

Chairman's Message - 2007

On behalf of the Miramichi Planning District Commission, I am pleased to present the 2007 Annual Report. 2007 represented the 37th year that the Miramichi Planning District Commission has served the residents of the Miramichi Planning District.

As in the past years, the Commission has benefited from the dedication of its members. In 2007, there were a total of eleven regular meetings.

The Commission continues 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 total of 11 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.

In April, the Commission moved to new office space at 1773 Water Street. The facility has proven to be popular with both staff and clients. An official opening was held on October 26, 2007, with representative of various levels of government and clients in attendance.

In May of 2007 the Village of Blackville and the Village of Neguac became members of the MPDC. This is an important milestone for the Commission and we welcome the addition of these two municipalities. We look forward to a good working relationship.

In an effort to standardize the operation and administration of the 12 planning commissions, the New Brunswick Association of Planning Commissions in cooperation with the Province of New Brunswick developed several operational protocols. The MPDC continued to review these guidelines for the delivery of planning services. There are several other protocols in various forms of drafting that will be presented to the Commission in 2008.

In late 2007 the MPDC adopted its first ever Five Year Operational Plan. The operating plan establishes 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.

2007 saw changes in staff of the Commission. In August, Cynthia Haché, Building Inspector, left the Commission for a position with New Brunswick Housing. I would like to thank Cynthia for her contribution to the Planning Commission and offer her best wishes in her new position. Mathieu Goguen joined the staff of the Planning Commission in October. Mathieu was

hired as Building Inspector. In June, Lori Singleton, Administrative Assistant began a maternity leave. Angie Hachey filled this position; she has proven to be a considerable asset to the operation of the Commission.

We look forward to the challenges that 2008 will present and we will continue to strive to provide the citizens of the District with sound community planning services and to continue to provide our existing partners, the City of Miramichi and the Province of New Brunswick, the Villages of Blackville and Neguac, with quality advice on planning matters.

William Treadwell, Chairman

Commission Activity 2007

Tables 1a and 1b provide a breakdown of Commission activities. Figures 1a and 1b provide a graphic representation.

Table 1a: Commission Activity within the City of Miramichi

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Plan Amendments	3	3	1	1	2	2	1	1	5	2
Zoning Amendments	9	10	3	2	2	3	3	1	7	3
Signage	9	6	10	10	4	3	2	4	3	1
Variances	9	18	19	14	17	15	11	12	17	22
Access Approvals	2	7	8	7	2	4	5	2	1	5
Other, including similar uses, temporary uses and special items	7	2	10	3	6	4	5	3	3	6

Development activities and the associated approvals of the Commission were consistent with previous years. These values should remain consistent for the foreseeable future as the City's Municipal Development Plan and Zoning By-law, that were adopted in 2001, better reflect current development trends and requirements. A comprehensive review of the Municipal Development Plan and Zoning By-law was initiated in 2007 and will be completed in 2008. Variance applications are monitored to identify any trends related to specific sections of the By-law. If warranted, changes will be made to appropriate sections of the Zoning By-law.

