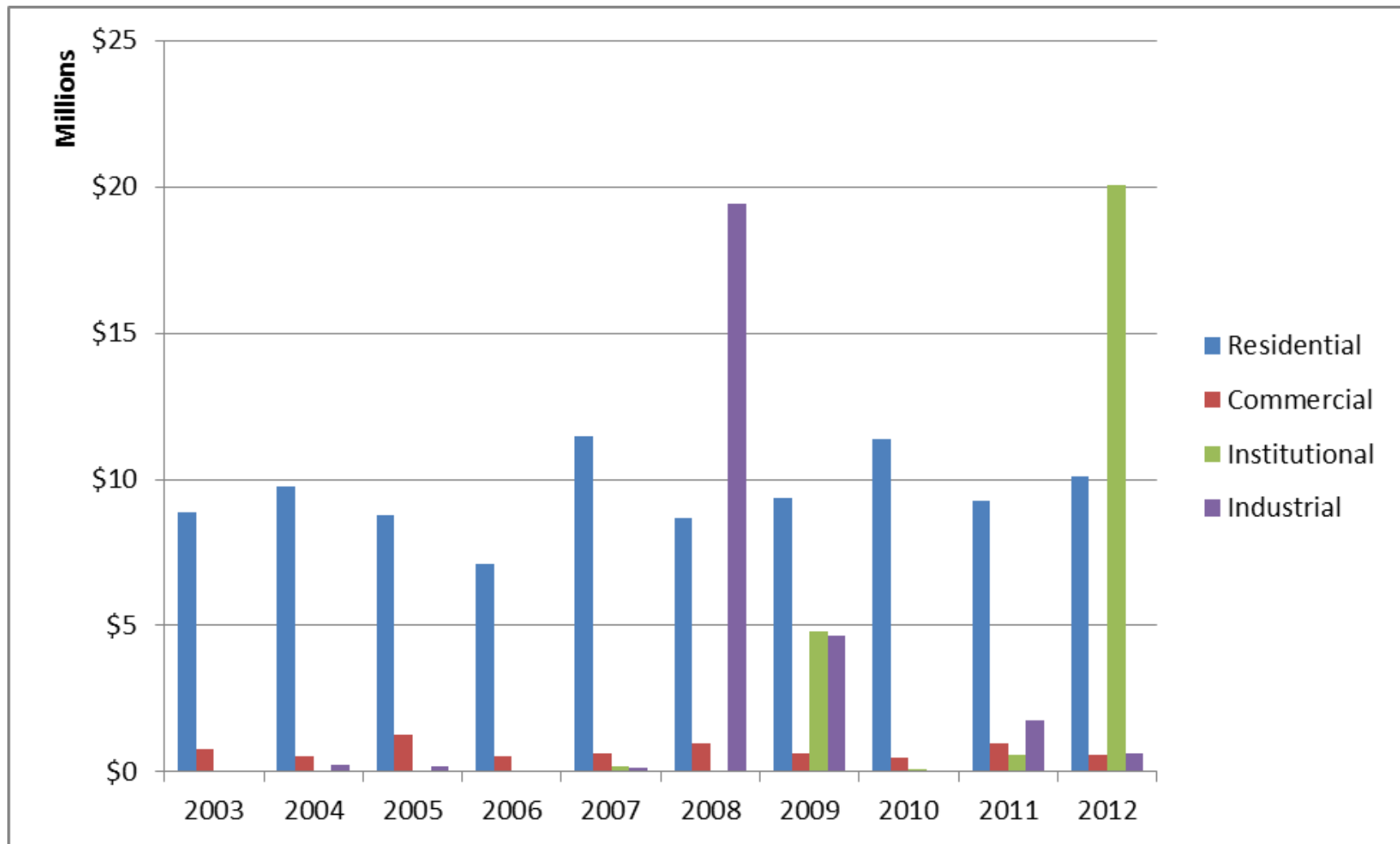
Unincorporated Area - Number of Permits: 2004 - 2012

<u>Type of Permits</u>	2004	2005	2006	2007	2008	2009	2010	2011	2012
RESIDENTIAL:									
Single Unit Dwellings	61	59	46	57	42	49	52	44	17
Multiple Unit Dwellings						0	0	0	0
Mini/Mobile Homes	34	43	26	30	25	16	25	23	10
Cottages	26	39	25	15	10	11	13	5	18
Other Improvements	119	87	111	94	93	88	122	101	73
COMMERCIAL:									
Construction	8	14	9	12	10	10	13	11	8
INDUSTRIAL:									
Construction	0	4	0	1	25	6	0	8	11
INSTITUTIONAL:									
Construction	2	4	1	1	1	3	2	3	6
TOTALS:	250	250	218	210	206	183	227	195	143

Unincorporated Area - Value of Permits: 2004 - 2012

Type of Permits	2004	2005	2006	2007	2008	2009	2010	2011	2012
RESIDENTIAL:									
Single Unit Dwellings	5,674,660	3,889,800	3,968,000	7,200,800	5,258,220	6,464,100	7,153,680	6,115,900	5,502,098
Multiple Unit Dwellings						0	0	0	0
Mini/Mobile Homes	1,413,330	1,690,400	942,200	1,186,080	981,300	528,960	1,150,500	1,311,040	1,356,200
Cottages	1,370,900	1,211,300	1,223,560	1,611,360	1,120,000	879,000	1,216,500	471,000	1,432,500
Other Improvements	1,312,525	1,998,524	956,210	1,476,250	1,303,153	1,488,200	1,856,500	1,388,140	1,812,550
COMMERCIAL:									
Construction	521,000	1,285,600	514,000	627,000	980,200	637,640	503,390	971,400	575,500
INDUSTRIAL:									
Construction	0	47,725	0	163,000	19,440,100	4,659,000	0	1,771,645	635,000
INSTITUTIONAL:									
Construction	244,575	206,400	50,000	200,000	10000	4,779,500	98,095	607,000	20,063,332
TOTALS:	\$10,536,990	\$10,329,749	\$7,653,970	\$12,464,490	\$29,092,973	\$19,436,400	\$11,978,665	\$12,636,125	31,377,180

Figure 2d: Value of Building Permits - Unincorporated Area



SUMMARY OF THE NON-INCORPORATED AREA BUILDING PERMIT DATA FOR 2003 TO 2012

Total Construction Activity by Dollar Value

- Total Value of Construction: 2004 – 2012 = **\$145,506,542**
- Annual Average Value of Construction = **\$16,167,394**
- Total Value of all Construction Activity in 2011 = **\$12,636,125**
- Total Value of all Construction Activity in 2012 = **\$18,741,055**
- 2011 to 2012 Total Value of Construction = **Increase of \$6,104,930**
- 2010 to 2011 Percentage of Total Value of Construction = **Increase of 48%**

Residential Construction Data

- Single Unit Dwellings Constructed: 2004-2012 = **427** units for a **Total of \$51,227,258**
- Annual Average Number of Single Unit Dwellings Constructed = **47**
- Total Single Unit Dwellings Constructed in 2012 = **17**
- Mini – homes located: 2004– 2012 = **232** for a **Total of \$10,560,010**
- Annual Average of Mini-Homes Located = **26**
- Total Located in 2012 = **10**
- All Residential Construction Types in 2012 = **\$10,103,348**

Commercial Construction Data

- Commercial Construction Activity 2004- 2012= **\$6,615,730.00**
- Annual Average of Commercial Construction Activity 2004-2012 = **\$735,081.00**
- Commercial Construction Activity in 2011= **\$,971,400.00**
- Commercial Construction Activity in 2012= **\$575,500.00**

Industrial Construction Data

- Industrial Construction Activity 2004 – 2012 = **\$26,716,470.00**
- Annual Average of Industrial Construction Activity 2004-2012 = **\$2,968,497.00**
- Industrial Construction Activity in 2011= **\$1,771,645.00**
- Industrial Construction Activity in 2012= **\$635,000.00**

	2009		2010		2011		2012	
	Number Permits	Value of Construction	Number of Permits	Value of Construction	Number of Permits	Value of Construction	Number of Permits	Value of Construction
Single Dwellings	3	275,265	6	708,900	2	346,000	1	110,000
Multiple Unit Dwellings			0	0	0	0	0	0
Mini/Mobile Homes	3	178,000	1	22,000	0	0	0	0
Residential Renovations	5	30,500	7	212,000	5	75,300	2	100,000
Signs	1	16,000	0	0	1	5000	0	0
Commercial-New	0	0	0	0	0	0	0	0
Renovations	1	30,000	1	3,400	0	0	0	0
Institutional-New	1	860,000	0	0	0	0	0	0
Renovations	0	0	0	0	0	0	0	0
Industrial-New	0	0	0	0	0	0	0	0
Renovations	0	0	0	0	0	0	0	0
Total	14	\$1,389,765.00	15	\$946,300.00	8	\$441,300	3	210,000

Building activity reduced significantly in Blackville in 2012. It decreased by 52% from 2011.

Table 3b: Village of Neguac Building Permit Activity

	2009		2010		2011		2012	
	Number of Permits	Value of Construction	Number of Permits	Value of Construction	Number of Permits	Value of Construction	Number of Permits	Value of Construction
Single Dwellings	6	900,095.00	6	647,800.00	12	1,906,400	7	1,305,800
Multiple Unit Dwellings			0	0	0	0	0	0
Mini/Mobile Homes	1	66,000.00	0	0	1	71,600	2	89,000
Residential Renovations	33	270,175.00	14	93,160.00	15	166,200	16	209,769
Signs	9	17,307.00	1	1000.00	1	75	7	17,870
Commercial-New	2	184,000.00	0	0	2	205,000	1	155,000
Renovations	5	645,000.00	6	194,000	3	193,000	2	78,000
Institutional-New	0		0	0	0	0	1	5,995
Renovations	1	10,000.00	0	0	1	120,000	0	0
Industrial-New	0		0	0	0	0	0	0
Renovations	0		0	0	0	0	0	0
Total	57	\$2,092,577.00	27	\$935,960.00	35	\$2,662,275	36	1,861,434

In 2012, the total value of construction activity in Neguac decreased by 30% from the 2011 level. Although the permit activity is consistent with 2011, this dramatic decrease can be partially attributed to a drop in the number of new dwellings constructed in the Village from 2011.

