

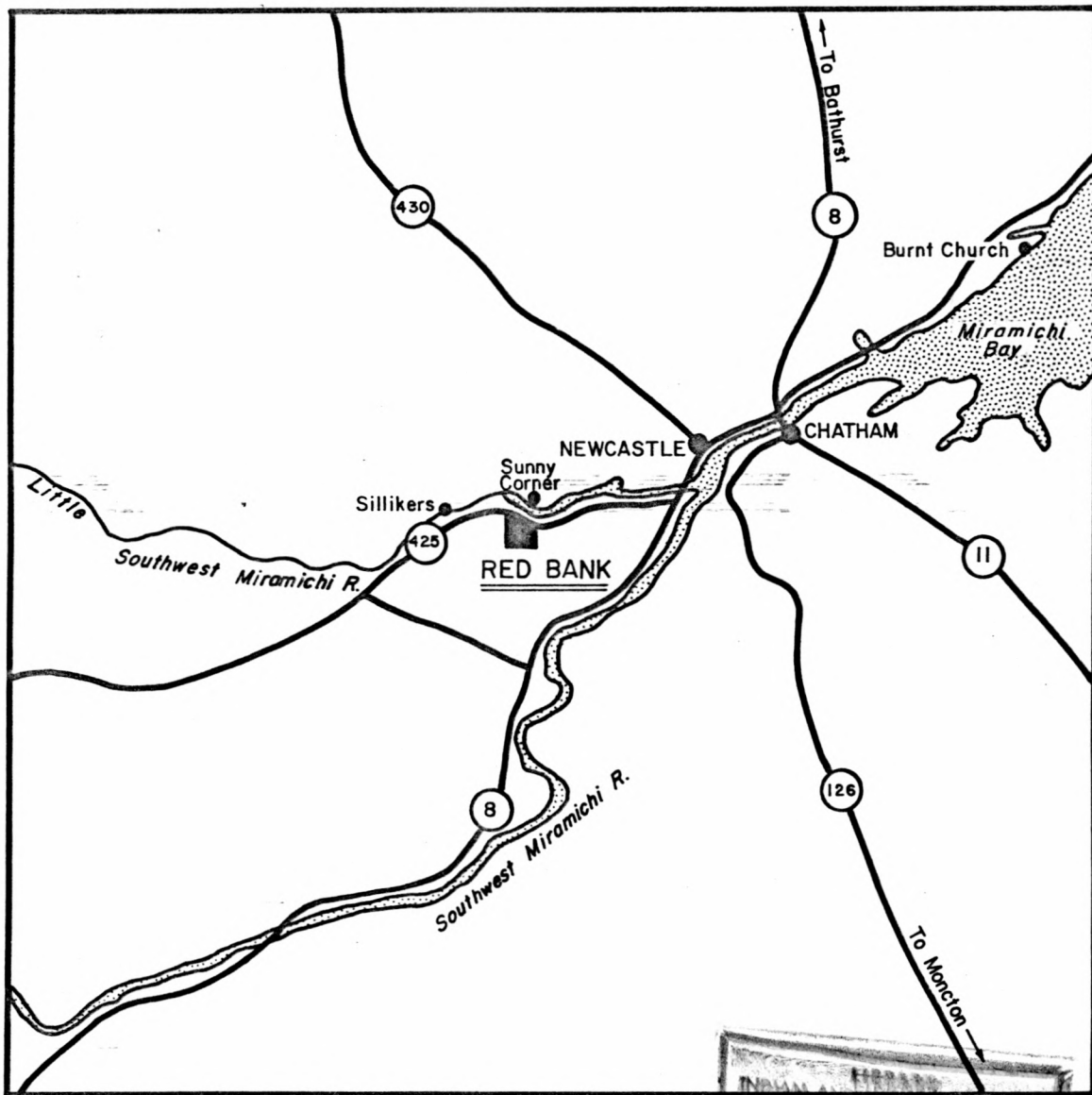
PLANNING REPORT; RED BANK I.R.4

August, 1974

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PLANNING REPORT RED BANK I.R. 4

August 1974



DEPT. OF INDIAN & NORTHERN AFFAIRS
MARITIME REGIONAL OFFICE
REGIONAL PLANNING

E. Hulsman

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INTRODUCTION

In September 1972, the newly appointed Regional Planner met Chief Donald Ward of the Red Bank Reserve, to discuss the regional planning program. The Chief requested Mr. Hulsman to prepare a plan for the reserve.

The Chief was interested in developing the river terrace area along the Little Southwest Miramichi River as the centre for the reserve. However, poor soil conditions rendered this site unsuitable for any large scale development. Moreover the removal of the squatters from the southwest portion of the reserve would shift the centre of the housing area to the south.