**Figure 1a: Commission Activity
City of Miramichi**

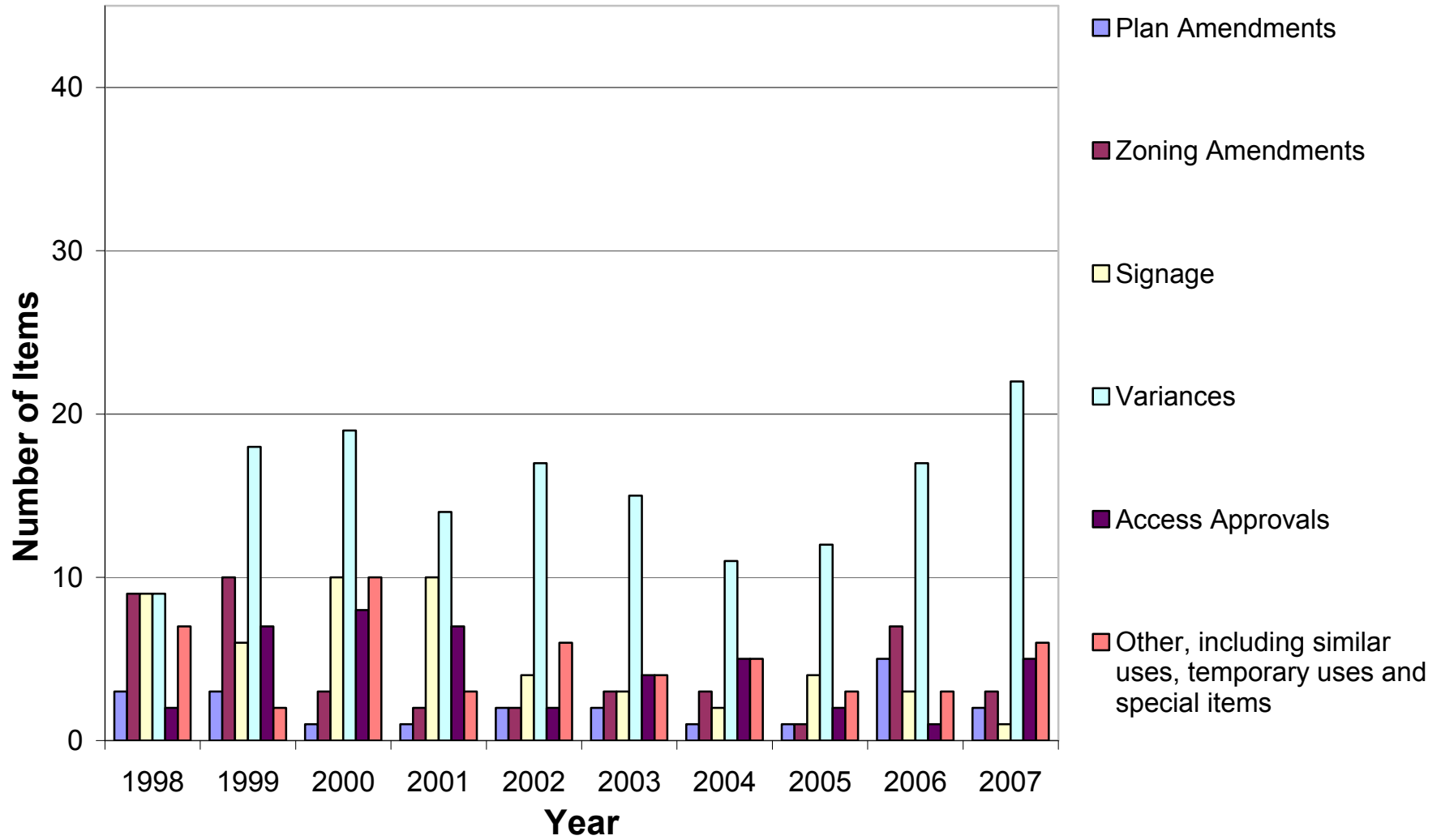
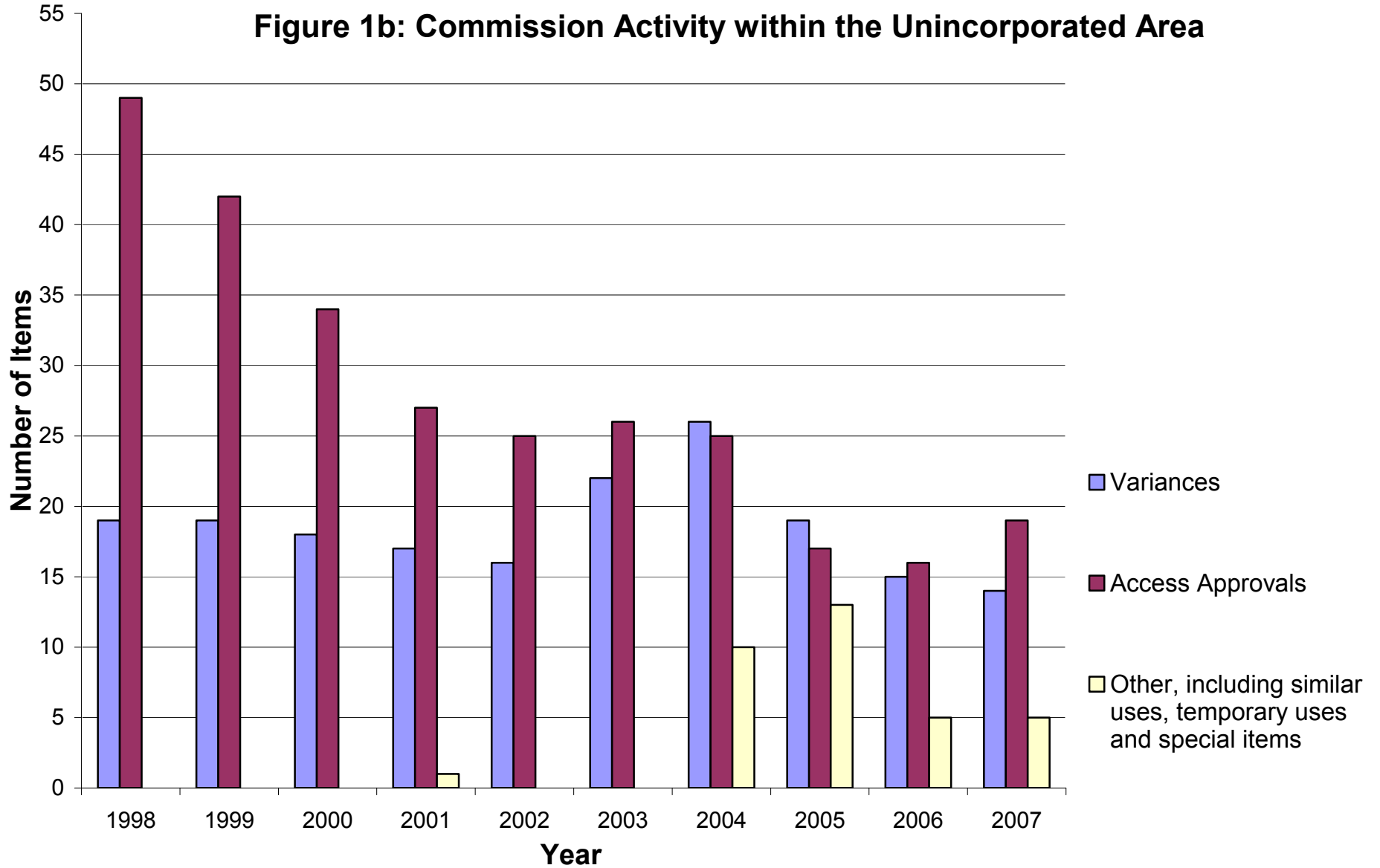


Table 1b: Commission Activity within the Unincorporated Area

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Variances	19	19	18	17	16	22	26	19	15	14
Access Approvals	49	42	34	27	25	26	25	17	16	19
Other, including similar uses, temporary uses and special items	0	0	0	1	0	1	10 (incl. 8 flag lots)	13 (incl. 13 flag lots)	5 (incl. 5 flag lots)	5 (incl. 4 flag lots)

Commission involvement in approvals for developments in the non-incorporated area remained consistent in 2007 with previous years.



Building Permit Activity

The number of building permits issued in 2007 was 455 slightly less than in previous years. Typically, the Commission issues approximately 500 building permits per year for construction projects within the Miramichi Planning District. The City experienced a modest decrease in the number of permits issued, while the non-incorporated area also experienced a slight decrease. However, the value of construction in both areas increased substantially.