Table 4: Comparison of Development Activity - City of Miramichi to Unincorporated Area of Planning District for 2004-2012

Development Activity 2004- 2012	City	Unincorporated Area
Single Unit Dwellings Constructed	306	427
Annual Average number of Single Unit Dwellings Constructed	34	47
Mini – homes located	117	232
Annual Average Number of Mini-homes located	13	26
Total Value of All <u>Residential</u> Construction 2004-2012	\$141,840,397	\$10,103,348
Annual Average Value of All <u>Residential</u> Construction	\$15,760,044	\$2,020,670
Total Value of All Construction 2004-2012	\$141,840,397	\$145,506,542
Annual Average Value of All Construction	\$15,760,044	\$16,167,394

Table 4 reveals the relative levels of activity between the City of Miramichi and the non-incorporated area between 2004 – 2012.

Subdivision Activity

The Planning Commission oversees and grants the approval for the subdivision of land. Plans of subdivision only come before the Commission if they are to create public roads, require variances to size of lot, or are going to create lots that do not front on a public road. The following tables and figures present the location of plans approved and number of lots created for both the City, the Villages, and Unincorporated areas.

Table 5: Subdivision Activity

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
City of Miramichi	41	32	22	31	31	38	31	45	37	29
Unincorporated Areas	104	111	100	91	96	84	72	81	80	69
Blackville					7	3	2	4	2	3
Neguac					6	6	4	4	3	5
Total	145	143	122	122	140	131	109	134	122	106

The number of applications for subdivisions decreased in 2012. As indicated in Table 6, there has been a corresponding increase in the number of lots created as well.

Figure 3: Subdivision Activity

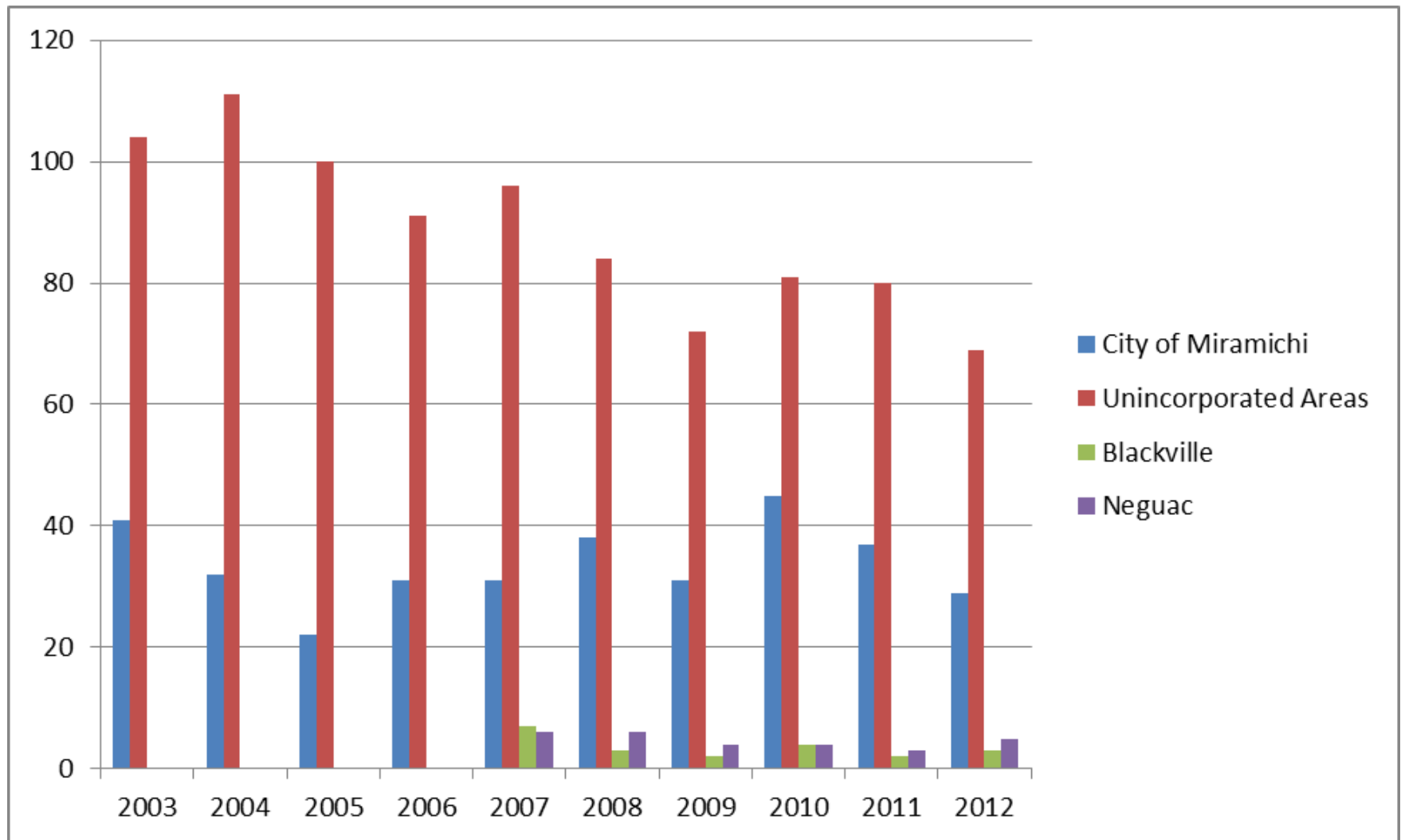
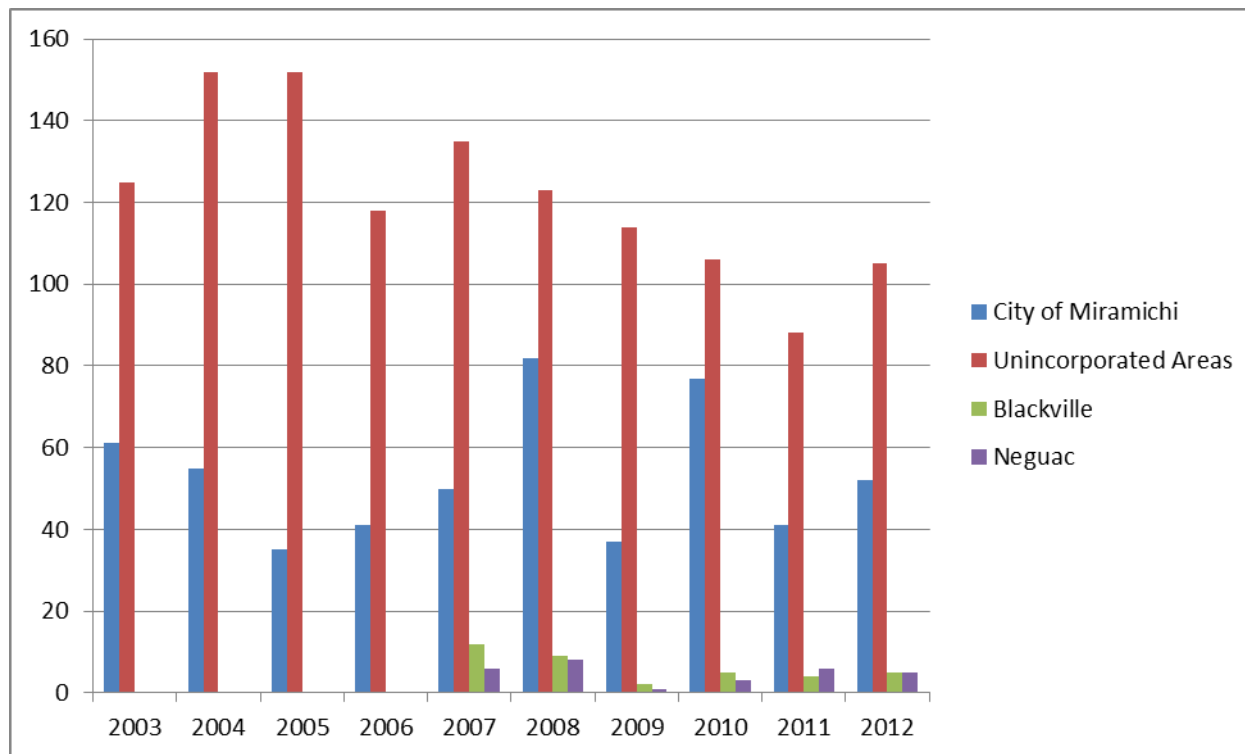


Table 6: Total Lots Created

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
City of Miramichi	61	55	35	41	50	82	37	77	41	52
Unincorporated Areas	125	152	152	118	135	123	114	106	88	105
Blackville					12	9	2	5	4	5
Neguac					6	8	1	3	6	5
Total	186	207	187	159	203	222	154	191	139	167

Figure 4: Total Lots Created



Miramichi Planning District Commission - 2012 Overview of Activity

The following is a brief overview of some of the initiatives the MPDC was involved in during 2012. These initiatives are special projects and are in addition to the on-going tasks as defined by the *Community Planning Act*, such as the issuance of building permits, approval of plans, and the administration of rezoning and variance applications, which are carried out by staff on a daily basis.

