BY-LAW NO. 22

MUNICIPAL PLAN BY-LAW

The Council of the Village of Chipman, under authority vested in it by section 24 of the Community Planning Act, enact as follows:

1. (1) A municipal plan for the physical development and improvement of the municipality is hereby adopted.

(2) The document, entitled "The Village of Chipman Municipal Plan" and dated July 1981, attached as Schedule "A", constitutes the municipal plan mentioned in subsection (1).

(3) By-law No. 5 is hereby repealed.

READ FIRST TIME: September 8, 1981

READ SECOND TIME: September 8, 1981

READ THIRD TIME
AND ENACTED: October 5, 1981

Brenda C. Barton
CLERK

MAYOR

VILLAGE OF CHIPMAN

MUNICIPAL PLAN

Prepared by

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July 1981

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INTRODUCTION

Planning can be seen as a tool for guiding and adapting to the process of change, a factor that has more than any other become the hallmark of the twentieth century. The preparation of a municipal plan gives a municipality the opportunity to assess its present assets and liabilities, to establish from this analysis what goals it wants to work towards and to elaborate the policies that will enable it to achieve these goals. Another way of putting this is that a community plan establishes the framework within which a community will guide and adapt to change. Thus, this Municipal Plan, once adopted, will establish the goals and policies the Village of Chipman will pursue in the next five years. It is, however, recognized that many of the goals and policies outlined in this plan will take a considerably longer time before reaching fruition.

The basis on which the various goals and policies contained in this plan were prepared are the economic, social and physical studies prepared for and presented in the Village of Chipman Municipal Plan: Background Study.** A brief summary of this report is presented as an appendix to this study to permit those who have not read it to better understand the problems this plan hopes to cope with and solve.

** Orazietti, Nebo. Village of Chipman Municipal Plan: Background Study. Community Planning Branch, Department of Municipal Affairs, Fredericton, N.B., 1980.

A municipal plan once adopted under section 24 of the Community Planning Act (C.P.A.) becomes more than a statement of a municipality's future development goals, it becomes a legal document, the basis on which municipal by-laws regulating building, zoning and subdivision will be prepared. The plan, although it does not commit the municipality or the Province to undertake any of the proposals outlined in the plan, does prevent the undertaking of any development which is inconsistent or at variance with:

(a) in the case of the municipality, any proposal or policy outlined in the plan, or

(b) in the case of the Province or a person, any proposal outlined in the plan (C.P.A., section 27).

A municipal plan is more than a mere statement of a municipality's intent for future development. Once adopted as a by-law under section 65 of the C.P.A., it provides the legal foundation on which the community can undertake the process of achieving the goals it has set for itself and the tools to implement the policies that will enable it to achieve these goals.

This report is organized into five distinct sections. The first section is a statement of the goals the Village has set for itself. The second section describes the development concept proposed for Chipman, this is essentially a description of the various land use zones proposed in this plan. The third and largest section, the development strategy, outlines the

various policies the Village will follow with regard to residential, commercial, industrial, environmental, recreational and community matters. In the fourth part of the plan the manner in which the plan will be implemented is shown. The final section presents the capital budget requirements of the plan as required under section 26 (6) of the C.P.A.

1.0 COMMUNITY GOALS

Establishing what are a municipality's long term objectives is an essential component of the municipal planning process. These objectives, or goals, are the basis on which the development concept and the proposed development strategy are based. For this reason, the ultimate success of a plan depends on the degree of concensus a municipality's citizens have for the stated goals. The following goals are believed to reflect the explicit long term wishes of the Village of Chipman. The Council will seek to achieve or work towards each of these goals through the implementation of the Plan policies and proposals.

The goals of the Village of Chipman are:

(1) to create an environment which will enhance the economic and physical well-being of the community by promoting an orderly and economic pattern of growth and development.

(2) to provide a range of services designated to satisfy the educational, health, safety, social and recreational needs of the citizens of the Village.

(3) to enhance the quality of Chipman's natural environment so as to make it a more attractive living environment and place for future economic investment.

(4) to improve the Village's street system.

(5) to provide a coordinated, convenient and efficient system of municipal utilities.

(6) to provide the above mentioned municipal services and facilities within the financial capabilities of the Village.

2.0 DEVELOPMENT CONCEPT

The majority of Chipman's residential, commercial and institutional uses are centered around the junction of highway 10 and 123. From this central core, urban development has occured in a linear fashion along these two highways. This linear form of urban development, known as strip development is typical of urban sprawl.

An analysis of the region's and the Village of Chipman's future economic and demographic prospects indicated that the Village's population should increase by about 200 people in the next ten years. Going from a 1981 figure of 2,080 citizens to a 1991 figure of 2,275 citizens.** This growth rate is comparable to the one projected for the County of Queens.