Several meetings were held with the Chief and Council to gather and discuss data and to report on the progress of the study. In December of 1972 a soil study was performed through the use of airphoto interpretation techniques and field checking of specially selected areas. In May 1973, a detailed field investigation of the river terrace site was conducted upon request of the Chief.

On the basis of the information obtained through the above mentioned studies and from discussions with the elected representatives of the Red Bank Band, a Development Plan has been prepared.

This report, accompanying the Plan, contains text describing the present and proposed land use, population characteristics, and other data on which the Plan is based. Maps are also included to facilitate the understanding of the report.

In order to involve the Band at large in the planning program for their community, Chief Ward requested that a slide show explaining the Plan be prepared. This slide show will be shown at a general Band meeting when the Plan will be presented to the Band and discussed.

It should be emphasized that this Plan is only the first step in the planning process. The objectives can only be achieved if the Plan is followed by the Band. The Plan has to be translated from paper into reality. This can only be done if the Council and the Band are committed to it.

In order to formalize this commitment, the Council could adopt land-use policies based on the Plan and phase the development until municipal services, such as water, roads, hydro, etc. can be extended.

Since the Plan is a guideline for long-range planning, it should also be flexible so that it can respond to changing needs.

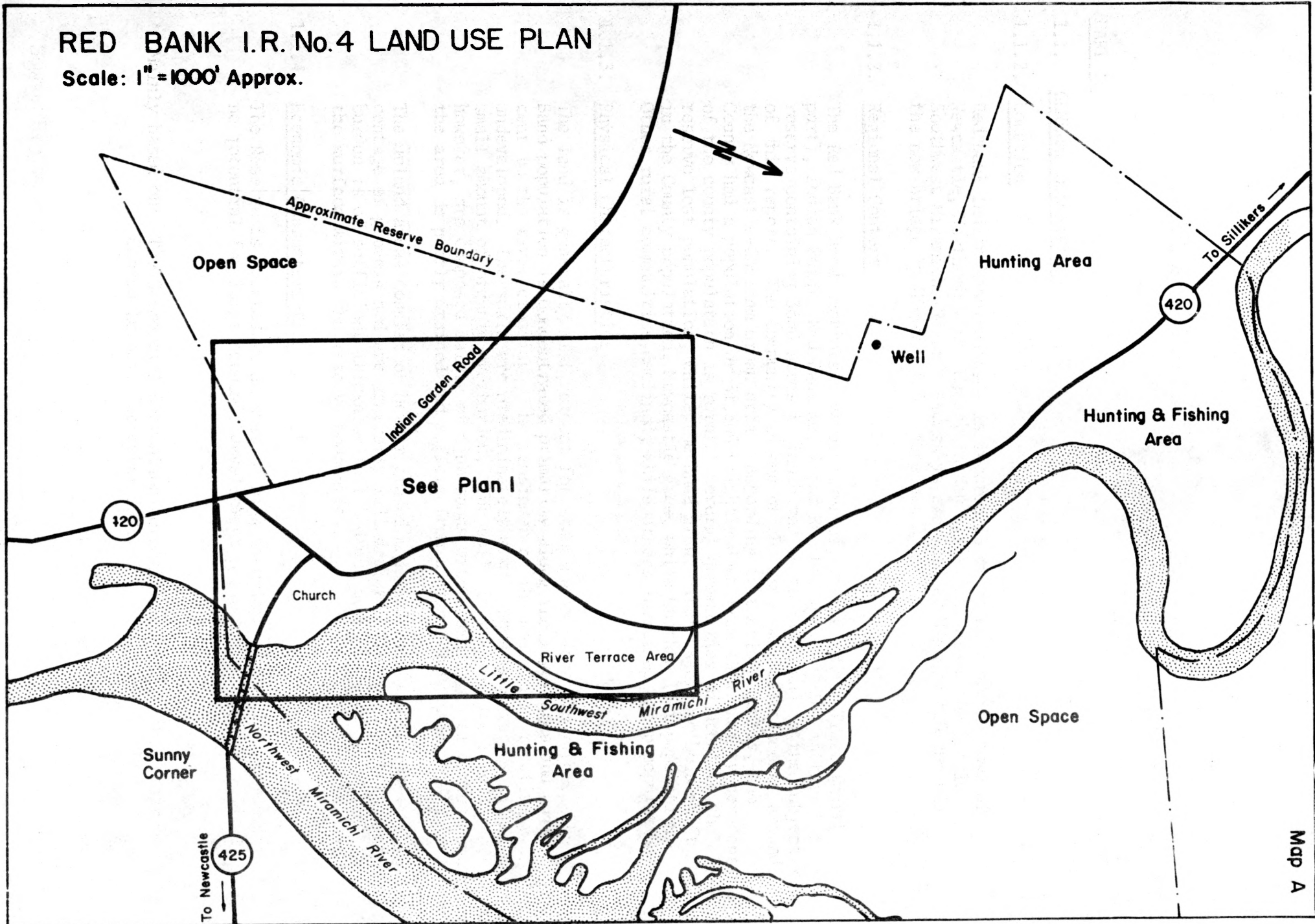
This report has two parts:

- 1) A general description of the Reserve;
- 2) The Development Plan, outlining proposed land uses and containing the text explaining the proposals.

RED BANK I.R. No. 4 LAND USE PLAN

RED BANK I.R. No.4 LAND USE PLAN

Scale: 1" = 1000' Approx.



RED BANK INDIAN RESERVE NO. 4

PART 1.

1.1. GENERAL DESCRIPTION

1.1.2. Location

Red Bank Indian Reserve No. 4 is located 15 miles west of the town of Newcastle, Northumberland County in New Brunswick, along the Little Southwest Miramichi River. Access is provided by Highway 420 and via the new bridge by Highway 425. (See Map A).

1.1.2. Regional Context

The Red Bank Band controls several reserves, viz: Big Hole Tract (north part), Indian Point, Red Bank No. 7 and Red Bank No. 4. The latter reserve containing 3600 acres is inhabited by the Band and is the subject of this report. The community is one of the many small settlements around the Newcastle-Chatham urban area. According to the 1971 census, the County had a population of 51,560 slightly down from 1966. Sixty per-cent of the county population is rural. Several communities adjacent to the reserve lost population, while the Band grew. There seems to be a shift in the County population, Newcastle grew, while Chatham lost population. Other rural communities declined, while others increased their population.

1.1.3. Physical Characteristics

The land is generally flat, except for steep banks along the river. The Band population is concentrated primarily along the river area and adjacent to the river crossing. The remainder of the Reserve is relatively undeveloped. The soils are predominately mixed sands and gravels with small amount of organic overburden. The soils in the terrace river area, however, are composed mainly of fine sands with a small gravel content and the area is poorly drained and suffers from a high water table. organic overlay

The upland areas consist of better graded material with a higher percentage of gravels and are generally well drained. The depth of overburden is of sufficient thickness that bedrock does not appear on the surface within the reserve boundaries.