In late 2007 the MPDC adopted its first ever Five Year Operational Plan. The operating plan established a methodology that allows the Commission to determine its planning priorities for each of the next five years and thus identify the financial and human resources required to implement these planning priorities. The Operational Plan forms the basis of the work plan for 2011. Appendix C contains the work plan for 2012.

Appendix D is a compilation of newspaper articles that were published in 2012 relating to the activities of the Miramichi Planning District Commission.

During 2012 several on-going projects occupied staff time and resources, these included:

- Administering the 911 Civic Addressing program for the City of Miramichi.
- The Director participated in the municipal, provincial, and professional committees.
- The Director was heavily involved in the transition process involved in moving to the Regional Service Commission Model
- Coordination of quarterly agency meetings involving the various offices of provincial government departments. The purpose of this initiative is to share information and improve the delivery of services to residents and developers in the non-incorporated area of the planning district.
- The Director and Senior Planner attended a number of continuous professional learning sessions held on topics very relevant to the work of the MPDC.
- The staff of the MPDC hosted Developers Assistance Committee meetings to review developments proposed in the City and within the District.

- Commission staff reviewed and provided comments on Environmental Impact Assessment reviews for proposed projects within the district.
- Wilson Bell represented the Commission at the regular meetings of the Provincial Planning Directors and special meetings organized by various government departments and agencies. For 2012, he served as the Chairperson of this group representing Directors of Planning Authorities in New Brunswick.
- Staff continued to improve their technical knowledge through the attendance of conferences and training programs offered by various professional associations. Mathieu Goguen and Michael Davis attended training sessions organized by the New Brunswick Building Officials Association.

Appendix A - Members

Appointed by City of Miramichi

William Treadwell, *Chairman*

Joe Veriker, *Vice-Chairman*

Paul Underhill

Ken Quinn

Norman Roy

René Smith

Appointed by the Province

Murray Sherrard

Tom Williston

Bob Hallihan

Edmond Beattie

Appointed by Village of Blackville

Kurt Marks

Appointed by Village of Neguac

Marcel Cyr

Appendix B - Member's Attendance 2012

	Feb 21 # 494	Special Mtg Feb 29 #495	March 20 # 496	Apr. 17 Mtg #497	May 15 #498	June 19 #499	July 17 #500	Aug 21 #501	Sept. 18 #502	Special Mtg Oct. 3 #503	Oct 16 # 504	Nov 20 # 505	Dec 18 #506	Total
William Treadwell	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	12/13
Murray Sherrard	Y	N	N	N	Y	N	N	N	N	N	Y	Y	Y	5/13
Ken Quinn	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	12/13
Joseph Veriker	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	10/13
Kurt Marks	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	11/13
Thomas Williston	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	Y	7/13
Edmond Beattie	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	13/13
Rene Smith	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	11/13
Marcel Cyr	N	N	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	9/13
Norman Roy	N	N	N	Y	Y	N	N	N	Y	N	N	N	N	3/13
Bob Hallihan	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	13/13
Paul Underhill	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	N	Y	10/13

Appendix C



MIRAMICHI PLANNING
DISTRICT COMMISSION
COMMISSION DU DISTRICT
D'AMÉNAGEMENT DE MIRAMICHI

Miramichi Planning District Commission Five Year Operational Plan Update in Support of 2012 Annual Report

Prepared by:
Wilson W. Bell, MCIP, RPP
Director

5.0 FIVE-YEAR OPERATING PLAN - 2010 UPDATE OF ACTIVITIES

√ = COMPLETED
X = TO BE COMMENCED

5.1 Planning Services Work Plan for Municipalities and Rural Unincorporated Areas

Five year Review of Municipal Plan, Zoning By-law and Rural Plan By-laws	Planned Start Date	2008	2009	2010	2011	2012
City of Miramichi			Draft	√		
Village of Blackville				X		
Village of Neguac					X	
Rural Area Plan – Non-incorporated Area						X

5.2 Planning Services Work Plan for Municipalities and Rural Unincorporated Areas


Review of Building By-laws	Planned Start Date	2008	2009	2010	2011	2012
City of Miramichi				X		
Village of Blackville				√		
Village of Neguac				√		


5.3 Planning Services Work Plan for Municipalities and Rural Unincorporated Areas

Review of Subdivision By-laws	Planned Start Date	2008	2009	2010	2011	2012
City of Miramichi				X		
Village of Blackville				√		
Village of Neguac				√		

City of Miramichi Planning Advisory Services	<p>—</p> <p>Staff Work is done on a Periodic and Ongoing Basis</p> <p>√</p>
Property Management Committee	
City Management Committee	
Provide assistance with preparing Conditional Zoning Agreements and Subdivision Agreements	
Municipal Development Plan Review	
Coordination of Developers Assistance Committee	

Village of Blackville Planning Advisory Services	<p>Staff Work is done on a Periodic and Ongoing Basis</p> <p>√</p> <p>√</p> <p>√</p>
Rural Plan Review Committee	
Responding to Zoning and Development Enquiries	
Subdivision Approvals	
Enforcement of Rural Plan and zoning provisions	
Building Inspection	

Village of Neguac Planning Advisory Services	Staff Work is done on a Periodic and Ongoing Basis 
Responding to Zoning and Development Enquiries	
Subdivision Approvals	
Enforcement of Rural Plan and zoning provisions	
Building Inspection	

Rural Area Planning Advisory Services	Planning Staff Work is done on a Periodic and Ongoing Basis 
Technical Review Committee for Environmental Impact Assessment (EIA) Reviews	
Examining feasibility of adopting basic rural zoning provisions for non-incorporated area	
Coordinate Provincial Review on Subdivision Applications	

Regional Collaboration, Annual Reports, Development Activity Reports, Regional Projects, Studies, Ongoing Activities	Planned Start Date	2008	2009	2010	2011	2012
Liaison with other regional authorities such as Miramichi Airport Commission, Enterprise Miramichi, Northumberland Solid Waste Commission, CBDC		√	√	√		
Population, Demographic, Socio-Economic Studies, Profiles & Forecasting utilizing 2006 Statistics Canada		√	√	√		
Monthly Development Activity Reports / Annual Reports		√	√	√		
Background Studies for Municipal Development Plans, Rural Plans, and Zoning By-laws.		√	On-going	On-going		
In conjunction with the City of Miramichi, examine feasibility of establishing a By-law Compliance Officer position.				X		
In conjunction with involved regional offices of Health, Environment, Transportation and other involved departments and agencies host a One-Day seminar for local developers/contractors and members of the public to present the development approval process and obtain feedback on improvements to the delivery of services.		√		√		
Continue to coordinate Developer's Assistance Committee comprised of MPDC Staff, City Staff, relevant provincial government agencies and departments. Function of the DAC is to assist developers in the approval process and to facilitate quality development projects. In conjunction with the City, continue to participate in Developers and Retailer Recruitment committee.		√		√		

5.4 Provincial Guidelines for Delivery of Planning Services and MPDC Administrative Issues	Planned Start Date	2008	2009	2010	2011	2012
Adopt after review by the MPDC proposed Guidelines developed by DOE and NB Association of Planning Commissions		√		X		
Once the <i>Community Planning Act</i> amendments are completed, the MPDC will implement a protocol for Development Officer approved dimensional variances		√	√ Revised	√		

5.5 Building Inspection Work Plan	Planned Start Date	2008	2009	2010	2011	2012
Review and update the Building Valuation System using RS Means			√	√		
Review and update Municipal Building By-laws and Fee Schedule within Villages		√		√		
Prepare Monthly and Annual Building Permit Reports		√	√	√		
As part of a Succession Planning Initiative - Prepare a Building Inspection Procedure Manual for issuing permits, conducting inspections, and reports				X		
Continue with training of Inspection Staff as available by NBBOA and others		√	√	√		

5.6 Geographic Information System (GIS) Mapping Work Plan	Planned Start Date	2008	2009	2010	2011	2012
Five Year Review of City of Miramichi Municipal Development Plan						
- New Generalized Future Land Use Map Schedule		X		√		
- New Future Roads Schedule		X		√		
- New Linear Parks and Trails Schedule		X		√		
- Background Maps		X		√		
- New Zoning Map		X		√		
Five Year Review of Blackville Rural Plan						
- Background Maps				√		
- New Zoning Map						
Five Year Review of Neguac Rural Plan By-law						
- Background Maps				√		
- New Zoning Map						
Continue with the updating of the Existing Land Use Map using building permit data for new construction and demolitions. This task will be beneficial for the update of the Municipal Plan, Zoning By-law and Rural Plans.		√	√	√		


<p>5.7 Geographic Information System (GIS) Mapping Work Plan</p>	<p>Work Done on an Annual, Periodic and Ongoing Basis</p>
<p>Update Property Base Map / Parcel Mapping</p>	
<p>Update Street and Road Network</p>	
<p>Update Subdivision Maps</p>	
<p>Update Zoning Maps</p>	
<p>Update Section 39 Agreements</p>	
<p>Prepare Monthly Location Maps and radius Notices for Commission</p>	
<p>Residential Land Supply Studies</p>	
<p>Commercial Land Supply Studies</p>	
<p>Industrial Land Supply Studies</p>	
<p>Prepare Numerous Plan Review / Development Review Maps</p>	
<p>Update Provincial Datasets</p>	
<p>Preparing daily Presentation Maps</p>	
<p>Preparing daily Presentation Maps</p>	
<p>In conjunction with the Department of Environment, establish the OpenCities GIS portal to access on-line and current property information. Staff will have access to this information source on their computer desktops which will aid in the evaluation of development proposals that may involve environmentally sensitive areas, wetlands, well fields...</p>	