The development concept proposed in this municipal plan attempts to consolidate and build upon the existing urban pattern, but in a manner that will provide as much flexibility as possible to accommodate future growth in the Village.

The proposed development concept broadly divides the territory covered by the Village of Chipman boundaries into four distinct areas. These areas are shown on Map A.

(1) The Central District

The community's commercial cultural and social functions will be concentrated within this area to create a strong and identifiable central core for the Village. Residential development will also be permitted in this area and development will be on municipal sewers.

**Ibid., p. 38

(2) Urban Area

Residential development in this area will be connected to the municipal sewer system. The infilling of the existing serviced lots in this area will be the Village's first priority. This will create as compact a form of development as possible and will complement the central district.

(3) Industrial Areas

There are presently three industrial areas in the Village. They are located on both sides of the Salmon River (lumbering operations) and the L. E. Shaw Brick Limited plant. These sites will retain their industrial classification. New industrial development in Chipman will be directed to the proposed Chipman Industrial Park that has approximately 47 ha (116 acres) of land suitable for industrial uses.

(4) Resource Area

This area will be devoted to agricultural, forestry and recreational uses. Henneries, piggeries, feed lots, saw mills, woodworking mills and such other commercial and industrial related farm and forestry operations will not, however, be permitted in this zone unless a rezoning application has been granted. After careful consideration, if Council feels permitting such a use will not negatively affect neighbouring

properties, the Village will rezone the property in question under section 39 of the Community Planning Act with such terms and conditions it feels are appropriate.

The Village should not extend sewer services to this area in the foreseeable future. Single-family residential development will be allowed on 4,000 square metre lots.

NOTE: A clearer description of these areas and of the planning elements described in the third section of this plan can be found on Map C, the future land use map, attached at the back of this study.

3.0 DEVELOPMENT STRATEGY

3.1 INDUSTRIAL DEVELOPMENT

To provide work for the unemployed in Chipman and particularly for the 20-24 year old age group, new industry will have to be attracted to Chipman. This will necessarily involve an important community effort but Chipman does have the necessary resources to accomplish this if it so wishes.

It shall be the policy of Council to:

(a) ENCOURAGE THROUGH NEGOTIATIONS WITH THE CAPITAL REGION DEVELOPMENT COMMISSION, THE NEW BRUNSWICK DEPARTMENT OF COMMERCE AND DEVELOPMENT AND DREE, THAT ASSISTANCE FOR DEVELOPING THE CHIPMAN INDUSTRIAL PARK BE PROVIDED.

(b) CONSULT WITH AND ASSIST THE VARIOUS GOVERNMENT FUNDING AGENCIES IN THEIR EFFORTS TO ATTRACT SUITABLE INDUSTRIES INTO THE INDUSTRIAL PARK, ONCE THE CHIPMAN INDUSTRIAL PARK IS ESTABLISHED.

3.2 COMMERCIAL DEVELOPMENT

The importance of developing Chipman's commercial potential to its fullest is extremely important for the continued economic health of the community

(a) CENTRAL DISTRICT

All commercial uses will be permitted to establish themselves in Chipman's central district. Commercial activities permitted within the area should embody a full range of retail sales, personal and professional services, restaurants and enterprises serving the consuming public. Hotels, and office buildings will also be permitted in this central area. Residential development, preferably apartment buildings, will also be permitted in this area. Appropriate parking standards as outlined in the transportation section of this plan will be implemented.

It shall be the policy of Council to:

PREPARE A DEVELOPMENT SCHEME FOR THE CENTRAL DISTRICT AREA WHEN COUNCIL FEELS THERE IS SUFFICIENT CAUSE AND PUBLIC SUPPORT FOR SUCH A VENTURE.

(b) SHOPPING CENTRES

Presently, no shopping centre has been constructed in Chipman. For the purposes of this plan, no specific area of the Village has been designated for this type of commercial land use. Such a development will be permitted in Chipman's

central district without a rezoning application in order to help revitalize existing businesses in the central district. Should a developer of a shopping centre wish to locate elsewhere in the municipality, an application to have the property in question rezoned will have to be made. Rezoning for a shopping centre will be made under section 39 of the Community Planning Act after Council has made certain such a development will not negatively affect neighbouring properties and with such terms and conditions Council feels are necessary.

(c) HIGHWAY COMMERCIAL USES

Highway commercial uses may be permitted on those portions of highway 10 and 123 outside the central district. Existing commercial uses will be allowed to continue. New commercial uses wanting to locate on these highways will only be allowed after a zoning application has been granted.

