

VILLAGE OF AROOSTOOK

By-law 100

Basic Planning Statement By-law

The Council of the Village of Aroostook, under authority vested in it by Section 30 of the Community Planning Act, enacts as follows:

1. (1) A basic planning statement for the physical development and improvement of the municipality is hereby adopted.

(2) The document, entitled "Village of Aroostook, Basic Planning Statement" and dated September 1993, attached as Schedule "A", constitutes the basic planning statement mentioned in subsection (1).

Read the first time by title this 11 day of APRIL 1994.

Read the second time by title this 11 day of APRIL 1994.

Read in its entirety in Council this 9 day of MAY 1994.

Read the third time by title this 18 day of MAY 1994 and, with the approval of the Minister, enacted.

*Carl Moull*  
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Mayor

*Alouette Beane*  
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Clerk

APPROVED      APPROUVÉ  
pursuant to s. 69    En application de l'article 69  
Community Planning Act    Loi sur l'urbanisme  
*Mr. Lannell*  
-----  
For Minister    Ministre  
Municipalities, Culture & Housing  
Municipalités, Culture et Habitation  
*St. July 14*  
-----  
Date

Seal

This instrument purports to be a copy of the original registered or filed in the Victoria County Registry Office NB  
Exemplaire présenté comme copie conforme à l'instrument enregistré ou déposé au bureau d'enregistrement du comté de Victoria NB  
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**VILLAGE OF AROOSTOOK**  
**BASIC PLANNING STATEMENT**

**Prepared by:**  
**Hap Stelling, MCIP**  
**Land-Use Planning Branch**  
**Department of Municipalities, Culture, and Housing**  
**Government of New Brunswick**  
**September 1993**

## INTRODUCTION

### Purpose of the Basic Planning Statement

Planning enables the residents of a community to evaluate their environment, consider how they would like to see their community evolve, and decide how they can reach common goals and objectives. This Basic Planning Statement is a declaration of Aroostook's prevailing community values in terms of the way it wishes to manage its resources. Its purpose is to provide a rational framework for the orderly development of the Village. Therefore, this document is a statement of goals, objectives, and proposals that will direct the designation and distribution of existing and future land-uses, as well as provide for the economic delivery of public services.

This Basic Planning Statement has been prepared in accordance with the provisions of the New Brunswick Community Planning Act. Although the adoption of a Basic Planning Statement does not commit the municipality or province to undertake any of the planned proposals, it does prevent undertaking any new development which is inconsistent with or at variance with: in the case of the municipality, any proposal or policy contained in the Statement; and in the case of the province or person, any proposal contained in the Statement. The adoption of this Basic Planning Statement will also provide a foundation for developing various implementation by-laws (e.g., zoning, subdivision, building) that can carry out with greater specificity the intentions of this document.

The preparation of this Basic Planning Statement has been guided by an attempt to project development scenarios that are realistically possible within the Village over the next five years. However, this Statement should not be considered a static document. In order to best reflect changing community needs and conditions, it should be reviewed by the Council on a regular basis to ensure that it continues to depict accurately planning goals and objectives.

The area covered by this Basic Planning Statement is that contained within the municipal boundary as shown on the Future Land-Use Map.

### Physical and Land-Use Characteristics

The Village of Aroostook is located in Victoria County just north of the Town of Perth-Andover. It is also bounded by the St. John River on the east and the Trans-Canada Highway on the west. In general, Aroostook is characterized by gently rolling topography which primarily supports residential, rural, and open space land-use activities. Additionally, there are limited clusters of institutional, commercial, recreational, industrial, and pit and quarry activities.

### Population Characteristics

According to data generated by Statistics Canada from the 1991 Census of Canada, the Village of Aroostook had 409 residents in that year. Of this total, 105 residents (26%) were between the ages of 0-19 years, which is slightly less than the provincial average of 29% for these age cohorts. By contrast, the Village had 155 residents (38%) who were 45 years of age or older. This figure is somewhat higher than the provincial average of 30% for these age cohorts.

In general, demographic data points to an aging society in both New Brunswick and the nation as a whole. However, the census results suggest that these trend lines are accelerated in Aroostook. Council should reflect on this information and ensure that services and facilities within the Village can address these emerging needs.

### Municipal Services

The range of municipal services provided by the Village of Aroostook is consistent with its population and tax base. With the exception of a ballfield, there are no permanent recreational facilities in Aroostook. Instead, many residents use recreational amenities that are available in Perth-Andover. The Village has a contract with the Department of Transportation to maintain municipal roads and a contract with N. B. Power to maintain streetlights. Umbrella police service is provided by the Royal Canadian Mounted Police from the station in Perth-Andover.

Aroostook supports its own volunteer Fire Department, which has back-up arrangements with other area Fire Departments. A local Water Commission

maintains a 100,000 gallon tank supported by two wells and two pumps. It provides municipal water to approximately 90% of the Village. There is no municipal sewage system in Aroostook, and there appear to be no health problems associated with this arrangement.

## **DEVELOPMENT PROPOSALS**

### **Development Goal and Objectives**

The development goal of this Basic Planning Statement is to enhance the physical, social, and economic well-being of Aroostook's residents by fostering a comfortable living environment that accommodates reasonable growth, but also preserves traditional lifestyles and values.

To achieve this goal the following objectives have helped to shape the development proposals of this Statement:

- 1) to promote orderly and compact physical development which takes into consideration existing land-use patterns, topographical features, environmental constraints, existing road network, existing municipal services, and the cost of developing new services;
- 2) to reduce conflicts between all types of land-use activity;
- 3) to anticipate needs brought on by population change; and
- 4) to promote a healthy socio-economic climate within the community.