5.8 Information Technology / Information System Work Plan	Planned Start Date	2008	2009	2010	2011	2012
Web Site Maintenance		√		√		
Translate Website material, ensure that the content is available in both Official languages		X Funding denied		X Staff to complete		
Purchase Statistics Canada – 2006 Census Data, through PC Census, cost shared with Enterprise Miramichi and CBDC.			√	√		
Server Update and Backup Data Procedure				√		

5.9 Accountability, Communication and Public Relations Work Plan	
Send our clients, Monthly Development Activity / Building Permit Reports	<p>Work Done on an Annual, Periodic and Ongoing Basis</p> <p>√</p>
Maintain Good Working Relations with Municipalities	
Maintain Good Media Relations	
Liaison with external economic development agencies, real estate, utility companies and industry groups	
Maintain Website to communicate role of Commission in the development of the District	
Public Presentations to Community and Business Organizations	
Annual Report	

5.10 Administration and Management	Planned Start Date	2008	2009	2010	2011	2012
Examine feasibility of hiring a junior planner to assist in Plan reviews and development control. MPDC will review available employment funding programs from various provincial and federal sources.			X	√		
Update Planning Commission Filing System (electronic and paper)		√		√		
Undertake Salary Scale to Replace 2000 (2006 revised) Version, to become effective January 2011				√		
Develop a File Retention Strategy as per Department Guidelines				√		
Dispose of old files and plans as per Retention Strategy				√		
Facilitate Strategic Planning for updating the Five Year Strategic Operations Plan and Annual Work plans.	Done Annually before Budget	√	√	√		
Preparation of Annual Financial Report		√	√	√	X	X
Work with funding partners to examine funding arrangements so as to sustain service delivery at a reasonable and predictable cost.		√		√		
Preparation of Annual Budget		√	√	√	X	X
Preparation of Annual Report		√	√	√	X	X
Staff Language Training		√	√	√	X	X
Update Planning Commission Policies and Procedures				√		X
Complete Employee Performance Evaluations		√	√	√	X	X
Prepare an Annual Staff Training Plan		X	X	√ (draft)	X	X

APPENDIX D - NEWSPAPER ARTICLES

GENERAL NOTICES	GENERAL NOTICES
 CITY OF MIRAMICHI Notice/Avis	
PUBLIC NOTICE BY-LAW ENACTED AND REGISTERED	AVIS PUBLIC ARRÊTÉ ÉDICTÉ ET ENREGISTRÉ
<p>The City of Miramichi has enacted the following by-law: By-Law No. 61-18, a By-Law to Amend By-Law No. 61, City of Miramichi Municipal Development Plan By-Law. This By-Law was approved by the Minister of Environment & Local Government on December 21, 2010 and was filed in the Northumberland County Registry Office on January 6, 2011 as No. 29666253.</p> <p style="text-align: right;">Rhonda Haining, Acting City Clerk</p>	<p>La Ville de Miramichi a édicté l'arrêté suivant : L'Arrêté no 61-18, un arrêté portant modification à l'Arrêté no 61, le Plan d'aménagement municipal de la Ville de Miramichi. Cet arrêté a été approuvé par le ministre de l'Environnement et des Gouvernements locaux le 21 décembre 2010 et a été déposé au Bureau de l'enregistrement du comté de Northumberland le 6 janvier 2011 sous le no 29666253.</p> <p style="text-align: right;">Rhonda Haining secrétaire municipal intérimaire</p>
<small>44762500</small>	

JANUARY 10, 2011

GENERAL NOTICES

GENERAL NOTICES



Notice/Avis

PUBLIC HEARING CITY OF MIRAMICHI

The City of Miramichi intends to consider an amendment to By-Law No. 62-16 entitled "A By-Law to Amend By-Law No. 62, The City of Miramichi Zoning By-Law".

The purpose of the proposed amendment is to change Schedule "1" of By-Law 62-16 for property located on the south side of King George Highway with PID# 40119406, lands owned by Bryce Holdings Inc. The changes include, but are not limited to, the construction of two (2) 20-unit apartment buildings and not one (1) 40-unit structure.

Interested parties may inspect the proposed by-law amendment at the Office of the Clerk in City Hall, 141 Henry Street, Miramichi, NB, from 8:30 a.m. to 4:30 p.m. on business days.

Written objections to the proposed by-law amendment shall be considered at a public hearing to be held at City Hall, 141 Henry Street, on February 7, 2011 at 7:00 p.m. Anyone wishing to support or oppose those objections may do so at that time and place.

All written objections shall be addressed to Rhonda Haining, Acting City Clerk.

Rhonda Haining
Acting City Clerk

AUDIENCE PUBLIQUE VILLE DE MIRAMICHI

La Ville de Miramichi a l'intention de prendre en considération une modification à l'Arrêté no 62-16, un arrêté intitulé « Arrêté portant modification de l'arrêté no 62 l'arrêté de zonage de la Ville de Miramichi ».

L'intention de modification proposée vise à modifier l'Annexe « 1 » de l'arrêté no 62-16 concernant la propriété se trouvant du côté sud de la route King George dont le NIP est 40119406, des terrains appartenant à Bryce Holdings Inc. Les modifications comprennent, sans s'y restreindre, la construction de deux (2) édifices d'appartements de 20 unités et non d'une (1) structure de 40 unités.

Les personnes intéressées peuvent consulter la modification proposée de l'arrêté au bureau du secrétaire municipal, à l'hôtel de ville, au 141, rue Henry, Miramichi (N.-B.), de 8 h 30 à 16 h 30, durant les jours ouvrables.

Les objections écrites à la modification proposée de l'arrêté seront prises en considération lors d'une audience publique qui aura lieu à l'hôtel de ville, au 141, rue Henry, le 7 février 2011, à 19 h. Quiconque souhaitant appuyer ou s'opposer à ces objections pourra le faire à ce temps et lieu.

Toutes les objections écrites seront adressées à Rhonda Haining, secrétaire municipale intérimaire.

Rhonda Haining

Premier promises wetlands answers

Published Wednesday February 9th, 2011

Environment minister will tour province to get community feedback on wetlands mapping issue

A1 BY BRENT MAZEROLLE
TIMES & TRANSCRIPT STAFF

It would appear we New Brunswickers have more in common with Louisiana than just Acadians.

Like the Big Easy and surrounding environs, much of New Brunswick is apparently boggy, swampy and downright wet.

That's not really a surprise to anyone who spends a lot of time in the woods around here, where rubber boots are de rigueur just about any place, any time.

But a new improved mapping of the province really drives home just how much of our province is potentially wetland - as much as 20 per cent.

It feels like a lot more than that, though, when you look at how such potential wetlands are dispersed like irregularly shaped polka-dots across the provincial landscape in what is called the "wetlands predictive layer."

While there's much dry land to be found in built-up areas like Moncton's downtown core, for example, that's not true of most areas where there is still land to develop in Metro Moncton.

For instance, expanding and in some cases infilling Moncton's industrial parks - that is, those lands we had deliberately set aside for development, will require plenty of wetland delineation surveys when the surveys can be done in the summer months. Significant amounts of land in those areas has been flagged as possible wetland and under existing laws, must have appropriate permitting for development to go ahead.

It's worse for Dieppe's Aviation Boulevard dreams, where much of the development lands are within the purple boundaries etched onto Service New Brunswick's GeoNB viewer at geonb.snb.ca/geonb/

If you want to check the map for yourself, be sure to go to the viewer's "tool" icon and click wetlands at the bottom. Then select all four wetlands elements when they pop up on your screen. Lastly, you must zoom in significantly, more than half-way on the gauge at the left of your screen, before the elements you're looking for, both wetlands and wetland predictive layer, appear. Look for the squiggly purple lines that encircle orange shaded parts of the map for the predictive layer. The more obvious significant wetlands are marked in yellow.

It's publicly available but somewhat confusing to use, so consider yourself warned.

Essentially, all of the former CN Shops property and even most of the land off War Veterans Avenue near the YMCA is within the predictive layer.

Half of Riverview Middle School is on potential wetland, as is about half of Moncton's Old West End. The stretch of St. George Boulevard once popularly known as "The Golden Mile" would perhaps better be called the goldenrod mile because it is all a potential wetland. The two key areas Riverview has planned for development, Findlay Business Park and lands east of Gunningsville Boulevard, are both largely within wetland predictive layers.

The same goes for many of the places we expect to build houses in coming years.

Even part of the Magnetic Hill Concert Site is marked as being wetland predictive, so let's hope U2 doesn't need a delineation study before it can set up its 360 Tour stage this summer.

Yesterday, two very interested observers in New Brunswick agreed there is an urgent need for clarity on what the map means for anyone who seeks to develop land in one of the identified predictive layers.

One of them was Wilson Bell, the director of the Miramichi Planning District and the head of N.B.'s association of planning directors.

Bell said it was really difficult to comment on what it all means for planners, municipalities and developers until they can see written guidelines being prepared to help people interpret the regulations.

"The guidelines should certainly clear some of it up," Bell said. "It may eliminate some of the anxiety."

He said it is also critical there be clear guidelines so all planning districts can deal with development issues the same way.

"You want to be consistent across the province."

The other was Premier David Alward, who said, "there's been a lack of clarity for a long time."

He said this confusion around wetlands and potential wetlands is something he often heard about from constituents, well before the new map came online Jan. 1.

Alward promised Environment Minister Margaret-Ann Blaney will be hearing from stakeholders soon to hear their concerns.

"Starting February 28, the minister will be visiting a number of communities throughout the province," he said, saying job one was to bring clarity and job two was to look at ways to balance the environment with development. "We need to ensure we can continue to develop prosperity."