It shall be the policy of the Council to:

(a) ENSURE THAT GOOD ACCESS AND LANDSCAPING STANDARDS ARE INCORPORATED IN THE PROPOSED DEVELOPMENT;

(b) THAT ADEQUATE PARKING BE PROVIDED;

(c) THAT ADEQUATE BUFFERING BE PROVIDED WHEN THE PROPOSED COMMERCIAL DEVELOPMENT IS IN THE VICINITY OF ADJACENT RESIDENTIAL USES;

(d) A REQUEST FOR REZONING, IF ACCEPTED BY THE COUNCIL; WILL BE MADE UNDER SECTION 39 OF THE

C.P.A. AND WILL INCLUDE SUCH TERMS AND CONDITIONS VILLAGE COUNCIL CONSIDERS NECESSARY TO GRANT THE REZONING REQUEST.

(d) NEIGHBOURHOOD COMMERCIAL

Neighbourhood commercial uses, convenience shops such as small grocery stores, will be permitted within residential zones but will require an application for rezoning. Rezoning will be carried out under section 39 of the Community Planning Act. The agreement reached between the developer and Council should minimize adverse effects such development could have on any neighbouring residential properties. Proper landscaping and screening of the property shall be provided by the owner. Maximum square footage of the permitted neighbourhood use shall also be established and off-street parking shall also be required in accordance with the standards set out in this plan.

3.3 RESIDENTIAL DEVELOPMENT

The development concept on which this plan is based broadly defines two residential areas in the Village of Chipman. The determining criterion for each of these zones is the availability (urban area) or non-availability (resource area) of municipal sanitary sewers. Although this plan does not foresee the need for extending the Village's sewer system, if, for various reasons, the Village does extend this service, the new area serviced by the municipal sewer system shall be considered as a serviced residential area as determined by this plan.

(a) SERVICED RESIDENTIAL

This area conforms to the urban area as outlined in the development concept. Residential development in this area will be on a municipal sewer system and all development will have frontage onto an existing or future street.

(a) Single family detached:

Single family detached dwellings will be permitted in this area on lots with a minimum dimension of 690 square metres with a width of at least 23 metres and a minimum depth of 30 metres.

(b) Two family development:

Two family residential development commonly referred to as the residential duplex construction will be permitted in this zone. The lot shall have a surface dimension of no less

than 900 sq. metres, a minimum width of at least 30 metres and a minimum depth of at least 30 metres.

(c) Multiple family dwellings:

Multiple family dwellings will be permitted in the central district of Chipman. Existing multiple family dwellings will be shown as such on the land use map. Should someone want to develop a new multiple family dwelling in the serviced residential area of the Village an application for rezoning will have to be made. Council will consider the impact such a rezoning would have on neighbouring properties and will ensure that adequate parking be provided before granting the request for rezoning.

The lot shall have a minimum surface of at least 1,050 square metres plus 36 square metres for each dwelling unit in excess of three and a minimum width of 35 metres, plus three metres for each dwelling unit in excess of three.

(b) UNSERVICED RESIDENTIAL (Resource Area)

Only single family detached residential development will be permitted in this area. Development will only be permitted on sites having an area of 4,000 square metres, with a minimun width of at least 54 metres and a minimum depth of

at least 38 metres. All development will have frontage onto an existing or future street.

(c) HOME OCCUPATIONS

Home occupations will be permitted throughout the Village providing it does not interfere with the residential character of the neighbourhood. Approval for such uses will be granted by the Advisory Committee under section 34(c) of the Community Planning Act. Provisions to regulate the floor area, the number of employees to be employed, the number and size of signs and the number of off-street parking spaces required will be included in the Zoning By-law. A restriction limiting only the residents, with the consent of the owner if the building should not be owned by the resident, to engage in the home occupation in which permission will be granted will also be included in the Zoning By-law.

(d) SENIOR CITIZEN HOUSING

The Village of Chipman can anticipate an important increase in the number of its population age 65 and over. This age group is expected to increase from 404 in 1981 to 456 in 1991. For this reason, the Village will monitor the need for senior citizens housing within the Village very closely.

It will be the policy of the Council to:

ASSIST SENIOR CITIZENS IN OBTAINING FINANCIAL ASSISTANCE FOR HOUSING AVAILABLE FROM THE CANADA MORTGAGE AND HOUSING CORPORATION AND THE NEW BRUNSWICK HOUSING CORPORATION.

(e) MOBILE HOME DEVELOPMENT

At present, there are only a few mobile homes in the Village. The need to control their location is not considered a problem at present. Should Council feel the need to better control mobile home development in the Village, it will adopt a Mobile Home By-law specifying those areas in the Village where mobile homes can be located. This will be done in accordance with section 188 of the Municipalities Act.

