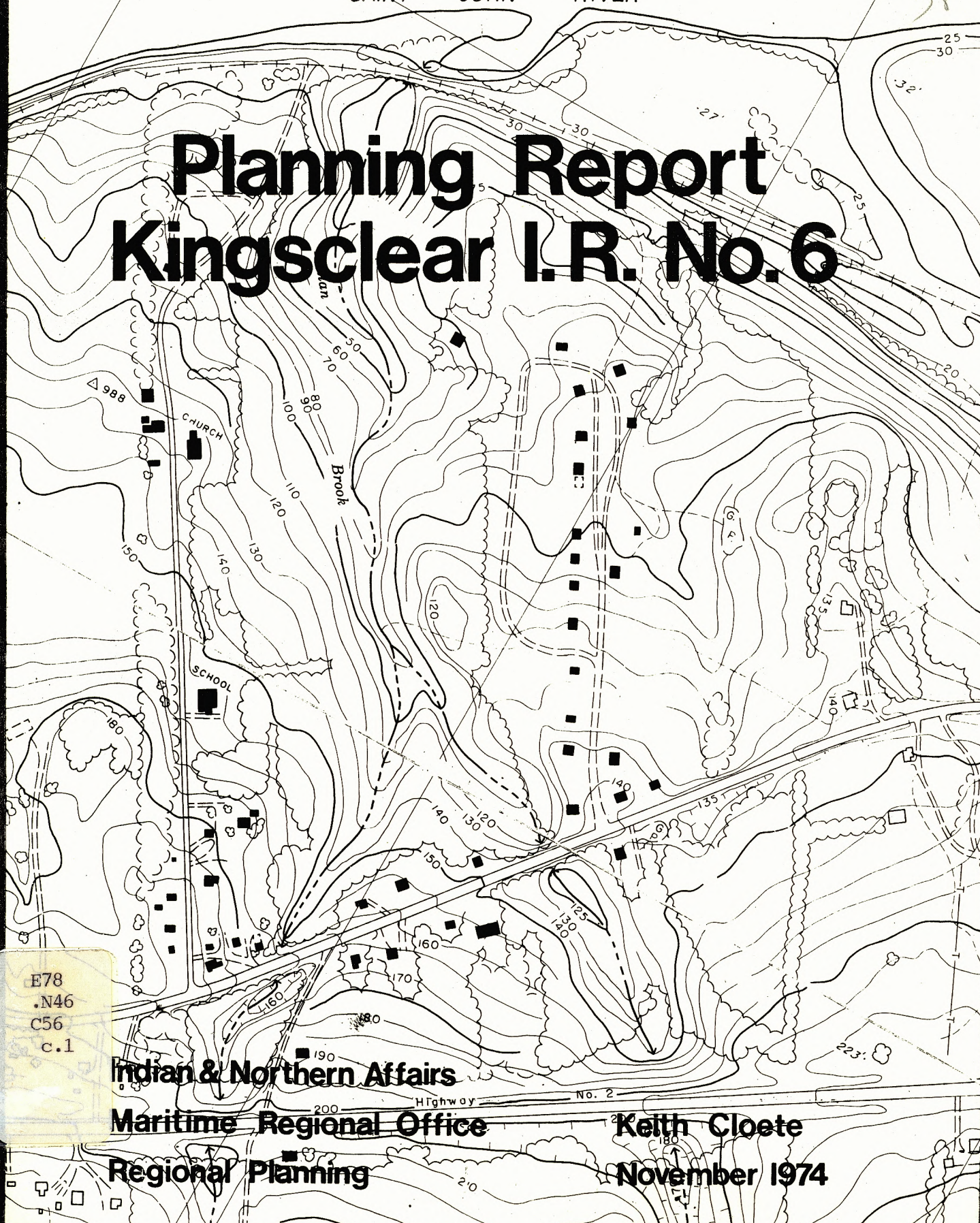


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SAINT JOHN RIVER

Planning Report Kingsclear I.R. No. 6



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Indian & Northern Affairs

Maritime Regional Office

Regional Planning

Keith Cloete

November 1974

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KINGSCLEAR PLANNING REPORT

SUMMARY

Population

297 Bandmembers in 1973
194 members living on reserve in 1973
52% of the on-reserve population is under 20

Housing

35 houses in 1973
15 good
15 fair
5 poor

Water & Sewer Facilities

Most of the houses are connected to the water system. Most have their sewage line connected either to the central system or to individual septic systems.