Unpopular wetlands map scrapped

By Daniel Martins
martins.daniel@miramichileader.com

MIRAMICHI – Landowners, developers and other stakeholders will likely welcome the news the controversial wetlands map brought online by the province in January is totally off the table.

“It’s gone. It’s scrapped completely,” Environment Minister Margaret-Ann Blaney said Friday.

Blaney toured the province over the last month or so on a “listening” tour regarding the map, which aside from setting out the province’s wetlands also included a 50-metre buffer zone, as well as “predictive” wetlands, which are areas that may become wetlands.

Blaney said the 50-metre zone will not be used, and the province will no longer demand functional assessments and delineations, although permits will still be needed for any alterations within 30 metres of a mapped wetland.

As for the predictive layer, Blaney said the department will go back to using maps provided by the Natu-

ral Resources Department, and the province, not the landowner, will have to prove an area is or is not wetland or potential wetland.

“That negates the need for delineation and functional analysis, which is huge for people, because the reverse onus is now taken away,” she said.

The compensation requirement for lost wetland has been lowered as well, from three-to-one to two-to-one.

Also, current land uses in provincially significant wetlands will be grandfathered in, although new developments will be limited next year.

Now, Blaney said, the long term strategy must see the most up to date and accurate mapping technology applied to New Brunswick’s “unique” geography.

“But we can’t have nothing in place either, right? So the mapping that we have now ... is six per cent wetland ... higher than originally four per cent wetlands.”

And while development has occurred, there has never been a com-

prehensive strategy in place, something that will need to be worked on in the coming years, she said.

She added planning commissions and municipalities had their own expertise in the matter, and she was looking forward to working with them.

“Our landscape is very unique, our climate, so I want a wetlands definition and criteria that works for us,” she said, adding she would not consider a net loss of designated wetlands.

Blaney’s stops around the province were all packed. In Miramichi, it was standing room only, and Blaney heard from city officials and heads of environmental and agricultural organizations, but also real estate professionals, students and residents who’d been impacted by the unpopular new map.

“Tremendous thought went into this by any number or groups and organizations and individuals, and these weren’t sessions to come and complain: People had a genuine desire to have input,” she said.

February 9, 2011

Planners OK with apt. project

By Daniel Martins
martins.daniel@miramichileader.com

MIRAMICHI – The Miramichi District Planning Commission is A-OK with plans by a local developer to build two 20-unit apartment buildings on the King George Highway in Douglastown.

Bryce Holdings Inc., owned by Wade Humphries, originally received approval for a single 40-unit building, but changed the plan to the two-unit model in 2010.

“The commission is recommending that this be approved, and ... that the conditions be changed to accommodate the drawings and the site design and building design details,” senior planner Colleen Bawn said at Monday night’s public meeting on the issue.

Bawn said the development was in-line with the city’s municipal development plan: The development site could be well-connected to existing city infrastructure, is on the waterfront and is the type of higher-density residence lacking in Miramichi, which has an average vacancy rate of less than two per cent according to figures from the Canada Mortgage and Housing Corporation.

The development will have around 11 conditions attached before it is approved, among them ensuring water and emergency service and access and keeping all development in line with Environment Department regulations. Bryce Holdings will also have to put up a \$10,000 performance bond to the city.

Bawn also said an easement will be sought to allow a future waterfront trail to run through the area, in line with new requirements by the

Housing: Two-bedroom flats

from A1

city’s community development department.

Monday’s public meeting was a requirement of the process by which the city will change its zoning bylaw and development plan to accommodate the proposed changes.

Ian Jamieson was present to represent Bryce Holdings, and said the units will be in a two-bedroom format. If everything is approved by

the city and the developer succeeds in getting other permits in place, he said construction could begin in or after the spring, although he said it was too early to estimate individual unit rents.

The city has already given first reading to the proposed bylaw changes, and is scheduled to give second and third readings, and enactment, at council’s monthly regular meeting of Feb. 24.

Apartment development advances

Published Thursday February 10th, 2011

A4 by kris mcDavid
Times & Transcript Staff

MIRAMICHI - The construction of a new apartment building might be a ho-hum development in a booming real estate centre like Metro Moncton but in a place like Miramichi it's a fairly big deal.

That's because, quite frankly, new multi-unit dwellings here are virtually non-existent, with the last apartment building erected in the city roughly 15 years ago.

At a city council meeting earlier this week, the Miramichi Planning District Commission gave the go-ahead for a local developer to move forward with plans to construct a 20-unit apartment building on the Douglastown waterfront along King George Highway.

Miramichi, with the highest occupancy rate among New Brunswick cities for multi-unit dwellings, has been seeking this type of development for quite some time.

MPDC senior planner Colleen Bawn said this week that the development was in accordance with the city's municipal plan, and conditions will be in place so that the building is in line with environmental regulations and ensuring water and emergency service is accessed. Miramichi city council is in the process of amending a zoning by-law to accommodate the venture.

The local developer, Bryce Holdings Inc., said potential construction could get underway in the spring.

Subdivisions, rural homes to lead area development

By Daniel Martins
martins.daniel@miramichileader.com

MIRAMICHI – Weaker 2010 building permit numbers released by area planners hide a growing trend of Miramichiers building more and more subdivisions and rural-area homes, with every indication that type of development will continue into the new year.

"I don't see any change," Wilson Bell, the director of the Miramichi District Planning Commission, said.

"The only change is the economic climate, but it's been so consistent over the last, well, eight years or so ... it's always been very consistent in development in non-incorporated areas."

Last year saw the best year yet for single unit dwellings in the city of Miramichi, with 45 permits issued at a total value of around \$7 million, slightly up from last year's 44 permits valued at \$6.7 million.

But the total number of permits of all types fell from 279 to 240, with a drastic drop in value from \$20.5 million down to \$13.1 million between 2009 and 2010.

Bell said the current year didn't bode too well for the city either, as the construction season seemed to be off to a slow start.

The numbers for unincorporated areas were rosier for residential growth. 52 permits were issued in 2010, up from 49 the previous year.

The value of permits issued increased from \$6.5 million to \$7.2 million.

Total numbers of permits issued were 227 in 2010, up from 183 in 2009, bolstered by higher numbers of cottages, mini homes and commercial developments.

But the total value of issued permits plummeted, from \$19.4 million down to around \$12 million, although he said 2009's numbers were boosted from activity around the construction of a wind farm in a northern corner of Northumberland County.

While the numbers seem on a par with the city residential figures, the lower population density in the unincorporated areas make them seem more striking.

Bell noted residential developments continued last year despite the city's multi-year economic downturn.

He cited tax rates in the unincorporated areas, which tend to be lower than in the municipalities covered by the commission, and a desire for a more rural home as pull factors for potential residential developers.

He noted, however, many on the river had a personal connection to the non-incorporated areas.

"A lot of people like to retire to those areas, they have some kind of connection to that part of the district over their lifetime, their dream is to move back and build a home and live in a rural area," he said.

"That will continue, I suspect."

Also a growth area are subdivisions, in Miramichi, the unincorporated areas and the two villages included in the district, Blackville and Neguac.

District-wide, 134 subdivisions were approved last year, up from 109 in 2009, with increases in Miramichi (31 to 45), unincorporated areas (72 to 81) and the village of Blackville (2 to 4). Neguac was stable at 4 new subdivisions approved.

Like rural residential development, Bell expected the trend of subdivisions to continue.

"There's people developing the non-incorporated rural areas," he said.

On the commercial and industrial side, however, industrial development is down all across the board, since the end of the aforementioned wind farm project near the former Heathe Steel mine.

The figure was dead zero in value and permit numbers in the unincorporated areas, and a paltry \$60,000 for five permits in Miramichi.

The value of commercial permits issued in 2010 in Miramichi dropped drastically from \$6.5 million over 73 permits down to \$2.8 million over 49 permits.

In the unincorporated areas, the number of permits issued rose from 10 to 13, but the value fell from \$637,000 to \$503,000.

In Blackville and Neguac, the figures for new industrial and commercial development were dead zero in 2010.

But Mayor Gerry Cormier, while acknowledging the lack of new development on that score, was optimistic for the city's industrial and commercial future.

While the city's tax base and industrial presence have shrunk as its mills have closed,

Cormier noted development of the new 550-job payroll centre in Miramichi, announced last year by Prime Minister Stephen Harper and expected to become operational in stages by 2015, was proceeding apace, and would be a big boost to development.

"That is something that really has to happen, and we're pushing for that. I'm hoping that happens," he said.

He added the Miramichi Airport was expected to play a role in future development as well.

He noted the city and Miramichi Airport Commission hired a consultant to seek out new opportunities which, if successful, would see a blossoming of activity at the facility.

"We have an air cargo specialist now, and he's all over the world, so I'm hope that hopefully we can get that runway to 10,000 feet," he said.

"That is right now the two big major things we're focussing on," he said.

**Before You Build Or Renovate
Public Notice to Homeowners,
Developers and Contractors
From the Miramichi Planning District Commission**

**Avant de construire ou rénover
Avis public de la Commission du district
d'aménagement de Miramichi
aux propriétaires, promoteurs et entrepreneurs**

A building permit is required prior to the:

- Construction of new homes, buildings, structures and signs;
- Placement of mini-homes, modular homes and mobile homes;
- Construction of garages, accessory buildings, swimming pools, fences;
- Renovation of buildings and structures that involve structural alterations;
- Replacement of structures such as decks, fences, verandas;
- Demolition of buildings and structures; and
- If you are uncertain if a building permit is required, please contact the Miramichi Planning District Commission prior to starting any construction project.