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

	2001	2002	2003	2004	2005	2006	2007
Single Unit Dwellings	41	52	57	47	50	31	36
Other Improvements (Residential)	85	102	108	91	105	141	107
Commercial	40	59	59	56	79	70	82
Institutional	6	10	11	8	6	12	15
Industrial	7	4	7	10	9	8	5
Total	179	227	242	212	249	262	245

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

	2001	2002	2003	2004	2005	2006	2007
Dwellings Units	110	115	109	121	141	97	102
Other Improvements (Residential)	87	63	78	119	87	111	94
Commercial	20	19	12	8	14	9	12
Institutional	2	4	0	2	4	1	1
Industrial	1	0	1	0	4	0	1
Total	220	201	200	250	250	218	210

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

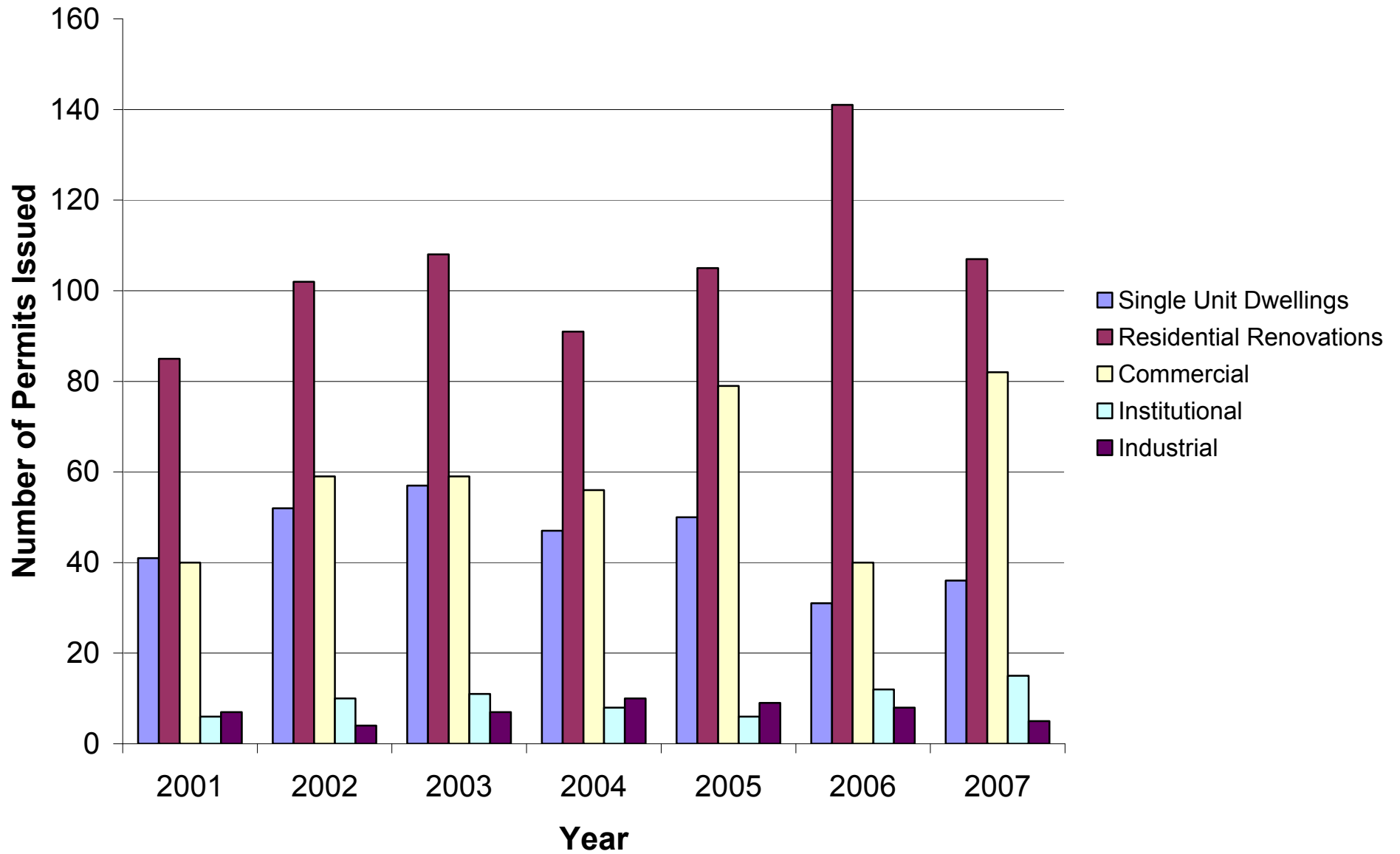


Figure 2b: Building Permits Issued - Unincorporated Area