Development Plan

Shows areas for housing, industry, agriculture, forestry, community facilities and highway commercial development.

If Council follows the plan, the Band would have enough fully serviced (central water and sewer) or partially serviced (water and septic tile fields) for the next 10 years.

The plan strongly recommends against residential development on the south side of the Trans-Canada Highway for at least 10 years.

PLANNING REPORT FOR KINGSCLEAR INDIAN RESERVE NO. 6

Introduction

Meetings were held with Kingsclear Band Council on October 2 and 29, 1974 in preparation for a land use study for the Kingsclear Indian Reserve.

This report can be used by the Band Council in their discussions with Band members and departmental staff for their overall Development Plan. The report will describe the reserve's

- existing land use
- population
- road, water and sewer facilities
- development ideas of the community
- relationship with the surrounding area

General Description

The Kingsclear Reserve is located on the south side of the Saint John River, 12 miles up stream from Fredericton. Directly across the River from the Reserve is the Mactaquac hydro power project.

The Reserve comprises approximately 984 acres. Its area is long and narrow, 5 miles x .4 miles (2000 ft.). Most of the Reserve is covered by soft-medium woods except for the residential portion where the land has been developed for communal and agricultural use.

Access to the Reserve is provided by the old Highway 2 which joins the Trans-Canada Highway approximately a mile east and west of the reserve. The Chapel Road provides an unofficial and dangerous direct access from the reserve to the Trans-Canada Highway.

Population

According to 1973 population data supplied by Indian Affairs, Statistics Division there are 194 Band members living on the Reserve, 103 living off, a total membership of 297. Between 1965 and 1973 total Band membership increased from 253 to 297, an average annual increase of 2% or 5-6 people per year. Between the same period on-reserve population has decreased from 249 to 194, while off-reserve population has increased from 4 to 103. (See Chart 1).

The past eight years has thus seen a drastic change in Reserve population. In 1965 almost all Band members were living on the Reserve, while in 1973, over a third of the population was living off the Reserve. Whether or not this trend will continue will depend on the employment opportunities and the availability of housing in the Kingsclear community.

Note: A population survey was conducted by the Band Council during September 1974 and according to its figures there are 216 people living on the Reserve.

The population pyramid shows total Band population in 1973, broken down by sex, age, and on-off residence. (See Chart 2)

From the pyramid we can see that

- (a) Over half of the Reserve population is under 20 years of age, indicating a high demand for recreational facilities and strong demand in the future for housing. Jobs will also have to be available on or within easy commuting distance from the Reserve.
- (b) The age group that has strongest potential to increase population - females (17-34) half are living off the Reserve (29).
- (c) In the past eight years there has been a steady drop in the birth rate.
- (d) We can expect the number of births to increase again within the next five years due to the large number of women presently in the 10-14 age group.

Existing Conditions

The Trans-Canada Highway separates the developed portion of the Reserve from the relatively undeveloped part. The developed portion, area north of the Trans-Canada, consists of approximately 160 acres. The residential part of the community is located in this area, along and off the old Highway 2.

According to a housing survey conducted in 1973 there were 35 houses, 15 in good condition, 15 fair and 5 poor. All houses except two had running water and sewage disposal and one was without electricity. Since then four houses have been constructed, other buildings in this area are a new band hall and Council offices, craft shop, St. Anne's Church (a well maintained church originally built in 1717), a rectory, a primary school,

a pump house and sewage treatment plant. Also in the residential area is a ball field, three acre communal garden, two cemeteries and a dis-used skating rink.