The following information must be received in order for a building permit to be issued:

- 1)Property owner's Name, Mailing Address, Postal Code, Telephone Number, Property Identification Number (PID);
- 2)A setback/access permit from the Department of Transportation or municipal Public Works Department;
- 3)Approval from the Department of Health for any on-site sewer system, or Municipal Public Works Department for connection of sanitary sewer services;
- 4)Site and building plans;
- 5)A completed building permit application form;
- 6)Approvals from other government agencies, if required; and
- 7)Payment of applicable fees.

The International Code Council list the following three benefits of building permits and inspections:

- Increased Value -- Your home or business is an investment. If your construction project does not comply with the codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover work done without permits and inspections. If you decide to sell a home or building that has had modifications without a permit, you may be required to tear down the addition, leave it unoccupied or do costly repairs.
- Protects -- A property owner who can show that code requirements were strictly and consistently met, as demonstrated by a building official's carefully maintained records, has a strong ally if something happens to trigger a potentially destructive lawsuit.
- Ensures Safety -- Your permit also allows the building official to protect the public by reducing the potential hazards of unsafe construction and ensuring public health, safety and welfare. By following code guidelines, your completed project will meet minimum standards of safety and will be less likely to cause injury to you, your family, your friends or future owners."

Please Note: The MPDC serves the City of Miramichi, Village of Blackville, Village of Neguac and most of the non-incorporated area of Northumberland County. Building permits are required through these areas; please contact us before you begin any work. We would be happy to answer any questions that you may have.

Contact Information:

Office: 1773 Water Street, 2nd Floor, Miramichi, N. B. E1N 1B2
Telephone: (506) 778-5359,
Fax: (506) 778-5360
e-mail: Info@mpdc-cdam.ca
Website: www.mpdc-cdam.ca

Un permis de construire est exigé avant:

- la construction de nouvelles maisons, de bâtiments, de structures et l'installation d'affiches;
- l'installation de maisons préfabriquées, de maisons modulaires et de maisons préfabriquées mobiles;
- la construction de garages, de bâtiments accessoires, de piscines, la pose de clôtures;
- la rénovation de bâtiments et de structures impliquant la réfection de charpente;
- Remplacement des structures comme des patios, clôtures, et vérandas;
- la démolition de bâtiments et de structures; et
- si vous n'êtes pas certain si un permis de construire est requis, veuillez contacter la Commission du district d'aménagement de Miramichi avant de commencer tout projet de construction.

Les renseignements suivants doivent être reçus afin qu'un permis de construire ne soit émis :

- 1)le nom du propriétaire, son adresse postale, code postal, numéro de téléphone, numéro d'identification de la propriété (NID);
- 2)un permis de recul et d'accès du Service des transports du Service des travaux publics du département municipal;
- 3)l'approbation du ministère de la Santé et Bien-être pour toute fosse septique sur le site, ou le Service des travaux publics du département municipal pour le branchement aux services d'égout sanitaire;
- 4)le plan d'emplacement et le dessin de bâtiment;
- 5)un formulaire de demande de permis de construire complété;
- 6)les approbations d'autres agences gouvernementales, si requises; et
- 7)le paiement des frais applicables.

L'International Code Council énumère les trois avantages suivants des permis de construire et les inspections :

- « Valeur accrue – Votre maison ou votre entreprise est investissement. Si votre projet de construction n'est pas conforme aux codes adoptés par votre communauté, la valeur de votre investissement pourrait être réduite. Les assureurs de propriétés pourraient ne pas assurer les travaux exécutés sans permis et inspections. Lorsque vous décidez de vendre une maison ou un bâtiment ayant été modifié sans permis, vous pourriez devoir démolir l'ajout, le laisser inoccupé ou effectuer des réparations dispendieuses.
- Protège -- Un propriétaire qui peut démontrer que les exigences aux codes furent respectées à la lettre et conformément, tel que démontré par les registres adéquatement tenus d'un représentant du code, a un puissant allié lorsque quelque chose survient pour déclencher une poursuite possiblement destructive.
- Assure la sécurité -- Votre permis permet également au représentant du code de protéger le public en réduisant les risques possibles d'une construction dangereuse et d'assurer la santé, la sécurité et le bien-être du public. En observant les directives du code, votre projet complété répondra aux normes de sécurité minimales et risquera moins de vous occasionner des blessures à vous-même, à votre famille, à vos amis ou aux futurs propriétaires. »

S.V.P Notez: La CDAM dessert la ville de Miramichi, le village de Blackville, le village de Neguac, et la plupart du secteur non-incorporé du comté Northumberland. Les permis de construction sont exigés dans ses secteurs, donc s.v.p veuillez nous contacter avant de commencer vos projets de construction. Nous serions heureux de répondre à toutes vos questions.

Information de contact:

Bureau : 773 rue Water, 2^{ème} étage, Miramichi (N.-B.) E1N 1L9
Téléphone : (506) 778-5359,
Télécopieur : (506) 778-5360
Courriel : Info@mpdc-cdam.ca
Site Web : www.mpdc-cdam.ca

4835008

JUNE 10, 2011

GENERAL NOTICES

GENERAL NOTICES



Notice/Avis

PUBLIC HEARING CITY OF MIRAMICHI

The City of Miramichi intends to consider amendments to By-Law No. 62 entitled "City of Miramichi Zoning By-Law".

Interested parties may inspect the proposed by-law at the Office of the Clerk in City Hall, 141 Henry Street, Miramichi, NB, from 8:30 a.m. to 4:30 p.m. on business days.

Objections to the proposed by-laws, which are presented in writing, shall be considered at two public hearings to be held at City Hall, 141 Henry Street, on August 8, 2011 at 7:00 p.m. and 7:15 p.m. Anyone wishing to support or oppose those objections may do so at that time and place.

All written objections shall be addressed to Rhonda Haining, Acting City Clerk.

The purpose of the proposed amendments are to:

(1) At 7:00 p.m.

RE: 1710 King George Highway (Applicant: Jason Driscoll dba 627890 NB Ltd.): proposed by-law would amend Schedule "1" of City of Miramichi Zoning By-law No. 62-21 to change the conditions and provisions approved by Council pursuant to Section 39 of the Community Planning Act regarding the rezoning of the property described as PID 40496638 with civic address 1710 King George Highway, to allow a revised development proposal consisting of a 2-level commercial building and revised site, servicing and building plans.

(2) At 7:15 p.m.

RE: Renaud Street (southeast) (Applicant: Estey Properties Inc.): proposed by-law would amend Schedule "A" Zoning Map of the City of Miramichi Zoning By-law No. 62 to change the zoning of the Subject Land comprised of:

- a) a southerly portion of PID 40334807 (2368 King George Highway), from Residential/Medium Density A (R-3);
- b) PID 40392839 (35 Renaud Street), from Residential/Medium Density B (R-4); and
- c) A south-easterly portion of PID 40364843 (34 Renaud Street), from Residential/Medium Density B (R-4), to Residential/High Density A (R-5), to allow the development of a new twenty-four (24)-unit apartment building.

Rhonda Haining
Acting City Clerk

4015214P

AUDIENCE PUBLIQUE VILLE DE MIRAMICHI

La Ville de Miramichi a l'intention d'étudier des modifications à son l'Arrêté no 62 intitulé « Arrêté de zonage de la Ville de Miramichi ».

Les parties intéressées peuvent étudier les arrêtés proposés au bureau du secrétaire municipal, à l'hôtel de ville, au 141, rue Henry, Miramichi NB, de 8 h 30 à 16 h 30, durant les heures d'ouverture.

Les objections à l'arrêté proposé doivent être présentées par écrit et seront prises en considération lors d'une audience publique à l'hôtel de ville, au 141, rue Henry, le 8 août 2011, à 19:00 h. et 19 :15 h. Quiconque souhaitant offrir son soutien ou désirent s'opposer à ces objections pourront le faire à ce moment et à cet endroit.

Toutes les objections écrites peuvent être envoyées à l'intention de Rhonda Haining, secrétaire municipale intérimaire.

Le motif des modifications proposées concerne: (1) à 19 :00 h.

RE: Le Roi 1710 George Highway (demandeur : NOTA: Ltd du DBA 627890 de Jason Driscoll): le règlement proposé modifierait le programme « 1 » de la ville du numéro 62-21 de règlement de zonage de Miramichi pour changer les conditions et les dispositions approuvées par le Conseil conformément à la section 39 de la Loi de planification de la Communauté concernant rezoning de la propriété décrite comme PID 40496638 avec le Roi 1710 civique d'adresse George Highway, pour permettre une proposition révisée de développement se composant d'un niveau 2 bâtiment commercial et emplacement révisé, entretenant et établissant des plans.

(2) à 19:15 P.M.

RE : Rue de Renaud (sud-est) (demandeur: Estey Properties Inc.): le règlement proposé modifierait la carte de zonage du programme « A » de la ville du numéro 62 de règlement de zonage de Miramichi pour changer le zonage de la terre soumise consistée en:

- a) une partie vers le sud de PID 40334807 (2368 le Roi George Highway), de densité résidentielle/moyenne A (R-3);
- b) PID 40392839 (rue de 35 Renaud), de densité résidentielle/moyenne B (R-4); et
- c) Une partie south-easterly de PID 40364843 (rue de 34 Renaud), de densité résidentielle/moyenne B (R-4), à résidentiel/à densité A (R-5), pour permettre le développement de nouvel vingt-quatre (24) - Immeubles d'unité.

Rhonda Haining,
Secrétaire municipale intérimaire

July 15, 2011

City councillors take issue with new development plan

August 29, 2011

DANIEL MARTINS
CANADAEAST NEWS SERVICE

MIRAMICHI – City councillors expressed concerns over a planned new municipal development plan designed to direct new development to areas already served by installed city services.

The more rural parts of the city will see changes increasing the minimum lot size from one to two acres up to a minimum of two to four acres, among other changes.

Coun. Joan Cripps said that wasn't fair to taxpayers who owned land there they were planning to develop.