The following development proposals seek to minimize conflicting land-use activity and to encourage orderly and compact physical development within the Village of Aroostook. These proposals take account of the existing land-use patterns, topographical features, and environmental constraints that were identified in the Existing Land-Use Survey. They also seek to accommodate various forms of new growth and development while maintaining the existing rural-residential character of the community.

An accompanying Future Land-Use Map depicts areas where different forms of new development will be permitted. These forms of development are described in the remainder of this section of the Basic Planning Statement.

## **Residential**

It is proposed that single-family dwellings, two-family dwellings, mobile homes, mini-homes, and accessory buildings and structures shall be permitted uses, subject to all applicable provincial statutes and regulations.

It is proposed that higher density forms of residential development, such as townhouses or apartment buildings shall require an amendment to this Basic Planning Statement. These forms of residential development shall only be permitted on sites that conform to the New Brunswick Department of Environment guidelines for the provision of water supply and the removal of sanitary waste.

It is further proposed that "Home Occupations" may be permitted within a "Residential" dwelling. A Home Occupation is defined as the use of part of a dwelling, or part of an accessory building, for pursuits compatible with a domestic household and which is carried on by members of the family residing in the dwelling provided that:

- 1) the use is clearly secondary to the use of the dwelling as a private residence;
- 2) it does not change the external character of the dwelling as a private residence;
- 3) it does not create or become a public nuisance with respect to noise, traffic, or parking; and
- 4) the part of the Home Occupation which is confined to the dwelling shall not exceed 25% of the total floor area of the dwelling or 27 square metres (290.6 square feet), whichever is less. This provision shall not apply to bed and breakfast establishments or day nurseries.

## **Commercial**

It is proposed that new commercial development shall be permitted if it consists of a retail or wholesale commercial use (excluding auto-body shops); a professional or administrative office; hotels and motels; and complementary institutional uses. It is proposed that mixed commercial-residential buildings may also be developed in a "Commercial" designation provided that the commercial use is located on the ground floor of the structure.

It shall be the policy of Council to encourage the creation of a safe and pleasant pedestrian environment in all "Commercial" areas, and to ensure that

sufficient off-street parking is provided as part of all new commercial development projects.

### **Institutional**

Existing public buildings and grounds, schools, religious properties, cemeteries, and public utility buildings and structures have been designated as "Institutional" uses. Provisions have been made in this Basic Planning Statement for the location of new "Institutional" uses within the "Commercial" and "Rural" areas, if required.

### **Light Industrial**

Existing potato warehouses have been designated as "Light Industrial" uses. It is proposed that new "Light Industrial" uses shall be limited to warehouses, processing plants, auto-body shops, and scrapyards.

It shall be the policy of Council that no new industrial development be permitted unless adequate measures are in place to prevent or mitigate pollution that will threaten the quality and quantity of surface and ground water resources, the quality of the air (including noise), as well as the quality of terrestrial resources. Industrial processes which involve the storage, use, or sale of toxic substances as defined under the Canadian Environmental Protection Act shall be located as far as possible from neighbouring wells and property boundaries, and a minimum of 75 metres from surface watercourses.

"Light Industrial" sites should also make provision for adequate off-street parking as well as buffering from adjoining land-uses.

### **Rural**

It is proposed that the following "Rural" uses shall be permitted:

- 1) agricultural uses, which shall include the raising of crops and livestock;
- 2) commercial uses, provided that they conform with the permitted uses defined under the "Commercial" classification of this Basic Planning Statement;
- 3) residential uses, provided that they conform with the permitted uses defined under the "Residential" classification of this Basic Planning Statement;

- 4) forestry uses, provided that they conform with accepted forestry management practices;
- 5) conservation uses, which include but are not limited to the maintenance of wetlands, deer wintering areas, and wild game refuges; and
- 6) public utilities.

It is proposed that accessory buildings and structures shall be permitted uses.

### **Open Space**

It is proposed that "Open Space" uses shall be limited to agricultural, forestry, conservation, and outdoor recreational activities. It is further proposed that accessory buildings and structures which are integrated with these principal uses shall also be permitted.

Pursuant to the requirements of the *Clean Water Act*, no new development shall be permitted within 30 metres of the banks of a watercourse unless a Watercourse Alteration Permit is first obtained from the N. B. Department of Environment. In addition, new development proposals may be required to register as undertakings pursuant to the Environmental Impact Assessment Regulation of the *Clean Environment Act*.

### **Sand and Gravel Pits and Quarries**

It is proposed that quarrying activity within the Village shall be limited to the excavation of sand and gravel. No new Sand and Gravel Pit and Quarry development shall be permitted without an amendment to this Basic Planning Statement. It is proposed that no new Sand and Gravel Pit and Quarry development shall be permitted unless it can be demonstrated that the excavation operation activities will not: be apt to create a hazard to human life, to cause injury to a person, or to damage adjoining property; permit ponding of water in excess of six-tenths of a metre in depth; lower the water table or cause decreased surface flow on neighboring properties; or prejudice proposed or required rehabilitation of the land. Adequate buffering shall be provided between new Sand and Gravel Pit and Quarry development and surrounding and differing land-uses.

Furthermore, all new Sand and Gravel Pit and Quarry development shall comply with other safety or development standards which may be imposed by the Government of New Brunswick.