3.4 COMMUNITY AND INSTITUTIONAL FACILITIES

This section refers to such facilities as Federal, Provincial and Local Government Offices, schools, nursery schools, hospitals, fire and police services, public libraries, churches and other such facilities of an institutional or communal nature. The various groups and organizations that operate these facilities have differing criteria for locating these types of facilities into one area of a municipality rather than another. For this reason, the land use plan does not show one specific area as the place for the future location of these facilities. Council shall rather consider the merits of each proposal falling into this category of land uses before rezoning the property in question. Existing institutional uses shall be shown on the future land use map as institutional uses.

It shall be the policy of Council to:

(a) PERMIT THE LOCATION OF ALL COMMUNITY AND INSTITUTIONAL FACILITIES WITHIN THE PROPOSED RESIDENTIAL AND COMMERCIAL AREAS, AS OUTLINED IN THIS PLAN, AFTER DUE CONSIDERATION HAS BEEN GIVEN TO THE IMPACT THE PROJECT WOULD HAVE ON TRAFFIC CIRCULATION, PARKING REQUIREMENTS AND POSSIBLE NEGATIVE EFFECTS TO THE SURROUNDING AREA.

(b) ENCOURAGE THE LOCATION OF FEDERAL, PROVINCIAL AND LOCAL GOVERNMENT OFFICES WITHIN THE CENTRAL DISTRICT OF CHIPMAN TO HELP AND ENCOURAGE THE GROWTH OF A STRONG AND VIABLE DOWNTOWN IN CHIPMAN.

(c) ENSURE THAT THE RESIDENTS OF THE VILLAGE ARE PROVIDED WITH ADEQUATE COMMUNITY AND INSTITUTIONAL FACILITIES.

(a) EDUCATION

Population projections indicate that the student population in Chipman will decline from 1981 to 1986 and that from this date the school age population should show a moderate increase. Given these projections, the Village should have sufficient educational facilities to meet the future requirements of its citizens.

Regarding education, it shall be the policy of the Council to:

SUPPORT THE LOCAL SCHOOL BOARD IN ITS EFFORTS TO UPGRADE AND MAINTAIN A HIGH LEVEL OF EDUCATIONAL SERVICES WITHIN THE VILLAGE.

(b) FIRE PROTECTION

The Village has a competent and well-equipped voluntary fire fighting department.

It shall be the policy of the Council to:

(a) REVIEW THE SYSTEM OF FIRE PROTECTION FROM TIME TO TIME AND UPGRADE IT WHEN REQUIRED.

(b) TO MAINTAIN THE MUTUAL FIRE FIGHTING ASSISTANCE AGREEMENTS WITH THE VILLAGE OF MINTO.

(c) POLICE PROTECTION

The Village of Chipman has a contract with the Royal Canadian Mounted Police to provide police protection for the Village. The cost of police protection represents one of the major expenditures of the Village and it is expected to increase significantly in the near future. In spite of the quality of the Force and the cost of the service provided, vandalism is still considered a problem in the Village.

The policy of Council with regards to police protection shall be to:

(a) WORK CLOSELY WITH THE DETACHMENT TO ENSURE THAT THE VILLAGE RECEIVES THE MAXIMUM BENEFITS FROM THE EXISTING FORCE.

(b) STUDY THE POSSIBLE OTHER OPTIONS OPEN TO THE VILLAGE FOR THE PROVISION OF POLICE SERVICES SUCH AS THE ESTABLISHMENT OF A MUNICIPAL POLICE FORCE.

(c) REVIEW THE SYSTEM OF POLICE PROTECTION, FROM TIME TO TIME, AND UPGRADE IT WHEN REQUIRED.

(d) PUBLIC LIBRARY

The Village of Chipman has a public library associated with the York Regional Library system. It is located in the railway station at the corner of King Street and Highway 10. This is a good central location for this facility and is within walking distance for the majority of the residents of Chipman.

It shall be the policy of Council to:

(a) REVIEW THE PUBLIC LIBRARY SERVICE FROM TIME TO TIME AND UPGRADE IT WHEN REQUIRED.

(b) CO-OPERATE FULLY WITH THE YORK REGIONAL LIBRARY BOARD TO ENSURE THE CONTINUED VIALILITY AND GROWTH OF THE CHIPMAN LIBRARY.

3.5 TRANSPORTATION

There are no clear indications that the provincial Highway network will be altered in the vicinity of Chipman. Council should, however, maintain contact with the New Brunswick Department of Transportation so as to be made aware of any future plans for the Provincial Highway network that might affect the well being of the Village.

(a) ROAD TRANSPORTATION

Roads within the Village of Chipman have been divided into three classifications as shown on Map B.

(a) Arterial Roads

Arterial roads carry the traffic that moves through the community. Highway No. 10 and No. 123 are the arterial roads in the Village. Arterial roads should ideally have a 20 metre right-of-way and an 8 metre travel portion.