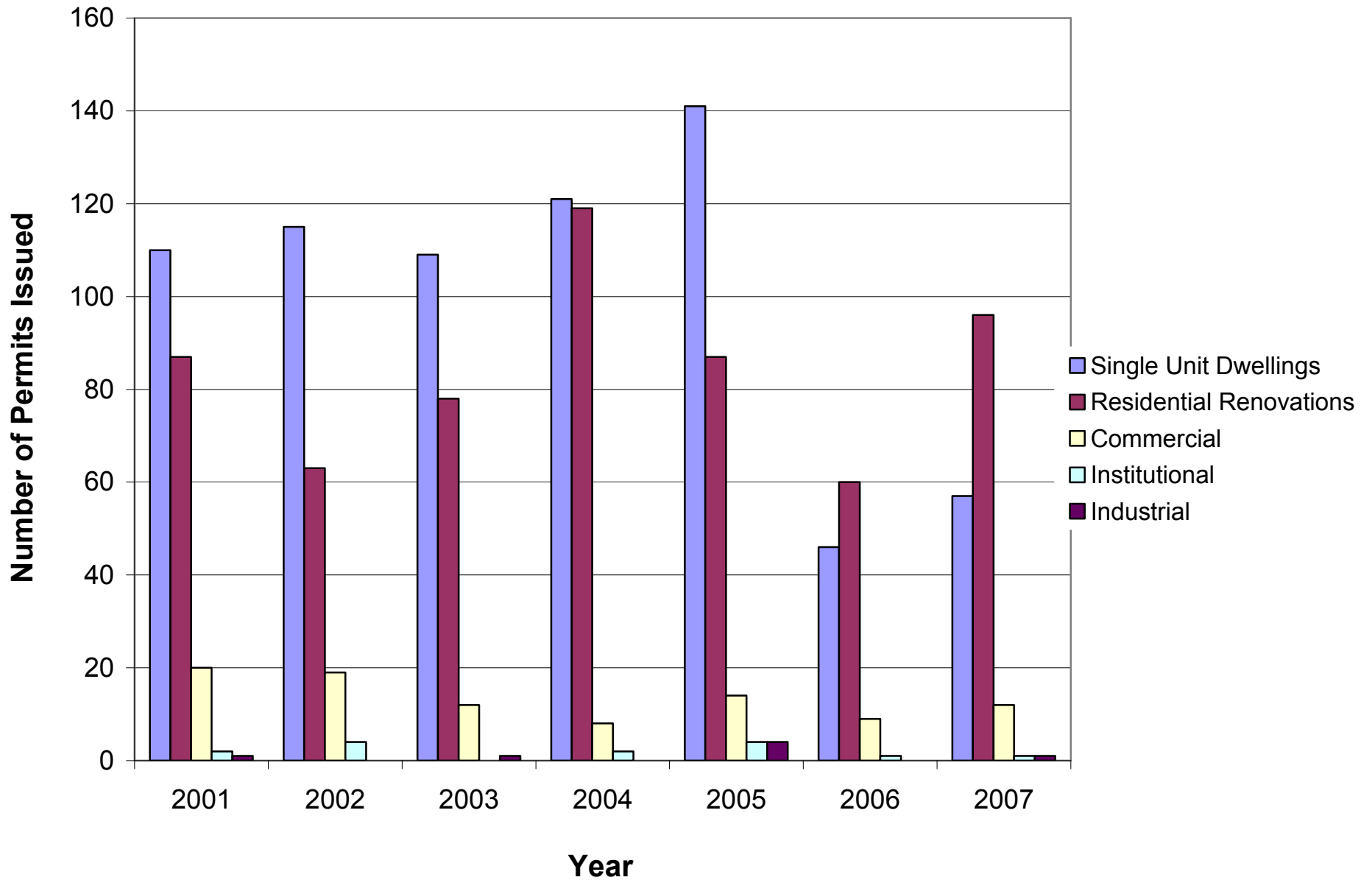


Table 2c: Value of Building Permits Issued – City of Miramichi

	2001	2002	2003	2004	2005	2006	2007
Residential	3,444,004	5,214,095	5,622,790	4,723,116	5,607,875	6,090,527	8,216,060
Commercial	5,658,842	4,505,472	4,655,836	4,868,550	6,836,800	6,209,118	13,625,081
Institutional	1,749,197	6,080,980	983,796	1,046,000	1,754,200	628,450	1,440,990
Industrial	1,999,420	99,569	679,650	705,000	306,000	1,197,100	221,000
Signs	-	-	-	180,620	125,623	148,850	102,595
Total	\$12,851,463	\$15,900,116	\$11,942,072	\$11,523,286	\$14,630,498	\$14,274,045	\$23,503,131

The value of building permits issued in 2007, far exceed the totals experienced in the previous six years. Detailed information follows.