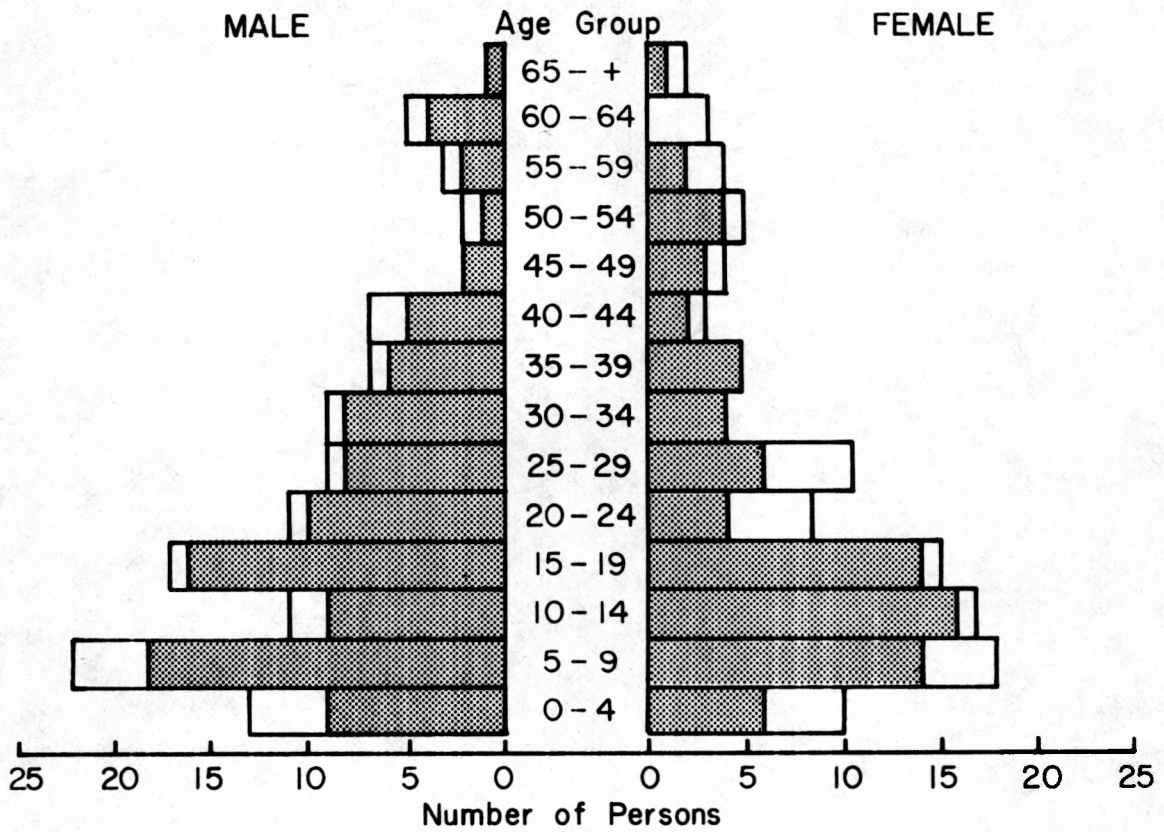
1.1.4. Economic Characteristics*

The Reserve is located in an area of high unemployment and has virtually no potential for large economic development projects. Though very little

* Mainly based on: The Commercial Recreation Potential of N.B. Indian Reserves - Conrad Leroux, September 1971.

RED BANK Population by Age-Group & Sex 1973

Total Population 228
On Reserve 183 (80 %)
Off Reserve 45 (20 %)



Male Off On Reserve

20	99

On Reserve Off

84	25

 Female

merchantable timber remains, the timber productive capacity of the land seems reasonably good.

The Band controls fishing rights on both sides of the little Southwest Miramichi River for one mile and on one side for an additional half mile. This water has several excellent pools and offers salmon angling opportunities. This asset could be developed for commercial recreational facilities using Band labour for building and running fishing camps and guiding.

1.1.5. Transportation and Access

From a transportation point of view, the Reserve is poorly located. It has fairly good access to Newcastle and to Highway 11, the main north-south route along the easterly coast. But being on the end of a string of settlements, the Reserve has no developed hinterland though Highway 420 connects with Highway 109 which has gravel sections to Plaster Rock on the other end of the Province. No railway lines are located in the immediate vicinity of the Reserve and the nearest commercial airport is at Chatham. Thus, the only significant form of transportation in the area is the highway network described above.

1.1.6. Population

The Registered Indian population list, December 1973, listed the Band population as 228, 80% or 183 people living on the Reserve. Some 45 persons were registered as making their home somewhere else.

Graph A depicts a population pyramid, built up by the Band population broken down by five year age groups, sex and whether they live on or off the Reserve. Analyzing the graph, it can be seen that the relatively small off-reserve population is evenly distributed over the various age groups, with the exception of the females between 20 and 29. Nearly half of them are registered as off-reserve residents.

It can also be noted that during the last five years the number of births decreased sharply. The declining birthrate is a Canada wide trend, which has also affected most Indian Reserves in the Maritimes. The relatively large number of members between 5-19 point to an increase in the Band membership over next 10 to 15 years.

As can be seen from Graph B, the total Band population has shown a steady increase since 1960. The Reserve population dropped between 1958-1963 from 135 to 114, but then it increased sharply to 165 in 1969, after which it tapered off somewhat. A Band membership list compiled by the Chief in April 1974 listed 207 people as living on the Reserve. The discrepancy between the figures can be attributed to the smallness of the population. One or two large families moving either to or from the Reserve can change the count considerably.

RED BANK Population Existing & Projected 1958-1973

1.1.1. Housing

From housing surveys done in the past, housing conditions have been classified in three groups: good, fair and poor. The following table indicates the situation at specified years.

TABLE I
Condition of Housing

	1958	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974
Good	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Fair	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Poor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5

Source: Biennial Indian Housing Survey
1974 data provided by Chief Housing Officer

It is difficult to explain the decrease in good houses between 1960-1963. It is possible that normal wear and tear over a three year period may be criteria in assessing the total housing situation.