(b) Collector Roads

Collector roads connect roads to arterial roads. They provide for the movement of substantial but less important travel volumes than arterial roads. King Street has been designated as a municipal collector road. A municipal collector road should have a 20 metre right-of-way and a 7.5 metre travel portion.

(c) Local Roads

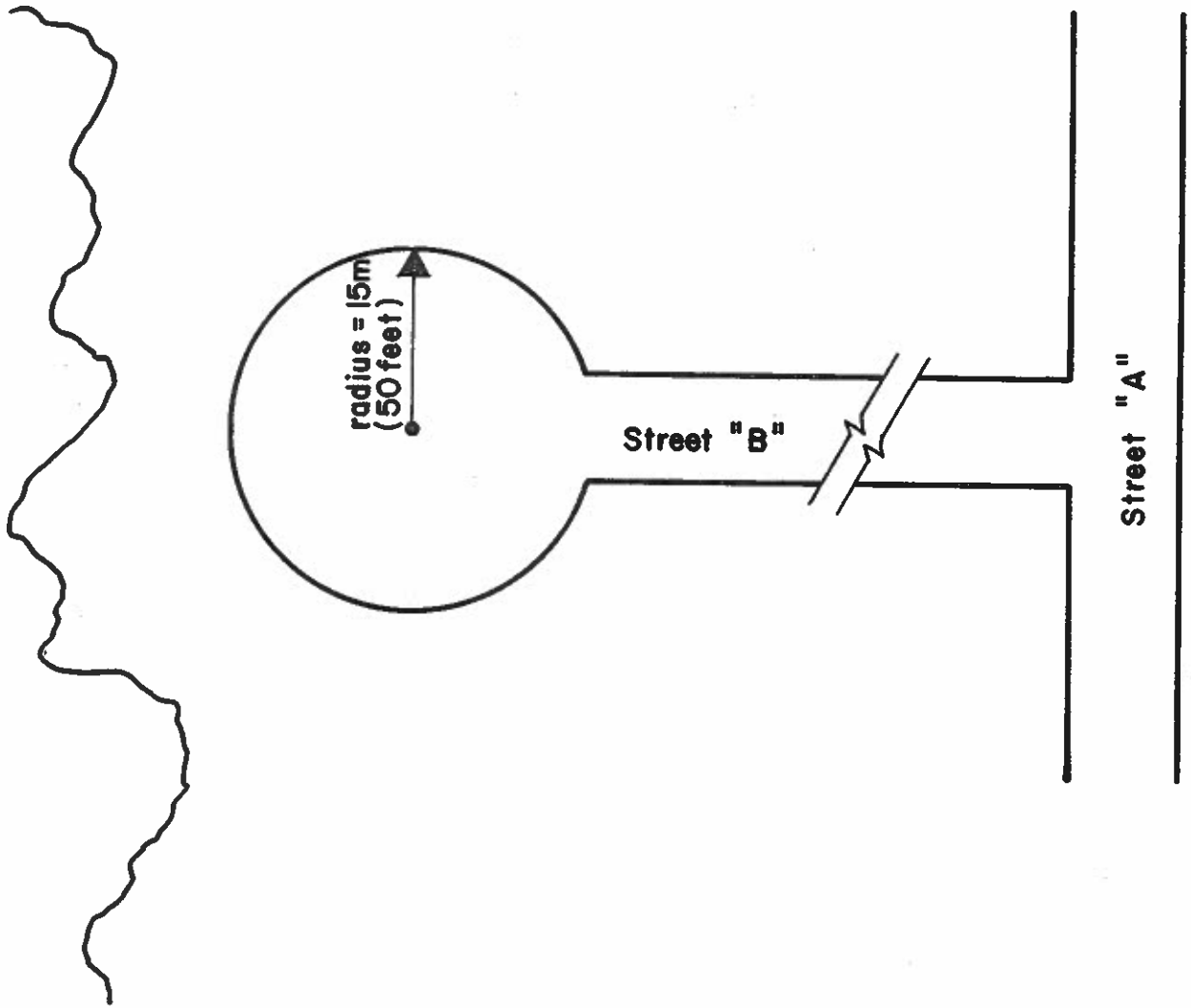
Local roads are for local traffic movements only. The great majority of the streets in the Village fall into this category and where possible, these roads should have an 18 metre right-of-way and a 7.5 metre travel portion.