"I really ... don't agree with that," she told Wilson Bell, the director of the Miramichi Planning District Commission, at a council meeting last week.

Bell, however, noted the new plan, which would establish a serviced-area "boundary" to delineate which areas of the city were already serviced, was meant to try to get residents to build in areas where there were already services provided.

If too much development took place outside the serviced area, the city may end up having to extend services, at considerable expense.

"Over the long term, can the city afford to provide services to those areas ... that's the question," he said.

Bell agreed the minimum acreage jump was an issue, but that change was meant to encourage citizens to have second thoughts about developing there.

He added the plan would apply only to new lots.

He noted the city's tax base had declined in the meantime, while demand for services had not decreased.

"We're trying to manage the decline of the community, in terms of loss of population, aging population, lost tax base, those things are serious issues," he said, adding the changes he was proposing would put the city in a better position when the economy rebounds in the coming decade.

Still, Coun. Michael "Tanker" Malley feared the change would not only discourage development, it might cause citizens to build outside the city instead.



Coun. Joan Cripps

PHOTO: CANADAEAST NEWS SERVICE ARCHIVE

"You're going to discourage a lot of people from building, and that's not right," he said.

City engineer Csaba Kazamer said the plan would help the city better focus its services, while Police Chief Earl Campbell said the city's large area effected police coverage as it is.

"Outside areas may not see the service for quite some time," he said.

"When they need the service, they get it, but it's very difficult to stay focused and target those areas."

City manager David Dick noted the city might see an influx of more than 500 new residents after the federal government builds its proposed payroll centre in the city, and said any new developments ought to be kept within the serviceable boundary.

The council also discussed private roads, and how they would be serviced under the new plan, if it is approved months from now.

Under the plan, there would be measures put in place to discourage their development, with city solicitor Mike Noel saying the maintenance and emergency service access on some of them had become a liability issue.

Coun. Brian King said he knew a number of landowners in his area who had private roads, and the new measures made him wary.

"I think we should sit down and look at these private roads," he said.

"I would grandfather them in, because we've been servicing them forever and ever..."

Bell said a number of non-maintained roads had been inherited after amalgamation, many in poor condition.

Upkeep of city's 'private roads' in doubt

SEPTEMBER 7, 2011

By Daniel Martins
martins.daniel@miramichileader.com

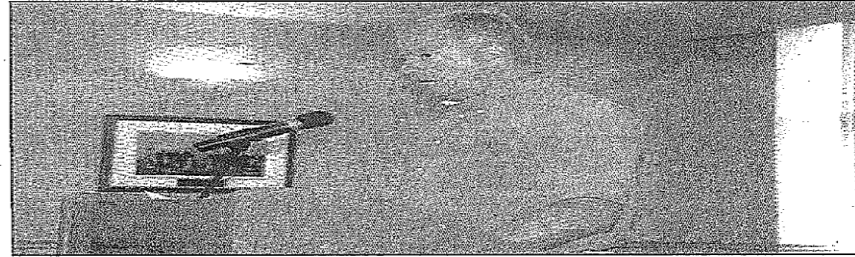
MIRAMICHI – Some city councillors were concerned over the fate of city services on private streets when draft changes to the city's municipal development plan came to council last week.

Coun. Rupert Bernard raised the issue of dozens of non-city streets in the city left over from before amalgamation, which under the new plan may see services stripped.

"I do very strongly believe that the people of those areas come into the new city of Miramichi with the understanding that their level of service will at least not be reduced," Bernard said at a special council meeting on Monday, Aug. 29.

"What we're talking about is the elimination of municipal services of all kinds to 64 streets in the city of Miramichi."

The city's municipal development plan is being updated by the Miramichi District Planning Commission. Major changes include limits on lot sizes in rural areas of the city, more



Planning commission director Wilson Bell.

latitude for multiple unit dwellings and other incentives to direct future development toward the parts of the city already served by municipal infrastructure and services.

One of the proposed changes, which irked Bernard, was an apparent section of the draft concerning private access or non-maintained roads. The plan includes a provision that no ser-

vices, such as snow removal, maintenance, repair or upgrades, would be provided whatsoever.

"I think if we're going to do this, we should advertise what streets they are," Bernard said.

He added there is an option to make a policy to make sure those services are continued, and planning commis-

POLICY PAGE A2

Policy: Council will review

from A1

sion director Wilson Bell agreed.

"There would be opportunity within the plan to explore that," he said, adding a decision could be made which roads to apply it to.

"This is a big issue, and I don't know if this is the right forum to go through that or not, but there is policy direction in the plan to have council address that issue individually."

Public works director Frank Duffy said he had such a list, and would make it available to planners and council.

"We want to be sure we're talking about the right streets and the right roads," Bell said.

Bernard also took issue with referring to the roads in question as "private access."

"They're not even calling them roads any more, and that's a clever way for us, maybe, to get around providing service to them," he said. "They may very well be private accesses, but they were always called roads until this plan."

Bell said he could come back to council with any proposed changes in around a month.

Another issue arising was the future of mini-homes in the city. In accompanying documents, Coun. Michael "Tanker" Malley raised the issue with city and planning staff, saying mini-home development should be permitted throughout the whole city, not just in mini-home parks.

Malley was absent from Monday's

meeting, but Bell addressed his suggestion, noting the type of zones where mini-homes would be allowed had been increased from four to six.

Altogether, those six types of zones make up 63 per cent of the city's total land area.

"We've actually increased the number of zones where mini-homes are allowed," Bell said. "It's over where it was previously."

The issue of mini-homes came up several times. Bernard noted the current draft plan includes provisions for the city to financially participate in developing new mini-home opportunities.

Bernard suggested some kind of cost-sharing arrangement for services or tax-increment financing. While he said he was not prepared to make a motion on the matter just then, he said some kind of way needed to be found.

"There is, I would say, a very significant requirement for mini-home development in the city of Miramichi," he said. "And if the big players who manufacture these things are not prepared to establish new mini-home parks, maybe the city of Miramichi could take the lead."

Councillors discussed a variety of other suggestions to the draft plan, and Bell said it would be another five or six months before final changes can be enacted.

He added the province's Municipal Planning Act mandated a public meeting on the final form.

NOVEMBER 25, 2011

Planning commission plays an important development role in Miramichi and area

By Colleen Bawn

MIRAMICHI – If you are starting a new business, moving your business to a new location or you are expanding the size of your business at an existing location, why not contact the Miramichi Planning District Commission. We can help you get your project on the right track.

Here at the Miramichi Planning District Commission, we serve the City of Miramichi, the Village of Blackville, the Village of Neguac and much of the unincorporated area within Northumberland County. We were established to provide planning and building services under the Community Planning Act. The commission is comprised of twelve volunteer members and seven full-time staff.

We are located at 1773 Water Street, 2nd floor, in the Historic Downtown Water Street (Chatham) neighbourhood of Miramichi. You may contact us by Telephone (506) 778-5359 or Fax (506) 778-5360 or by Email info@mpdc-cdam.ca or visit website www.mpdc-cdam.ca.

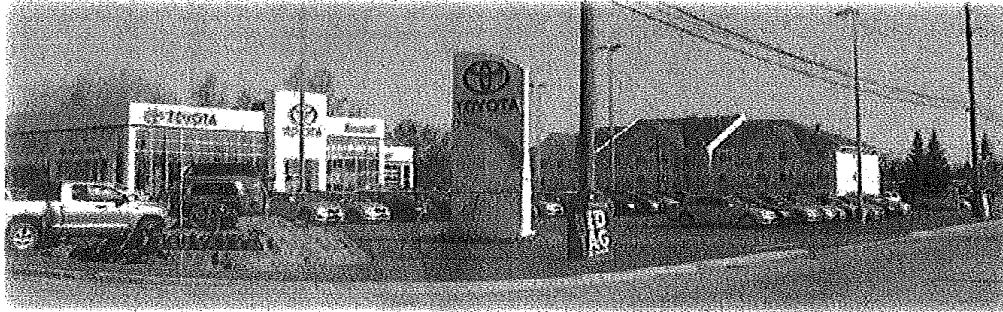
Business relocation or expansion

Business owners often underestimate the amount of time and technical information required to get building permits and other approvals necessary to complete their plans for the relocation or expansion of their business. Most business owners may only relocate or expand once or twice in their lifetime.

They may be unfamiliar with the process of developing land or constructing and renovating buildings. The process can be overwhelming and a time consuming hassle of details and red tape!

Development friendly

Miramichi Planning District Commission is development friendly and able to provide assistance for appropriate, quality development that is con-



MPDC staff worked with Roussel Toyota and its consultants to achieve an attractive and functional redevelopment/expansion of an existing business location on King George Highway in 2007-08.

sistent with the goals and rules set by the City of Miramichi in its by-laws. We are eager to provide information and relatively fast approvals for building permits and other development approvals that may be required. By relatively fast, we mean that the amount of time it takes for the approval process is comparative to the speed and level of personal service that developers experience in other New Brunswick cities and elsewhere.

Customer Service

Some of the services offered by the Miramichi Planning District Commission that can help get your project moving include: our developer assistance committee meetings; provide zoning information for specific properties; provide examples of technical submissions that may be required such as drawings and plans; and finally providing information on contacts, fees and time frames for permits and approvals required by the us and other agencies such as Department of the Environment et cetera.

Save money – do your homework

Do your homework on undertaking a business relocation or expansion. It can save you time and money. What homework? We have a few suggestions for you.