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

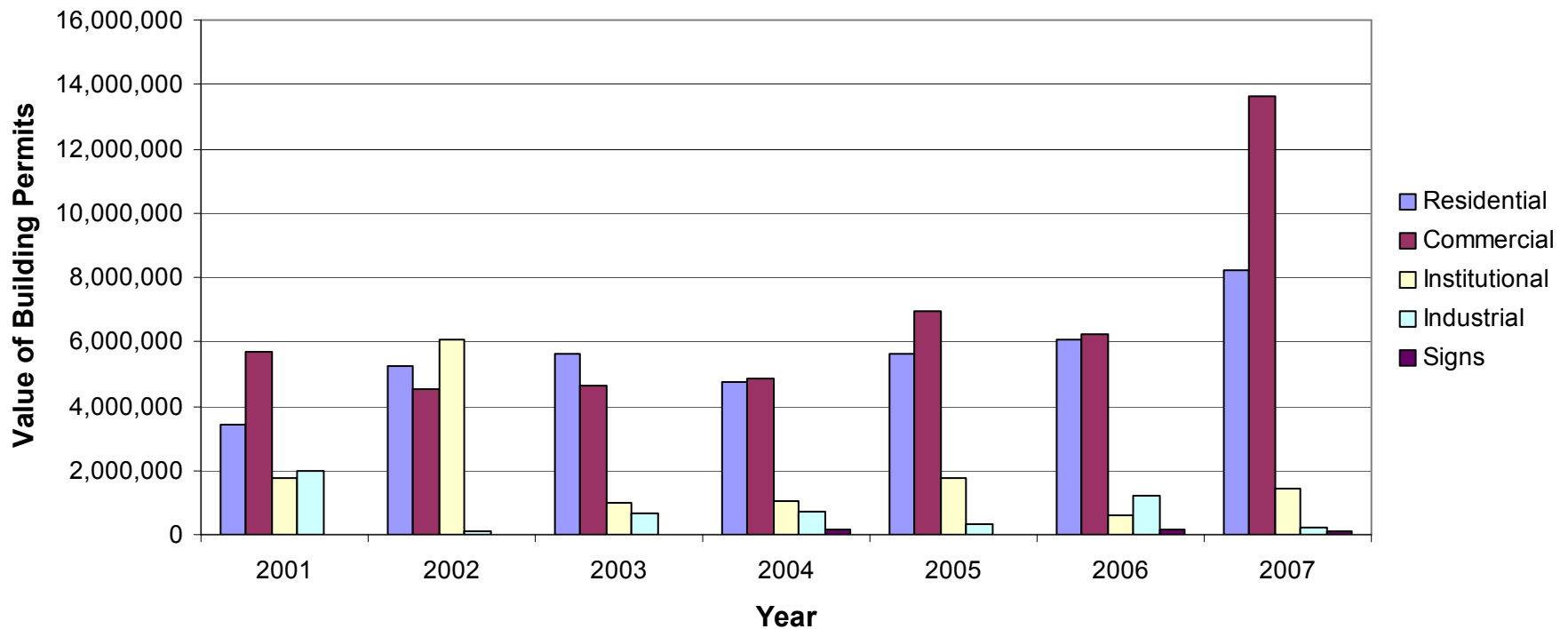


Table 2d): City of Miramichi Building Permit Activity 2001 – 2007

<u>Type of Permits</u>	<u>Number of Permits</u>							<u>Value of Permits</u>						
	2001	2002	2003	2004	2005	2006	2007	2001	2002	2003	2004	2005	2006	2007
RESIDENTIAL														
Single Unit Dwellings	24	33	38	28	36	31	36	1,987,000	3,318,000	3,959,000	2,914,039	3,883,200	4,226,000	5,748,600
Multiple Unit Dwellings		0	0	1	1	1	1				124,900	110,000	200,000	200,000
Mini/Mobile Homes	17	19	19	19	14	12	16	660,000	791,000	675,500	820,583	538,000	616,000	762,000
Other Improvements	85	102	108	85	105	141	107	797,004.00	1,105,095	988,290	863,594	1,076,675	1,048,527	1,505,460
COMMERCIAL														
Signs	10	16	26	33	42	30	35	50,442	130,775	101,136	180,620	125,623	148,850	102,595
New Construction	8	9	11	11	8	9	10	1,982,000	1,892,500	2,533,000	4,316,650	5,459,900	4,840,700	5,188,800
Renovations	22	7	22	17	29	31	37	3,626,400	2,482,197	2,021,700	551,900	1,376,900	1,368,418	8,333,686
INDUSTRIAL														
New Construction	1	1	3	4	4	3	1	50,000	62,000	522,500	845,000	1,189,700	1,150,000	11,000
Renovations	6	3	4	4	5	5	4	1,949,420	68,000	157,150	201,000	564,500	47,100	210,000
INSTITUTIONAL														
New Construction	2	3	4	5	2	0	5	46,971	5,303,450	718,000	451,000	116,000	0	364,250
Renovations	4	7	7	5	4	12	10	1,702,226	747,099	265,796	254,000	190,000	628,450	1,076,740
TOTALS:	179	227	242	212	250	274	262	\$12,851,463	\$15,900,116	\$11,942,072	\$11,523,286	\$14,630,498	\$14,274,045	\$23,503,131

SUMMARY OF THE CITY OF MIRAMICHI BUILDING PERMIT DATA FOR 2001 TO 2007

Total Construction Activity by Dollar Value

- Total Value of Construction: 2001 – 2007 = **\$ 104,624,611.00**
- Annual Average Value of Construction = **\$14,946,373.00**
- Total Value of all Construction Activity in 2007 = **\$23,503,131.00**
- 2006 to 2007 Total Value of Construction = **Increase of \$9,229,086 or 62.2% increase**

Residential Construction Data

- Single Unit Dwellings Constructed - 2001-2007 = 226 **Total \$26,035,839.00**
- Annual Average Number of Single Unit Dwellings Constructed = 32.3
- Total Single Unit Dwellings Constructed in 2007 = 36
- Mini – homes located: 2001 - 2007 = 116 **Total \$5,625,083.00**
- Annual Average of Mini- Homes Located = 16.6
- Total Located in 2007 = 16
- All Residential Construction Types in 2007 = **\$8,216,060.00**

Commercial Construction Data

- Commercial Construction Activity 2001- 2007 = **\$46,814,792.00**
- Annual Average of Commercial Construction Activity 2001-2007 = **\$6,687,827.40**
- Commercial Construction Activity in 2007= **\$13,625,081.00**

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

	2001	2002	2003	2004	2005	2006	2007
Residential	7,957,015	8,847,249	8,849,251	9,771,415	8,790,024	7,089,970	11,474,490
Commercial	2,608,700	513,200	791,000	521,000	1,285,600	514,000	627,000
Institutional	54,500	171,000	0	0	47,725	50,000	200,000
Industrial	80,000	0	62,000	244,575	206,400	0	163,000
Total	\$10,700,215	\$9,531,449	\$9,704,254	\$10,536,990	\$10,329,749	\$7,653,970	\$12,464,490

The value of construction occurring in the non-incorporated areas in 2007 represents the highest level in the last six years. A detailed summary is presented on the following pages.