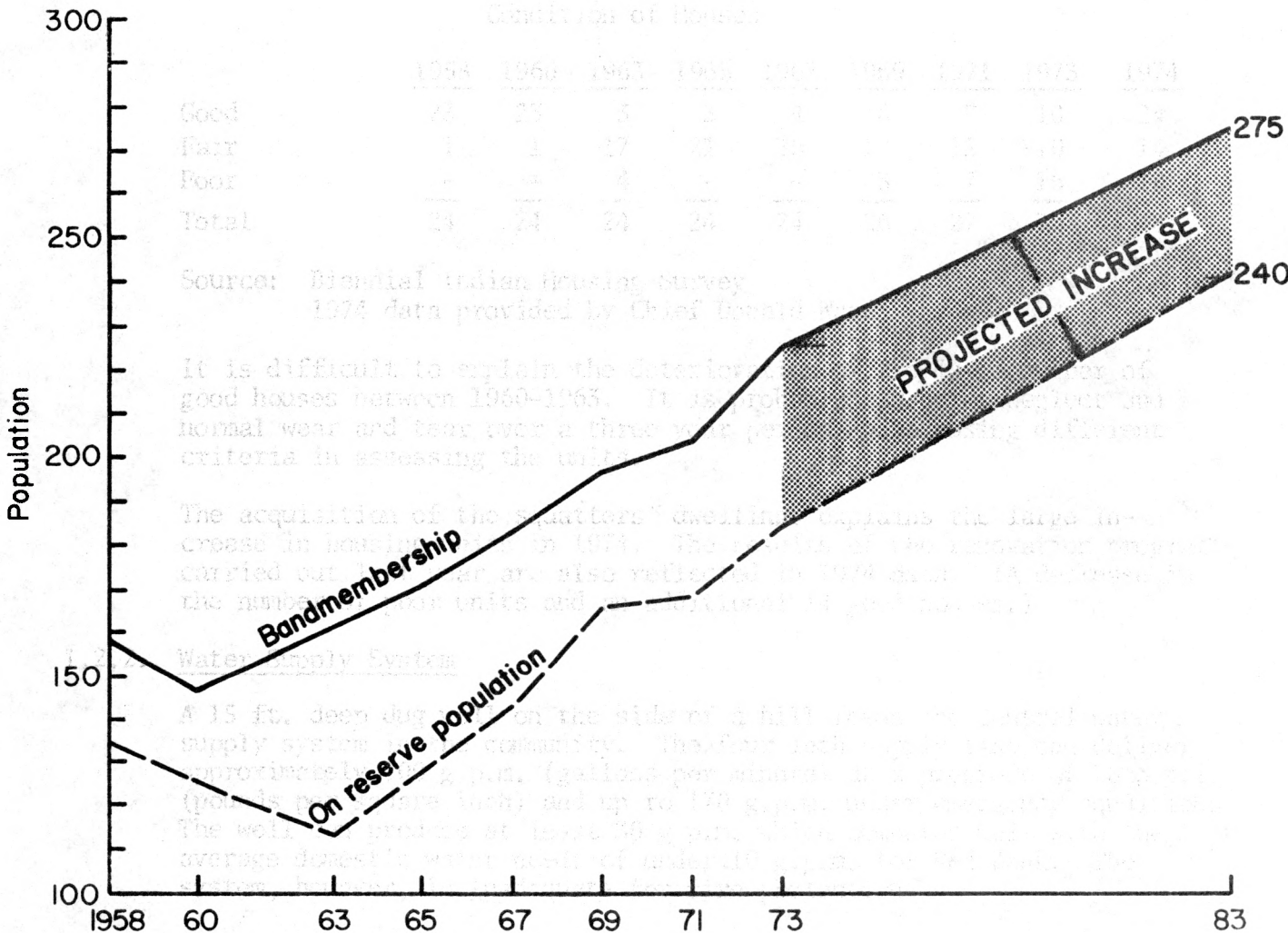
The acquisition of the "squatters" dwelling explains the large increase in housing in 1974. The number of units carried out in 1974 are also reflected in the increase in the number of units and population.

Water Supply System

A 15 ft. deep dug well on the side of a hill provides the water supply system for the community. The flow rate is approximately 100 g.p.m. (gallons per minute) at a depth of 10 ft. (pounds per inch) and up to 170 g.p.m. at a depth of 15 ft. The well provides at least 40 g.p.m. of water for the community. The average domestic water need of individual persons for Red Bank is 10 g.p.m. per person.

The water quality is good and the water is not contaminated. The water is not contaminated.

* Since this survey has been conducted...



1.2. EXISTING CONDITIONS

Red Bank has been an existing community for several years and has grown in a linear pattern along the roads, parallel with the river. Near the bridge is the Roman Catholic Church and cemetery. Several houses were built in the vicinity of the old school.

1.2.1. Housing

From housing surveys done in the past, housing conditions have been classified in three groups: good, fair and poor. The following table indicates the situation at specified years:

TABLE 1
Condition of Houses

	<u>1958</u>	<u>1960</u>	<u>1963</u>	<u>1965</u>	<u>1967</u>	<u>1969</u>	<u>1971</u>	<u>1973</u>	<u>1974</u>
Good	23	23	3	3	4	6	7	10	24
Fair	1	1	17	21	20	17	13	10	14
Poor	-	-	4	-	-	3	7	16	10
Total	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>26</u>	<u>27</u>	<u>36</u>	<u>48*</u>

Source: Biennial Indian Housing Survey
1974 data provided by Chief Donald Ward

It is difficult to explain the deterioration of the large number of good houses between 1960-1963. It is probably caused by neglect and normal wear and tear over a three year period and by using different criteria in assessing the units.