A water and sewer line services most of the community. The only part of the community not serviced by a piped sewage system is the area north of the pump house towards the church. Due to the topography, it is difficult to service this portion with a central sewer system. Houses built in this area will continue to rely on individual septic tile fields.

The only building south of the Trans-Canada Highway is a craft shop, part of which is presently used to house a family. The rest of this area is covered by immature, medium to soft woods (pine, cedar, fir).

Development Ideas of the Community (See Area Development Plan) (Map 1)

Housing

At present there are four vacant lots that are completely serviced by water and sewer. The area that can be economically serviced in the near future is between Indian Brook and the new housing road. This area can accommodate approximately 19 houses on lots 80' x 125'. (Area A)

The area north of the pump house on St. Anne's Road cannot be serviced economically by the present sewer system. This area will have to continue to rely on individual septic tanks. If the soil on the vacant land on St. Anne's Road is suitable for septic systems, this area can accommodate about 9 houses on lots with frontage of at least 100 feet. The Band Council should request the Department of Health and Welfare to conduct percolation tests on these lots, if people want to build on them.

Housing on the south side of the Trans-Canada Highway along the Chapel Road should be completely discouraged by the Council for the following reasons:

- 1) It will physically split the community into three areas, the community is already split by the deep ravine down the centre.
- 2) The constant crossing of the busy Trans-Canada Highway by residents, especially children coming and going to school or wanting to use the ball field and other community facilities.

3) The present services and proposed services (Area A) will be able to accommodate at least 34 houses, enough to meet the Band's needs for the next ten years.

Industry

Council is in the process of leasing nine acres of land where the old orchard was located to a Band development committee. The Committee intends to use the land for the manufacturing of trusses and other housing supplies. A feasibility study is being undertaken at the moment to determine whether there is a market for this product and how strong present competition is.

Agriculture

Last summer about three acres of land were cultivated mainly for potatoes. Council hopes to increase their agricultural productivity by increasing their present garden along the eastern boundary to eight acres.

There are also two acres of land north of the treatment plan and eight acres on the flood plain. Both parcels of land were cultivated at one time in the past. Council hopes to start cultivating these areas, since their three acre garden was successful this summer.

Forestry

The area south of the Trans-Canada Highway is covered mainly by immature medium to soft woods (pine, cedar and fir). According to Indian Reserve Forest Survey Report #20, Ottawa 1970, the Reserve lands are described as follows: "The capability for forestry appears very good and the Reserve warrants attention for this purpose". At present 4-5 Band members are working parts of the year removing pulp. Approximately 300 cords were removed last year. Due to the forestry potential of this land, Council should pursue a forestry program for this area.

Community Facilities

At present there are 23 pupils attending kindergarten to grade 3 at the Reserve school. Teaching the kindergarten class is a Band-employed teacher's aide while a federal teacher looks after Grades 1-3. The school has facilities to accommodate up to 50 children.

The band hall has just been completed. The building, 30' x 64', has a meeting hall on the main level and offices below. Once the landscaping around the building is completed, the site would be very attractive.

The church, rectory and cemetery are very well maintained. St. Anne's Church was originally built in 1717, but was destroyed by fire in the early 1900's and was rebuilt.

The only recreation facilities presently on the Reserve are a ball field and a dis-used outdoor skating rink.

Commercial

The commercial operations on the Reserve are limited to two handi-craft stores. The store along St. Anne's Road has been relatively successful while the one on the Trans-Canada Highway has not done as well, due to the sudden approach to it and the inadequate access off the highway. A more suitable site for a craft outlet would be along the Mactaquac Park Road or within the Park itself.

The land on the south side of the Trans Canada Highway, east of the Craft Shop, has potential for Highway Commercial Oriented Development. Before this area can be developed, a service road would have to be built, arrangements for which have to be made with the Department of Highways.

Commercial Recreation

The Commercial Recreation potential for the Kingsclear Reserve is taken from a report prepared by Conrad Leroux, "The Commercial Recreation Potential of New Brunswick Indian Reserves", Sept. 1971.