Figure 2d: Value of Building Permits - Unincorporated Area

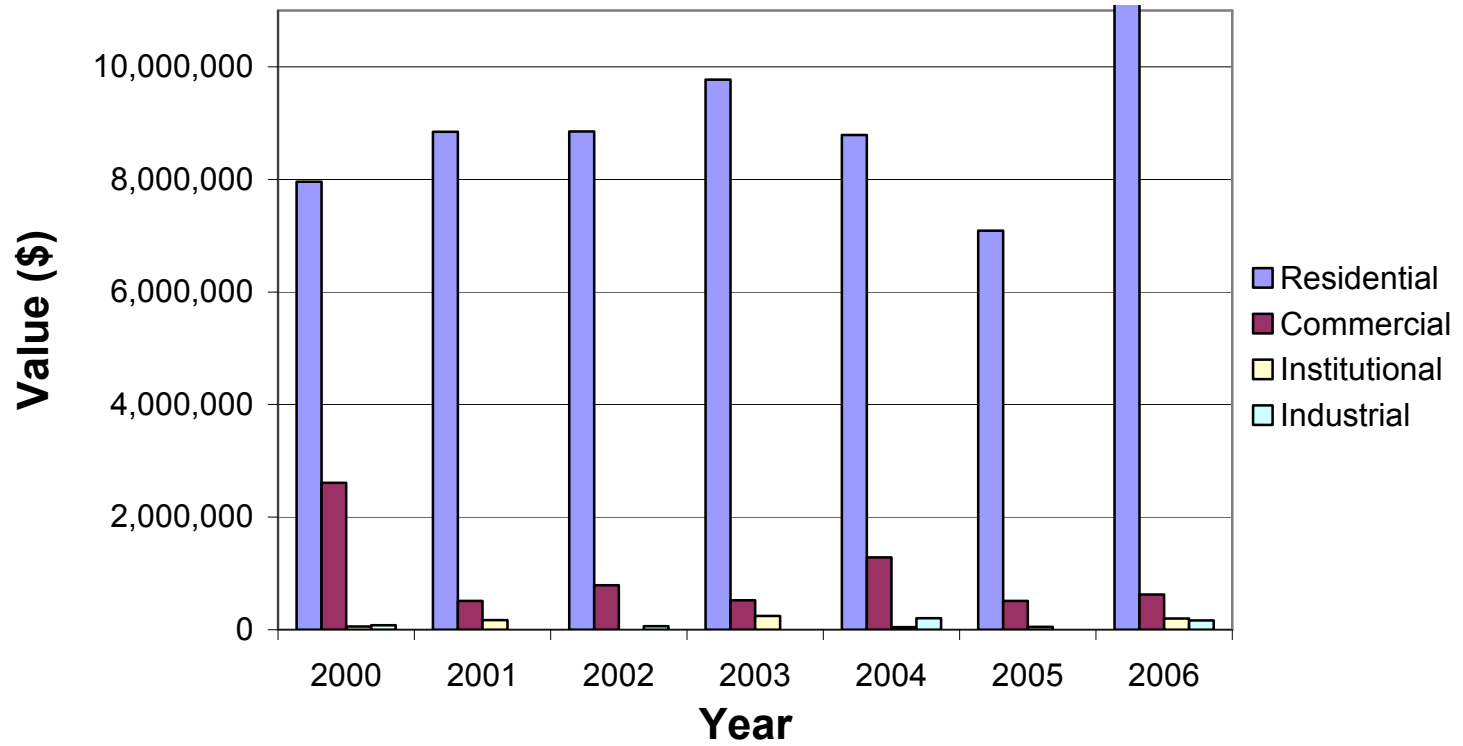


Table 2f): Unincorporated Area Building Permit Activity 2001 – 2007

<u>Type of Permits</u>	<u>Number of Permits</u>							<u>Value of Permits</u>						
	2001	2002	2003	2004	2005	2006	2007	2001	2002	2003	2004	2005	2006	2007
RESIDENTIAL														
Single Unit Dwellings	38	66	59	61	59	46	57	3,366,200	6,101,349	5,598,500	5,674,660	3,889,800	3,968,000	7,200,800
Multiple Unit Dwellings														
Mini/Mobile Homes	53	30	35	34	43	26	30	1,778,750	971,500	1,020,196	1,413,330	1,690,400	942,200	1,186,080
Cottages	19	19	15	26	39	25	15	1,484,000	678,500	600,650	1,370,900	1,211,300	1,223,560	1,611,360
Other Improvements	87	63	78	119	87	111	94	1,328,065	1,095,900	1,242,900	1,312,525	1,998,524	956,210	1,476,250
COMMERCIAL														
Construction	20	19	12	8	14	9	12	2,608,700	513,200	791,000	521,000	1,285,600	514,000	627,000
INDUSTRIAL														
Construction	1		1		4		1	80,000		62,000		47,725		163,000
INSTITUTIONAL														
Construction	2	4		2	4	1	1	54,500	171,000		244,575	206,400	50,000	200,000
TOTALS:	220	201	200	250	250	218	210	\$ 10,700,215	\$ 9,531,449	\$ 9,315,246	\$ 10,536,990	\$10,329,749	\$7,653,970	\$12,464,490

SUMMARY OF THE NON-INCORPORATED AREA BUILDING PERMIT DATA FOR 2001 TO 2007

Total Construction Activity by Dollar Value

- Total Value of Construction: 2001 – 2007 = **\$ 70,532,109.00**
- Annual Average Value of Construction = **\$10,076,015.00**
- Total Value of all Construction Activity in 2007 = **\$12,464,490.00**
- 2006 to 2007 Total Value of Construction = **Increase of \$4,840,520 or 62.8% increase**

Residential Construction Data

- Single Unit Dwellings Constructed: 2001-2007 = 386 units for a **Total of \$35,799,309.00**
- Annual Average Number of Single Unit Dwellings Constructed = 55.1
- Total Single Unit Dwellings Constructed in 2007 = 57
- Mini – homes located: 2001 - 2007 = 251 for a **Total \$9,002,456.00**
- Annual Average of Mini-Homes Located = 35.8
- Total Located in 2007 = 30
- All Residential Construction Types in 2007 = **\$11,474,490.00**

Commercial Construction Data

- Commercial Construction Activity 2001- 2007 = **\$6,860,500.00**
- Annual Average of Commercial Construction Activity 2001-2007 = **\$980,071.42**
- Commercial Construction Activity in 2007= **\$627,000.00**

Table 3a): Village of Blackville Building Permit Activity; May – December 2007

	Number of Permits	Value of Construction
Single Dwellings	5	705,200.00
Multiple Unit Dwellings		
Mini/Mobile Homes		
Residential Renovations	2	17,000.00
Signs		
Commercial New	1	65,000.00
Renovations	1	15,000.00
Institutional New		
Renovations		
Industrial New		
Renovations		
Total	9	\$ 802,200.00

Whereas the Village of Blackville joined the Planning Commission in May of 2007, there is no historical data to compare the levels of activity.