(b) DEAD-END STREETS

At present there are a number of small dead-end streets in Chipman. Such streets are difficult to service as no turning facilities are provided to allow vehicles to turn and exit the streets. Cul-de-sacs should be constructed on these streets to permit better servicing when the Village has decided that the street will not be expanded or interconnected with another street in the future. (See diagram)

(c) SIDEWALKS

There are at the present time sidewalks in the central part of the Village primarily along Highway 10 and 123. These existing sidewalks should be maintained and Council should attempt to put sidewalks on at least one side of the major roads used by school children to go to school. The following guidelines should be used for the provision of sidewalks within the Village.



CUL-DE-SAC DESIGN

Source · Community Planning Act 1973. Regulation 73-15 Section 6(1)(b)

Not To Scale

Date · March, 1980

Graphics · E. Horncastle

Guidelines for the Provision of Sidewalks**

	Vehicles per day	Pedestrains per day
Sidewalks required on one side	250-1000	150
	1000 up	100
Sidewalks required on both sides	500-1000	500
	1000 up	300

NOTE: Sidewalks are warranted on local roads when the road forms part of a pathway to a school or other centre. Sidewalks and curbs should be depressed at street intersections to permit easy passage of vehicles, such as carriages and wheelchairs.

(d) PARKING

Car parking in the shopping area was identified as being adequate in the Background Study. Parking is presently allowed on Highway 10 and on vacant lots in the central part of the Village. To prevent future parking problems the Village will enforce the following parking standards. It shall be the policy of the Council to adopt the following off-street parking standards:

(1) Business or professional office	1 space for 40m2 of gross floor area;
(2) Club, lodge or place of public assembly,	1 space for every 15m2 of floor area;
(3) Dwelling	1 space for each dwelling unit plus 1 additional space per four units;

**Ibid., p. 73

(4)	Factory	1 space for every two employees;
(5)	(a) Hotel/Motel	1 space for every habitable unit;
	(b) Restaurant	1 space for every 18m^2 of public floor area;
(6)	Public or private school	1 space for every classroom plus space as determined by PAC;
(7)	Residential building other than hotel, motel or apartment building	1 space for every habitable unit;
(8)	Retail Store	1 space for every 18m^2 of floor area used for selling;
(9)	Service or Repair Shop	1 space for every 28m^2 of floor area used for providing services;
(10)	Shopping Centre	Parking area three times the ground floor of the building;
(11)	Theatre, billiard or pool room, dance hall, bowling alley	1 space for every 15m^2 of the floor area of the building;
(12)	Church, undertaking establishment	1 space for every six seats;
(13)	Warehouse, storage yards	1 space for every 40m^2 of storage space;
(14)	Medical or dental clinic	8 spaces per physician.

(e) LOADING/UNLOADING STANDARDS

The following standard for loading/unloading space for commercial and institutional buildings shall apply in the Village:**

Off-street spaces not less than 9m long, 4m wide, and 5m high, with access thereto, shall be provided for loading for every building structure used for any purpose involving the use of vehicles for the receipt or distrubtion of materials, in the following numbers:

Total Floor Area	No. of Spaces
Up to 2,000 metres	1
2,000 to 4,800 metres	2
For each additional 4,800 sq. metres or major portion thereof	1

**Source: N.B. Provincial Regulation 73-74, section 15.

3.6 RECREATION

MUNICIPAL PARKS

There are at present a reasonable number of recreational facilities available to the residents of the Village. These facilities range from school gyms and auditoriums to municipally operated playgrounds, ball parks and arena. The Village has also been developing the H. Baird Park and Stewart McLeod Park as municipal playgrounds. These facilities are substantial for a Village of Chipman's population. However, response to the residents' questionnaire appeared to indicate a dissatisfaction with the current recreational facilities. This dissatisfaction is probably caused more from a lack of accessibility and use of existing facilities than a numerical lack of facilities. For these reasons, this plan proposes to initially improve and consolidate existing municipal recreational facilities. When this has been done, it is recommended that the Village get a study of the recreational needs of Chipman prepared before making further important capital expenditures on recreational facilities. The study's mandate would be to (a) determine the discrepancy, if any exists, between the recreational needs of the community and the recreational services the Village now provides, and (b) outline the administrative and organizational modifications required to alleviate the problem as well as to give detailed descriptions for the parks and recreational facilities that either have to be improved or constructed.

It shall be the policy of Council to:

(a) MAINTAIN AND IMPROVE THE EXISTING RECREATIONAL FACILITIES IN THE VILLAGE.

(b) COMMISSION A COMPREHENSIVE STUDY OF THE VILLAGE OF CHIPMAN'S RECREATIONAL SYSTEM.

(c) IMPLEMENT THE RECOMMENDATIONS OF SUCH A STUDY WHEN THE VILLAGE'S FINANCIAL SITUATION PERMITS IT.

NOTE: Municipal Parks and Recreation areas shall be shown as institutional uses on the future land use map.