The acquisition of the squatters' dwellings explains the large increase in housing units in 1974. The results of the renovation program carried out last year are also reflected in 1974 data. (A decrease in the number of poor units and an additional 14 good houses.)

1.2.2. Water Supply System

A 15 ft. deep dug well on the side of a hill feeds the central water supply system in the community. The four inch supply line can deliver approximately 100 g.p.m. (gallons per minute) at a pressure of 20 p.s.i. (pounds per square inch) and up to 170 g.p.m. under emergency conditions. The well can produce at least 30 g.p.m. which compares well with the average domestic water needs of under 10 g.p.m. for Red Bank. The system, however, is inadequate for fire protection.

The water quality is good from both the chemical and bacteriological points of view. The water is not chlorinated.

* Since this survey two houses have burnt down.

Virtually all the buildings are connected to the system, except for the newly acquired squatters' homes. The existing water supply is of sufficient volume to accommodate the future needs of the Band. However, in order to keep the well water in its present good quality and quantity, no development should be permitted within a radius of 1/4 mile.

1.2.3. Sewage Disposal System

Nearly all dwellings have septic tanks. Except for the river terrace area, which experiences excessive ground water from surface run off from the upland area and has an underlying clay seam preventing the water from seeping into the soils, the proposed areas of development are suitable for septic systems.

The Airphoto Interpretation Study for Red Bank by Bird and Hale Limited describes in Section 4.2.4. remedial measures for the septic tank system in the river terrace area.

1.2.4. Roads

Roads in general are in good condition. The main road through the Reserve is a paved secondary class road, provincial highway 420, to Sillikers and Red Bank Village. Because of slumping along the river bank, the gravel road between the houses and river in the river terrace area is in danger of being eroded in certain places. Corrective measures have been undertaken. The steep slope of the river bank creates a hazard condition in the winter.