Have a clear idea of what business activities will occur on the property

A single business likely consists of a variety of activities. It is important that the nature and extent of those activities be specified and their needs adequately anticipated before a relocation or expansion. Here is a particular example. An automobile dealership business generally consists of the following activities: a retail store for sale of new and/or used vehicles; a retail store for parts and accessories for vehicles; interior and exterior display of products such as vehicles, parts, and accessories; parking for customers, employees and suppliers; administrative office(s); and a garage or shop for repair and servicing of vehicles et cetera.

Ensure the zoning of the land or building allows for your business activities

The City of Miramichi has a zoning by-law (By-law No. 62) that sets out what land uses are allowed and what the rules are for land development for every property within the city boundaries. The by-law establishes a zone for each property, as in-

dicated by the colour of that property on the zoning map. You can view a copy of the city's zoning map at the planning commission office or on our website at www.mpdc-cdam.ca.

Sometimes it is necessary to get a written confirmation of the zoning for a property. For example, businesses that need a liquor license or a motor vehicle inspection station license may be required to submit a written confirmation of zoning to the provincial government in order to get the license. If the existing zoning does not allow your business or some aspects of your proposed development, you may want to apply for a variance or a rezoning.

Know the dimensions of the land, the building or space within a building

Before purchasing a property, it is very useful to obtain a copy of the plan of survey of the land or a copy of the plan of subdivision that created the lot, as prepared by a licensed land surveyor. These 'plans' provide detailed reliable information about the dimensions of the lot, and other helpful information, such as the width of the adjacent public street(s), location of existing buildings on the lot, and location of utility easements.

Is the land serviced by municipal water, sanitary sewer and storm sewer?

The level of access to municipal water and sewer systems varies throughout the City of Miramichi. Some areas are served by municipal sanitary sewer only while other areas have neither municipal water nor sewer services. Be sure to check with the City of Miramichi Public Works Department to ensure that your business location has access to the level of municipal piped infrastructure that is needed to conduct business in accordance with your business requirements and with the applicable municipal by-laws and provincial laws and regulations.

Identify all required approvals, permits, fees and costs

We encourage you to meet with our staff to confidentially discuss your plans to open a new business or relocate or expand your existing business, at an early stage. We can help identify what approvals and permits you may need, and the associated fees and time frames. You may want to discuss alternative properties or development changes and staff can advise on how these may require fewer or no special applications such as variances. We can also provide examples and guidelines to help you, your contractors or consultants prepare technical submissions, such as site plans, tentative plans of subdivision, and building construction details.

(Colleen Bawn is a senior planner with the Miramichi Planning District Commission. She is also a graduate of the University of Waterloo School of Urban and Regional Planning and the University of Victoria School of Public Administration, a member of the Canadian Institute of Planners, a Registered Professional Planner and serves the community as a member of the Rotary Club of Newcastle)

NOVEMBER 30, 2011

Local commissions state their case to city council

By Kris McDavid
news@miramichibeads.com

MIRAMICHI -- They're into the meat and potatoes of another tedious budgetary process inside Miramichi City Hall these days, and at a special finance and administration committee held Monday night three city commissions were called to the podium to state their financial cases.

Directors from the Northumberland County Solid Waste Commission, Miramichi Planning District Commission and Miramichi Transit shared their projections and provided updates on changes taking place within each organization heading into the New Year.

The City of Miramichi annually pays out funds in the form of grants to its various commissions in return for services provided. This is the second consecutive year where commissions have had to explain in detail their reasoning behind whatever funding requests they come up with;

an idea hatched by city manager David Dick late last year in an effort to provide more transparency to taxpayers on how their money is allocated.

By the end of the night, the three commissions had requested a combined payment from the city totaling \$857,884. Two more, Enterprise Miramichi and the Miramichi Airport Commission, are slated to make their presentations to council at a later date.

Funding for Miramichi Landings, which manages 11 tourism sites in the city such as Beaubears Island and Middle Island, was pulled by city council in September and will not be a part of the 2012 budget. Miramichi Landings originally received a grant of \$225,000 from the city annually, but upon coming under scrutiny, reduced it down to \$138,000 during last year's budget process. The amounts requested still need to be approved by city council.

It looks as though it'll be the status quo in terms of what the city pays

out to the firm tasked with hauling away all of its garbage. Northumberland County Solid Waste Commission general manager Marie LeBlanc shared with council that tipping fees will remain at \$65.75 per metric ton, with an estimated 6,813 tons of trash expected to be hauled to the Red Pine landfill site in Allardville, just south of Bathurst, this year. This means the city is expected to pay the same total of just under \$448,000 to the commission, the same as in 2011 and 2010.

Overall the commission is expecting to haul an additional 725 tons of waste to the landfill this year, for a total of 27,225 tons of garbage expected to be buried in 2012. This is due to the fact that the Rural Community of Upper Miramichi has signed on for 2012 and will also send its garbage to Allardville instead of its traditional, and much closer, final destination in Fredericton.

BUDGET PAGE 3

Miramichi Leader

NEWS

Wednesday, November 30, 2011 A3

Budget: If Doaktown joins planning commission, will lower city payment

from A1

"Just wondering why the garbage is being shipped from Upper Miramichi to Red Pine, over our roads and streets instead of going to Fredericton which would be shorter?" said Coun. Jason Harris.

As with most things, it all came down to dollars and cents, LeBlanc replied.

"At one time it was more economically feasible for them to haul to Fredericton, but because of yearly increases in tipping fee costs at Fredericton's landfill, they're saving at least \$17,000 by bringing it to Red Pine, which has the lowest tipping fees in the province," she said.

Northumberland County Solid Waste Commission also manages seven recycling bins located within Miramichi city limits, and an additional 11 outside the city in locations around the region. The commission is projecting strong finances once again, and doesn't expect to carry a deficit in the coming year.

Executive director Wilson Bell was next in line, firing up his PowerPoint presentation and highlighting the upcoming budgetary needs for the planning commission. And while the organization is indeed asking for an increase in the city's contribution, Bell said the city can bank on getting a huge chunk of that money back later. The commission is asking

for \$209,884 from Miramichi coffers this year, up from a request of \$196,968 in 2011. But Bell noted the city can expect to get back a sum of around \$60,000 back in remittance fees, which will then go back into Miramichi's general revenue.

"So that's an estimated net cost of \$149,884, which is a 1.9 per cent increase from 2011," he said.

The planning commission currently receives funding from not only Miramichi but Blackville, Neguac and a number of local service districts, covering an assessment base of roughly \$2.2 billion. Bell also revealed a fifth partner, the village of Doaktown, is likely to join the fold in coming weeks. If it successfully does so, the city's contribution would drop to \$202,382, which would equate to a savings of \$7,500 off the original total.

"We serve the area up to, around and past Doaktown as it is, so we're already in the area, and we're anticipating we can do the required work in that area with no increase in staff in 2012."

Bell said that decision on Doaktown would likely be made shortly after the Department of Local Government releases its action plan on local governance, a document that is due out prior to Dec. 21.

Councillor Bill Treadwell said that the setup the city currently has with

the planning commission is a productive one.

"I just want to say that you're getting good service for the money," Treadwell said.

Miramichi's upstart bus service continues to show signs of steady growth but isn't without its challenges heading into 2012, according to Miramichi Transit's commissioner.

Jim Malone was last on the docket to provide a financial update to council and said that after 27 months of service, Miramichi Transit has seen marked improvement in ridership and reputation within the community.

But like any member of the motoring public, the local transit service is getting hammered by the cost of fuel, in their case diesel, with Miramichi Transit's fuel costs spiking to \$84,211 so far this year versus about \$62,000 in 2010.

Those additional costs, coupled with a shortfall in advertising revenue on local bus shelters and the vehicles themselves, has resulted in the organization carrying an overall deficit of \$33,362.

"It's been as high as \$1.42 per litre for diesel here in the past few weeks, and it started out at \$1.03 at the beginning of the year," Malone said.

As a result Miramichi Transit is asking the city for a contribution of \$200,000 for 2012, up from

\$175,000 last year, with the bus service also slated to raise fees in an attempt to generate some much needed revenue.

Malone said individual ticket prices will rise from \$2 to \$2.50 this year, with bundles of 10 tickets jumping from \$18 to \$22.50, and bundles of 22 tickets being hiked from \$34 to \$42.

Monthly passes will soon cost \$72 instead of \$60, and student passes will cost \$60 instead of \$50.

"We're still trying to provide service to other parts of the city, and it's a challenge to add service without having a negative effect on the bottom line," Malone explained.

"For example, going to Loggieville once a for a month would be approximately \$1,250 - we're still looking at that, but if the revenue were there, we could certainly do more."

To date, Miramichi Transit has serviced 55,306 customers so far in 2011 with the expectation being that number will likely top 80,000 by the end of the year, a massive jump in ridership over 2010.

Coun. Michael McCoombs pointed out that he noticed in the commission's financials that vehicle maintenance is also starting to become an issue, and wondered about the feasibility of replacing a bus on an annual basis, instead of replacing most of the fleet at the end of a four or five year

cycle.

Malone said he's banking on federal incentives for public transportation initiatives to hopefully stave off most of what will be a substantial cost for vehicle replacement.

"We could apply for another bus, maybe next year or in three or four months, but hopefully the federal government in 2014 will come out with another grant, and hopefully that will replace our fleet - but if they don't, we are where we are, and these buses are \$80,000 to \$90,000, so eventually we would have to look at replacing one each year," Malone said.

"We're trying to create revenue where we can, and it looks like there's some other revenue out there in the field."

Coun. Michael "Tanker" Malley commended Miramichi Transit for providing such a valuable service to so many Miramichians, and keeping the inevitable ticket price increases as low as possible.

"I must say the people that I talk to, our seniors and our students, are people who use it and I have to say that you're doing a great job," Malley said.

"They thought it was going to go up to about \$3 per fee, they want to keep using the service, and you can see how important this is to our community."