3.7 PUBLIC UTILITIES

(a) SEWER SERVICES

The existing area serviced by the Village sewer system is considered adequate and sufficient to meet the future requirements for serviced lots in the Village of Chipman. Should Council, for various reasons, decide to extend the Village sewage system the new serviced area will be considered as a serviced residential area as determined by this plan.

In the remaining area of the Village, where municipal sewer system will be unavailable, single-family residential development will be permitted on sites having an area of at least 4,000 square metres. As required by Department of Health regulations, a percolation test should be conducted on the site of the proposed tile field under the supervision of the Department of Health. A building permit should not be issued until the Development Officer is satisfied that all requirements have been met.

(b) SEWAGE TREATMENT

The Village of Chipman presently has a sewage treatment plant. The system is presently underutilized and has enough excess capacity to meet the requirements outlined in this plan. Since no significant expansion of the Chipman sewage system is proposed in this plan the present sewage treatment facilities will be sufficient to meet the needs of the Village. A 90 metre wide protective zone, in accordance with N. B. Department of

Environment Guidelines for Collection and Treatment of Waste Water, will extend around the sewage treatment site.

(c) WATER

The Village does not have a public water supply system and residents use private wells. The water quality was tested and found to be good with regard to bacterial content. Two problems, however, were identified: (1) concentrations of hydrogen zulfide, (2) concentrations of iron. These problems are associated with the coal formations in the regions.

It shall be the policy of Council to:

(1) WORK WITH THE DEPARTMENT OF HEALTH AND THE DEPARTMENT OF THE ENVIRONMENT TO MONITOR THE WATER QUALITY IN THE VILLAGE.

(2) CONSIDER THE CONSTRUCTION OF A MUNICIPAL WATER SYSTEM IF CIRCUMSTANCES WARRANT IT.

(d) SOLID WASTES

The existing solid waste disposal site has a life expentancy of less than five years and the Village should begin to look for a new disposal site by 1983-1984.

It should be the policy of Council to:

(a) CONTACT THE DEPARTMENT OF THE ENVIRONMENT, POLLUTION CONTROL BRANCH, FOR ASSISTANCE IN THE LOCATION OF ANY FUTURE SOLID WASTE DISPOSAL SITES.

(b) FOLLOW THE GUIDELINES FOR LAND DISPOSAL OF SOLID WASTE (1974). (Available from the Department of the Environment.)

3.8 ENVIRONMENTAL QUALITY

(a) PRESERVATION AND IMPROVEMENT OF THE PHYSICAL ENVIRONMENT

The physical environment of a municipality is an important factor in attracting new industry as well as new residents. The environment within the Village limits of Chipman should be enhanced to make it the most attractive place to live in and operate a business in the area.

It shall be the policy of Council to:

(a) IMPROVE THE VISUAL APPEARANCE OF THE COMMUNITY.

(b) ADOPT AND IMPLEMENT AN UNSIGHTLY PREMISES BY-LAW.

(c) PRESERVE EXISTING TREES AND IMPLEMENT A TREE PLANTING PROGRAM.

(d) REQUIRE THAT ADEQUATE BUFFERING BE PROVIDED BETWEEN DIFFERENT LAND USES WHERE THE ENJOYMENT AND FUNCTIONING OF ONE LAND USE IS ADVERSELY AFFECTED BY THE OTHER. (A buffer may consist of a green belt area, rows of trees, or bushes, a large enough grassed distance between the two uses and architectural screening such as walls or fences).

(b) ENVIRONMENTAL PROTECTIVE ZONES

(a) Salmon River

To protect the banks of the Salmon River for aesthetic and environmental reasons, an environmental protection zone along its banks is included in this plan. This zone roughly conforms to the 25 foot topographical contour line and existing property lines near this area. A clear definition of this area can be seen on the future land use map included at the back of this plan. Only selective lumbering operations, farming operations such as grazing and crop cultivation and recreational uses will be permitted in this area.

(b) Surface Drainage

To protect the aesthetic value of the waterways and to protect property owners from flooding; no development will be permitted within 15 metres of any brook, creek or stream in the Village.

(c) AIR AND WATER QUALITY

The quality of the air and water in a community affects human health and well being, property values as well as animal and plant life. Village Council should monitor the air and water quality in the Village from time to time to determine if any problems have arisen. Should a real or perceived problem arise, the Village should consult with the Department of Health and with the Department of the Environment for assistance.

4.0 IMPLEMENTATION

4.1 ADOPTION OF MUNICIPAL PLAN

The first step in the implementation of the municipal plan will be for Council to adopt this document, by By-law and in conformity with the Community Planning Act, as the Village of Chipman: Municipal Plan. When so adopted, Council will follow the policies and guidelines outlined in this plan to guide the physical, economic and social development of Chipman. A municipal plan is not a static document and it can be amended if Council at a later date so wishes. If the plan is to be amended the amendment should be in the best interest of the community as a whole and not to suit individual preferences.