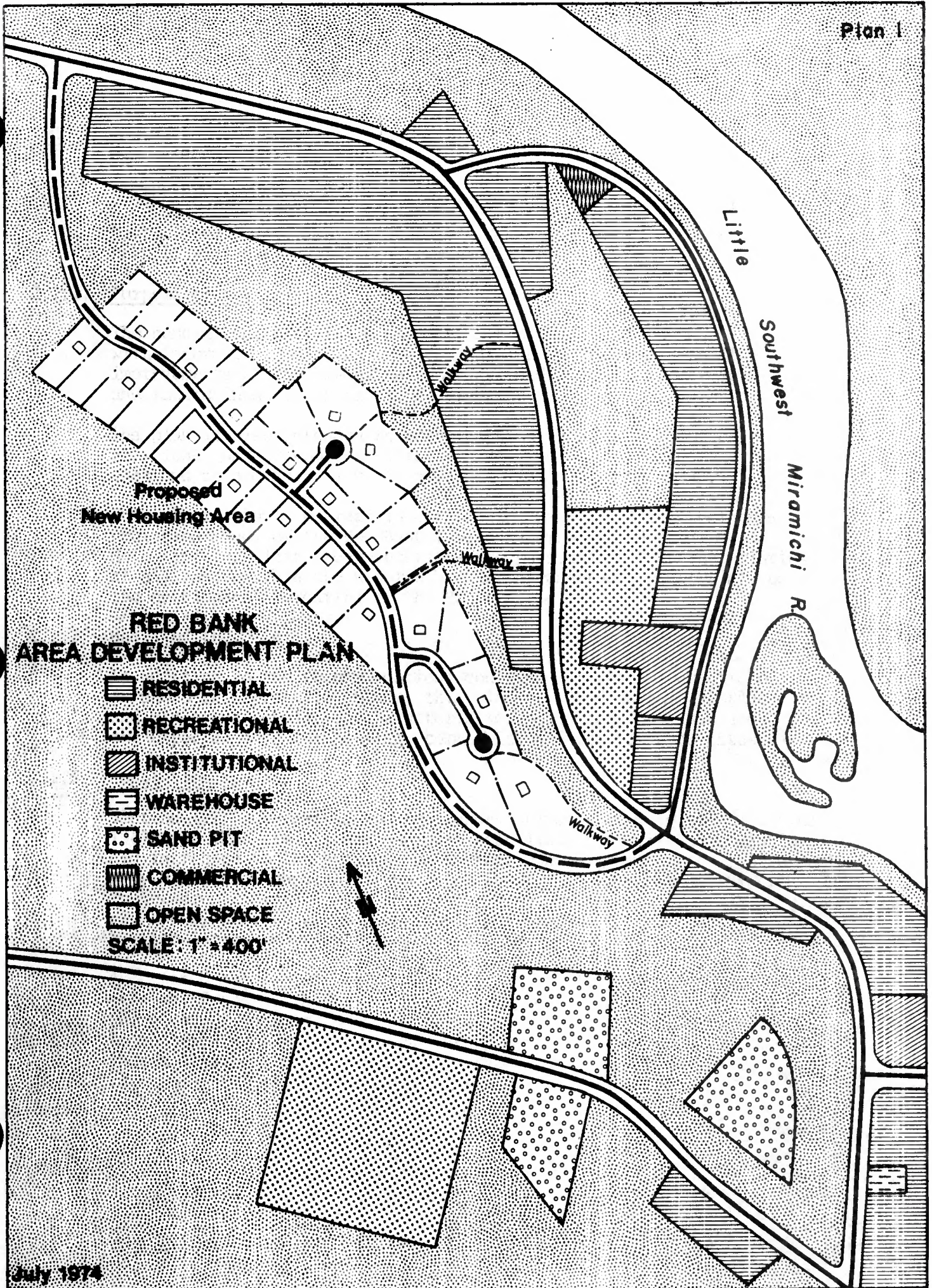
1.3. LAND USE

1.3.1. Past Development

The populated portion on the Red Bank Reserve was split by the road leading to the bridge. On one side, non-Indian squatters had their homes, while the Bandmembers built on the other side. Houses were built along the river and the highway. Although the Roman Catholic Church and the rectory occupy a prominent place, no core developed until recently. The southerly portion of the river terrace area, which can be considered to be in the middle, is now being developed as a focal point. The new Band office, school and sports field have been located there.








1.3.2. Existing Land Use

Over 90% of the Reserve is undeveloped. Nearly all the buildings are houses, exceptions are the Church, Band Hall, and one School and garage. One house is used as a pool hall. A portion of the Reserve was surveyed in 1964 and is registered as Plan 52059 in the Canada Lands Surveys Records. A relative large area was deeded to Saint Thomas Roman Catholic Church. The unused portion on which the vault is located has been returned to the Band. Two gravel pits are situated on west side of Indian Gardens Road. Also on this road is the baseball field



Proposed
New Housing Area

**RED BANK
AREA DEVELOPMENT PLAN**

-  RESIDENTIAL
-  RECREATIONAL
-  INSTITUTIONAL
-  WAREHOUSE
-  SAND PIT
-  COMMERCIAL
-  OPEN SPACE

SCALE: 1" = 400'



Little
Southwest
Miramichi R.

Miramichi R.

PART II

2.1. MASTER DEVELOPMENT PLAN

Part I described the existing conditions on the RED BANK Reserve. Part II will outline the Development Plan (See Plan 1).

2.1.1. Purpose of the Plan

The general purpose of the plan is to provide the Band Council with information on which they can base their programmes for the improvements of the living and working conditions of the present and future inhabitants of the Reserve.

The plan is also intended to guide physical growth in an orderly, efficient, and economical pattern by designating specific land uses and recommending ways to provide services to the areas.

This report should be read in conjunction with the Airphoto Interpretation Study of the Red Bank Indian Reserve, No. 4 by Bird and Hale Limited. This study describes the physical soil characteristics of all lands within the Reserve boundaries and their constraints on the development potential of the Reserve.

2.1.2. Basis of the Plan

In addition to the recommendations contained in the aforementioned Airphoto Interpretation Study, this plan is based on the existing and projected population characteristics, existing land uses and the expected need for housing, commercial and recreational sites.

2.1.3. Population

Section 1.1.6. described how the reserve population grew steadily since 1963. At that time it was approximately 114. By 1973 the population had increased to 185 persons, an average annual growth rate of 6 percent. Very high, the comparable figure for the total on-reserve population in New Brunswick is 3.7%. The increase can be attributed to two factors:

- a) the high birth rate during the first half of the decade.
- b) the large number of returning Band members

As stated before and can be seen from the bottom bar of the population pyramid, Graph A, the birth rate has declined over the second half of the decade. However, since over half of the population is younger than 20 years of age, it can be anticipated that the population increase in total numbers will be relatively large, despite the declining birth rate. The result will be more but smaller families.

On the basis of the data available, trends observed and discussions with the Chief, the Band and reserve populations have been projected to 1983. See Graph B. It is expected that during the next decade the total Band membership will rise to 275; and that 240 members (85%) will live on the Reserve. These sixty odd additional people will need housing, employment, recreational and educational facilities.