The Planning Commission dealt with 7 subdivision applications, resulting in the creation of 12 new lots.

Table 3 b): Village of Neguac Building Permit Activity; May – December 2007

	Number of Permits	Value of Construction
Single Dwellings	2	358,000.00
Multiple Unit Dwellings		
Mini/Mobile Homes	2	111,000.00
Residential Renovations	13	111,750.00
Signs	2	1,200.00
Commercial New	1	32,000
Renovations	1	65,000.00
Institutional New		
Renovations		
Industrial New		
Renovations		
Total	21	\$ 678,950.00

Whereas the Village of Neguac joined the Planning Commission in May of 2007, there is no historical data to compare the levels of activity.

The Commission approved six subdivisions, which resulted in the creation of six new lots. Also the Commission approved one variance application for the zoning provisions of the Neguac Rural Plan.

Table 4: Comparison of Development Activity – City of Miramichi to Unincorporated Area of Planning District for 2001-2007

Development Activity 2001- 2007	City	Unincorporated Area
Single Unit Dwellings Constructed	226	386
Annual Average number of Single Unit Dwellings Constructed	32.3	55.1
Mini – homes located	116	251
Annual Average Number of Mini-homes located	16.6	35.9
Total Value of All Construction	\$104,624,611	\$ 70,532,109
Annual Average Value of All Construction	\$ 14,946,373	\$ 10,076,015

Table 4 reveals that the level of activity (as measured by the value of construction) in 2007 for the City of Miramichi increased by 36 % (over the seven year average) while activity in the non-incorporated area increased by 23.7% (over the seven year average).

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 and Unincorporated areas.

Table 5: Subdivision Activity

	2001	2002	2003	2004	2005	2006	2007
City of Miramichi	36	38	41	32	22	31	31
Unincorporated Areas	127	102	104	111	100	91	96
Blackville							7
Neguac							6
Total	163	140	145	143	122	122	140

Figure 3: Subdivision Activity

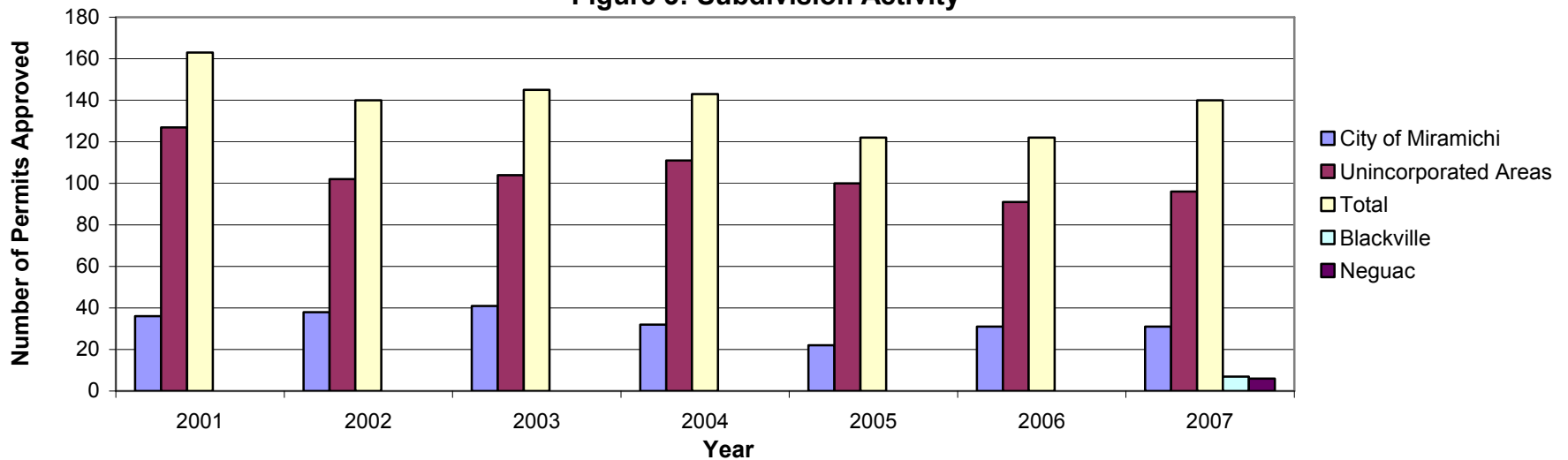
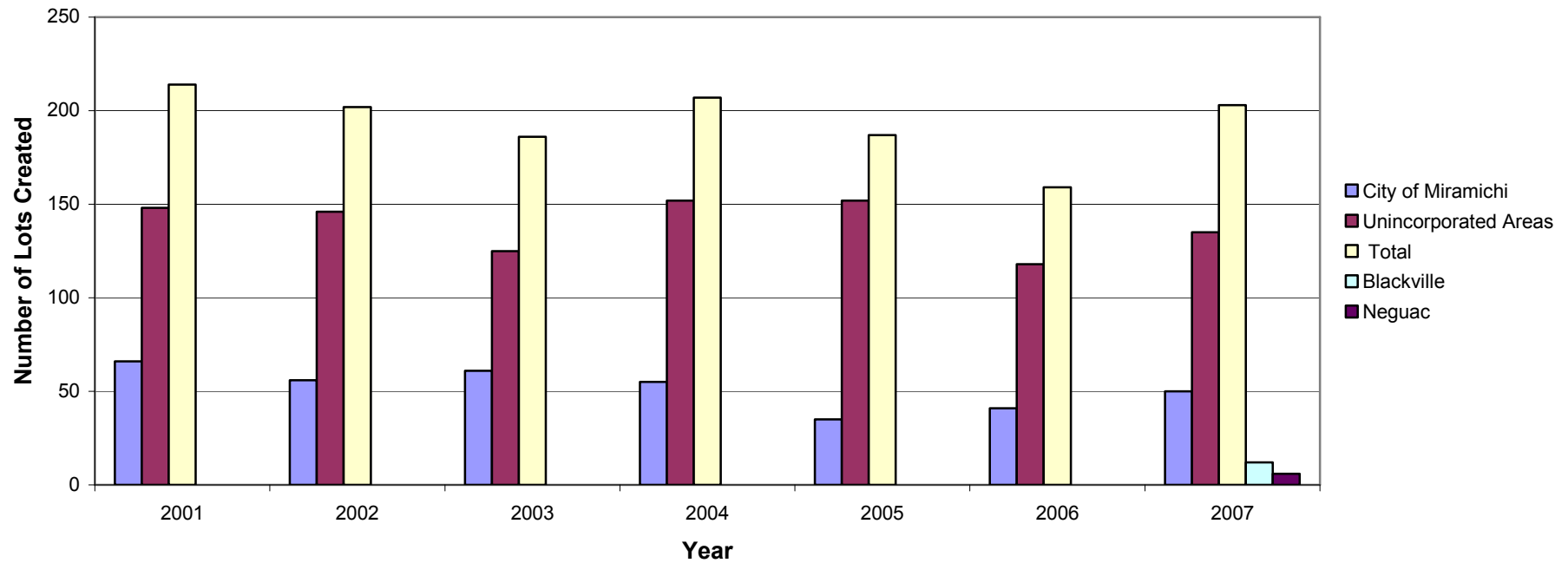