A number of By-laws require adoption and administering in order to unplement the policies of this plan.

4.2 ZONING BY-LAW

The Village of Chipman will prepare and enact a Zoning By-law regulating the use of land, within the boundaries of the community, according to the policies of this plan as required by section 34 of the Community Planning Act.

Once the Village Zoning By-law has been enacted, uses which do not conform to the Zoning By-law's designated uses shall continue as non-conforming uses. A non-conforming use discontinues if:

(a) such a use is discontinued for a consecutive period of four months;

(b) the building or structure has been damaged to the extent of at least half of the whole exclusive of the foundation, unless the Planning Advisory Committee agrees that it should be rebuilt.

Section 40 and 41 of the Community Planning Act explain in greater detail the regulation of a non-conforming use.

4.3 SUBDIVISION BY-LAW

The Village of Chipman presently has a Subdivision By-Law to allow for the proper subdivision of land. Council will update the Subdivision By-Law to conform with the policies and standards established in this plan.

4.4 BUILDING BY-LAW

The Village of Chipman now has a Building By-Law to prescribe standards for building, locating or relocating, demolishing, altering, repairing or replacing of a building or structure in the municipality. Council will update the By-law and continue enforcing the Building By-Law.

4.5 UNSIGHTLY PREMISES BY LAW

The Village of Chipman will adopt and enforce an Unsightly Premises By-Law giving the Village the power to require property owners to maintain and upgrade their properties to the standards established in the By-Law.

4.6 OTHER PROJECTS

Council will also carry out the studies and improvements mentioned in this plan under various headings.

5.0 CAPITAL BUDGET PROGRAM

The Community Planning Act, section 23, states that a municipal plan must contain a five-year budgeting program detailing the financing aspects of any project involving significant capital expenditures. For the most part this plan foresees only the continued maintenance with some small improvements to the existing infrastructure and municipal facilities of Chipman. The projects proposed in this plan will be carried out as a matter of course when these facilities require normal maintenance work to continue functioning effectively. These projects will require very little significant capital expenditure above and beyond those required to operate the municipality on a year to year basis. For this reason no capital budget program was prepared for the municipality.

Two projects requiring a capital works programme are identified in this plan; a development scheme for the central district and the development of the Chipman Industrial Park. These projects have not progressed to the point where funding requirements can be determined. When the Village of Chipman does proceed with these programs a budgeting programme will have to be prepared if these programs require significant public expenditure.

APPENDIX I

SUMMARY

The findings of the background study are:

Land Use

The existing land use survey indicates that about 72% of the Village of Chipman is suitable for future development. Lands adjacent to the Salmon River were found to be unsuitable for development because of flooding and other associated problems, i. e.,bank erosion.

The Village's urban development has confined itself to the major roads, Highways 10 and 123. This form of strip development is typical of urban sprawl and implies that large tracts of sparsely settled lands exist which are both difficult and costly to service.

Economic

The economy of the Village is based on the exploitation of its natural resources such as, forestry, coal mining and brick manufacturing. Discussions with company officials indicate that present employment levels will, at best, marginally increase over the next several years. Production, on the other hand, will increase as the individual firms update and modernize their operations.

The employment situation for the Village appears stable and seems to follow the Provincial trends.

A surplus of female labour makes Chipman an ideal location for light and service sector industry.

The purchase of additional lands for industrial use has greatly improved the Village's attraction to new industries. These lands should be developed, in concert with the senior levels of Government utilizing their financial assistance and professional expertise.

Population

By 1996, the Village should have a population of 2,385 persons.

The present population trends in the Village indicate:

(1) an overall aging population structure;

(2) decrease in the number of babies born;

(3) a dominant Baby Boom age group; and

(4) high out-migration of those persons between the ages of 20 - 24 years.

Housing Stock

The survey of the existing housing stock indicated that the majority of the housing in Chipman is owner occupied. The building conditions in the Village were found to be good and the Village should be prepared to encourage people to maintain their residences in a good state of repair.

The short waiting list for senior citizen housing implies that the present facilities are adequate in the Village.

Community Facilities

The fire hydrant at the CPR railway crossing should be repaired because it is strategically located in the centre of the Village.

The Residents' Questionnaire indicates dissatisfaction with the present recreational facilities. Present facilities and programs should be reviewed. To undertake a review, the Village should seek the assistance of the Department of Youth, Recreation and Cultural Resources.

The Village will require a new solid waste disposal site within the next five years.

The major transportation problems that the Village must deal with are turning facilities on dead-end streets, adequate road allowance, and street name and location.