2.1.4. Housing Needs

Presently there are 44 family units in Red Bank. With a reserve population of 207 people, the average number of persons per family is 4.7. As indicated in the previous Section, "Population", there is a trend towards smaller families, which is also noticeable in Red Bank. Assuming an average number of 4 persons per family, 60 family units could be living on the reserve by 1983.

The existing housing stock consists of 46 units, 10 of which are described as poor. These units will probably have to be replaced within the next ten years. Additionally, houses destroyed by fire will have to be replaced. By 1983 there will be a need for 14 additional dwellings plus at least 14 replacement units. It is safe to predict that approximately 30 new housing units will be required by 1983, or about 3 units per year.

Based on three families per acre, circa 10 acres will be needed to accommodate the required additional number of houses. This amount could be less as it is conceivable that some of the replacement units will be built on existing lots.

2.2. FUTURE LAND USE

This Section will describe the physical development plan, a copy of which is included in this report. See Plan 1.

Since Red Bank, though growing relatively fast, will always be a small community in close proximity to an urban centre with adequate commercial, recreational and institutional facilities, such as shopping centres, cinemas, schools, hospitals, clinics, etc., there is no need for large commercial or institutional areas. Consequently the two major land uses are: housing and commercial-recreational.

2.2.1. Housing

As stated previously, the existing development within the Red Bank Reserve has occurred in three separate areas. Two of these areas, the development near the bridge and the houses along the highway were built several years ago, while the newer buildings were constructed on the river terrace area. This area, however, is experiencing water table and drainage problems, resulting in flooded basements and poorly functioning septic systems. Since further development of this area will worsen the problems, it is strongly recommended that no more houses be built here.

The Airphoto Interpretation Study recommends that future housing be constructed in two areas at the top of an upland area overlooking the present residential development. The soils in these locations are primarily well drained fine sand and would provide good septic bed and foundation conditions. Water for these proposed areas of development could be acquired from the same well that is currently supplying the community although new connecting mains would have to be installed.

Although the area behind the vault fronts on Indian Gardens Road and is therefore immediately accessible, in discussions with the Chief, it was decided to propose that the area overlooking the river terrace area be developed first. It will be easier to supply this area with water from the existing well. Additionally, since only a few houses at a time will be built, the first residents will not feel so isolated there, if development starts at the easterly end, close to the existing community.

Access to this area could be attained through the construction of a road up the side of the rise of the hill. The gradient of the proposed road should be lowered by using side hill construction techniques where possible. The road, as shown on plan 1 crosses the proposed housing

area and continues north till it connects again with highway 420. The proposed subdivision of this site would create 25-30 lots, with average dimensions of 100 x 200 ft. (See plan 1). The exact number of lots will depend on the actual road location.

2.2.2. Commercial Recreational Development

The northerly sector of the reserve is shown on the plan as hunting and fishing areas. Development of these areas will widen the economic base of the community by providing badly needed jobs. This property is unlikely to interfere with the activities of the Band members and is remote from the highway traffic. The land on the opposite shore of the river is relatively undeveloped, adding to the quiet atmosphere often sought by fishermen.

The area suggested for a fishing camp development (see plan 1) offers both land for accommodation facilities and a sheltered bay for docking purposes. The only major problem with the site is that the camp proper would be located approximately 30 feet above the river. Roads and stairways would have to be constructed on the river bank to provide access to the boat launch and docking facilities.

2.2.3. Institutional

The plan designates two areas as institutional. One is the 3.5 acre parcel occupied by the church rectory and cemetery. The other is the 4 acre area around the new Band hall. This sector is in the centre of the existing and proposed housing developments, and accommodates the two classroom mobile school units, to which two more classes will be added; the Band hall, skating rink, playground and the proposed baseball field. A restaurant for that area is presently being considered.

The garage acquired when the squatters' area was vacated will be used as a police and fire station and warehouse.

2.2.4. Gravel Pits

Three areas along Indian Garden Road are shown as gravel pits. These pits are existing uses and are good sources of granular material, composed of well graded sands and gravels. The soil found in these areas would provide good foundation and road subgrade.

2.2.5. Open Space

The balance of the reserve lands is shown as open space. It consists mainly of areas unsuitable for development, such as the lowlands behind the houses in the river terrace area, or steep slopes. The area opposite the church should also be kept as open space. It can be used later for a Band project, e.g. a senior citizens home, motel or a park, where Band members can enjoy the beautiful view of the river. A few benches would enable the older people to enjoy the scenery in a pleasant manner.