Table 6: Total Lots Created

	2001	2002	2003	2004	2005	2006	2007
City of Miramichi	66	56	61	55	35	41	50
Unincorporated Areas	148	146	125	152	152	118	135
Blackville							12
Neguac							6
Total	214	202	186	207	187	159	203

Figure 4: Total Lots Created



Miramichi Planning District Commission – 2007 Overview of Activity

The following is a brief overview of some of the initiatives the MPDC was involved in during 2007. 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 establishes 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.

During 2007 several on-going projects occupied staff time and resources, these included:

- Administering the 911 Civic Addressing program for the City of Miramichi.
- The Director continued to sit on the Local Advisory Committee for the Kennedy Lakes Protected Natural Area. The Director attended several meetings representing the planning sector.
- The Director continued to serve as a member of the Provincial Committee on a New Brunswick Building Code Act.
- The Director participated in the following committees:
 - City of Miramichi Property Management Committee
 - City of Miramichi Management Committee
 - Waterford Green Re-development Committee
- In response to enquiries regarding wind energy and the establishment of Wind Farms, the staff of the MPDC established a Wind Energy Working Committee. The members include senior City staff and representatives for Enterprise Miramichi.
- 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.

- In early July, the Director hosted the planning directors of the other planning commissions.
- In the spring of the year the Commission prepared and published a public notice that dealt with the benefit and value of obtaining permits and receiving inspections on buildings. This education initiative was well received by the public.
- Hosted Developers Assistance Committee meetings to review developments proposed in the City.
- Commission staff reviewed and provided comments on Environmental Impact Assessment reviews for proposed projects within the district.

The Chairman and Director as well as members of the Commission attended the meeting of the New Brunswick Association of Planning Commissions in Fredericton in November as well as the spring meeting, which was held in Dalhousie in May. The Association discussed issues such as role of Commission members, conflict of interest, right to information, proposed provincial protocols, administrative and procedural issues and training of commission members.

Wilson Bell represented the Commission at the regular meetings of the Provincial Planning Directors and special meetings organized by various government departments and agencies.

Staff continued to improve their technical knowledge through the attendance of conferences and training programs offered by various professional associations.

Appendix A – Members

**Appointed by
City of Miramichi**

William Treadwell, *Chairman*

Brent Preston, *Vice Chairman*
(resigned May 2007)
VACANT

Councillor Harry Hoekman

Ken Quinn

Joe Veriker

René Smith

**Appointed by the
Province**

Murray Sherrard

Tom Williston

Richard Smith

Edmond Beattie

Appointed by Village of Blackville

Kurt Marks

Appointed by Village of Neguac

Marcel Cyr

Appendix B - Member's Attendance

	Jan #436 (Tel. Poll)	Feb #437	Mar #438	Apr #439	May #440	June #441	July #442	Aug #443	Sept #444	Sept #445 (Tel. Poll)	Oct #446	Nov #447	Dec #448	Attendance
Brent Preston	✓	✓	✓	✓	✓	Resigned								5/13
Edmond Beattie	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12/13
Harry Hoekman	✗	✗	✓	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	6/13
Joseph Veriker	✓	✓	✗	✗	✓	✓	✓	✗	✓	✓	✓	✓	✓	10/13
Ken Quinn	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12/13
Kurt Marks			✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	10/13
Marcel Cyr			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	11/13
Murray Sherrard	✓	✗	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	8/13
René Smith	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	12/13
Richard Smith	✓	✗	✗	✗	✓	✓	✓	✓	✗	✓	✓	✓	✗	8/13
Thomas Williston	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	✓	✓	✓	11/13
William Treadwell	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	12/13

Appendix C – Newspaper Articles – Miramichi Planning District Commission