"Commercial Recreation: The two provincial parks nearby are not yet up to capacity and should take care of unsatisfied demand for a few years yet. Mactaquac and Woolastook parks will offer 300 campground units, a wildlife

display, swimming, a marina, snowmobiling, tobogganing, golf, nature studies and a lodge when fully completed. Many of these services are presently operational. The land south of the T.C.H. is suitable for campground development, however, and the AADT of the highway at that point is about 4,000 vehicles/day. It is recommended that the unsatisfied demand for camping areas be re-examined in 2 years' time to ascertain the feasibility of this development.

The Mactaquac salmon hatchery operates just downstream from the reserve and releases salmon smolt into the river. The success of this operation and the future level of salmon populations in the river will be determined this year and next by the size of the first major return runs of a grilse and salmon. Should this operation result in large returns, then an excellent opportunity will develop for guiding non-resident anglers on the public open waters in the Saint John River. Lodging could be installed on reserve next to the river, making provision for the freshet. The angling spots are just a short canoe run downstream".

It appears doubtful that camping facilities developed on the reserve could compete successfully with the well established parks at Woolastook and Mactaquac. Both the Woolastook and Mactaquac are on large bodies of water and have many other facilities, e.g. golf course, lodge, marina already in operation.

The feasibility of overnight tenting should, however, be re-examined by the Band Council and Economic Development. The second suggestion by the Conrad Leroux Report - fishing lodge should definitely be further explored by the Band Council and Economic Development. Band members have been catching quite a few salmon this past season on

the Saint John River.

Water and Sewer System (See Map 2)

Taken from a report submitted to J.W. Touchie, New Brunswick District, by Don Sutherland, Assistant Regional Engineer, in February 1974.

"The system is essentially a conventional submersible well pump and hydro-pneumatic tank in the frame pump house. This system has been expanded by the addition of a low lift supply pump and a 3,000 gallon cistern in an addition to the pump house. This addition will allow the water supply system to better meet peak demands.

The well water is apparently good with no reported problems due to any chemical contact. In addition, it is bacteriological safe.

The well and well pump are reported to have a capacity of 7 gpm while the supply pump has a capacity of 20 gpm. As the average domestic needs are about 7 gpm, the well is at its capacity and an alternate pump arrangement or an additional well should be considered....

As discussed above, the present well is near its capacity. However, a new well has been drilled near the new Craft Shop just across the Trans-Canada Highway. The well has been reported as having a capacity of over 50 gpm. Although it would be expensive to cross the highway to connect to this well, the connection could be used to connect to a future reservoir on the high ground above the Reserve. However, as a final check of the present well, a pump test should be carried out with the pump near the bottom of the well."

Relationship with Surrounding Area

Most of the Band members work and shop in Fredericton. After Grade 3 the students attend school in Fredericton. At present no one from the Band is employed at the Mactaquac Power Plant. Most of the operations carried out in the plant are automatic and thus require very little manpower. During the summer about a half dozen students from the Band work in the Mactaquac Park.

CONCLUSION OF KINGSCLEAR PLANNING REPORT

A Land-Use Study and Area Development Plan has been prepared, based on existing conditions and services, population, and development proposals of Chief and Council. The plan, if followed, would help the Council make the best use of their available land. Good serviceable land is restricted in the community by the two ravines and the Trans-Canada Highway.

The Council, if it follows the plan, would have enough fully serviced (water and sewer) or partially serviced (water and septic tile fields) residential lots to satisfy its needs for the next 10 years. Band members, especially the ones who have intentions to build or farm, should be made fully aware of Council's development ideas. The plan strongly recommends against residential development on the south side of the Trans-Canada Highway for at least the next 10 years.

Finally, it should be pointed out that the purpose of the plan is not to tell people where to live, but to provide the Chief, Council and Band members with information on which they can base their programs for the improvements of the living and working conditions of the present and future inhabitants of the reserve.

The plan can also, if properly used, assist the Council in its Capital Planning Program. It enables Council to determine which areas can be developed to the benefit of the majority of the people, and to phase the development according to the funds available.

Chart I
KINGSCLEAR I.R. #6
REGISTERED POPULATION
1965-1973

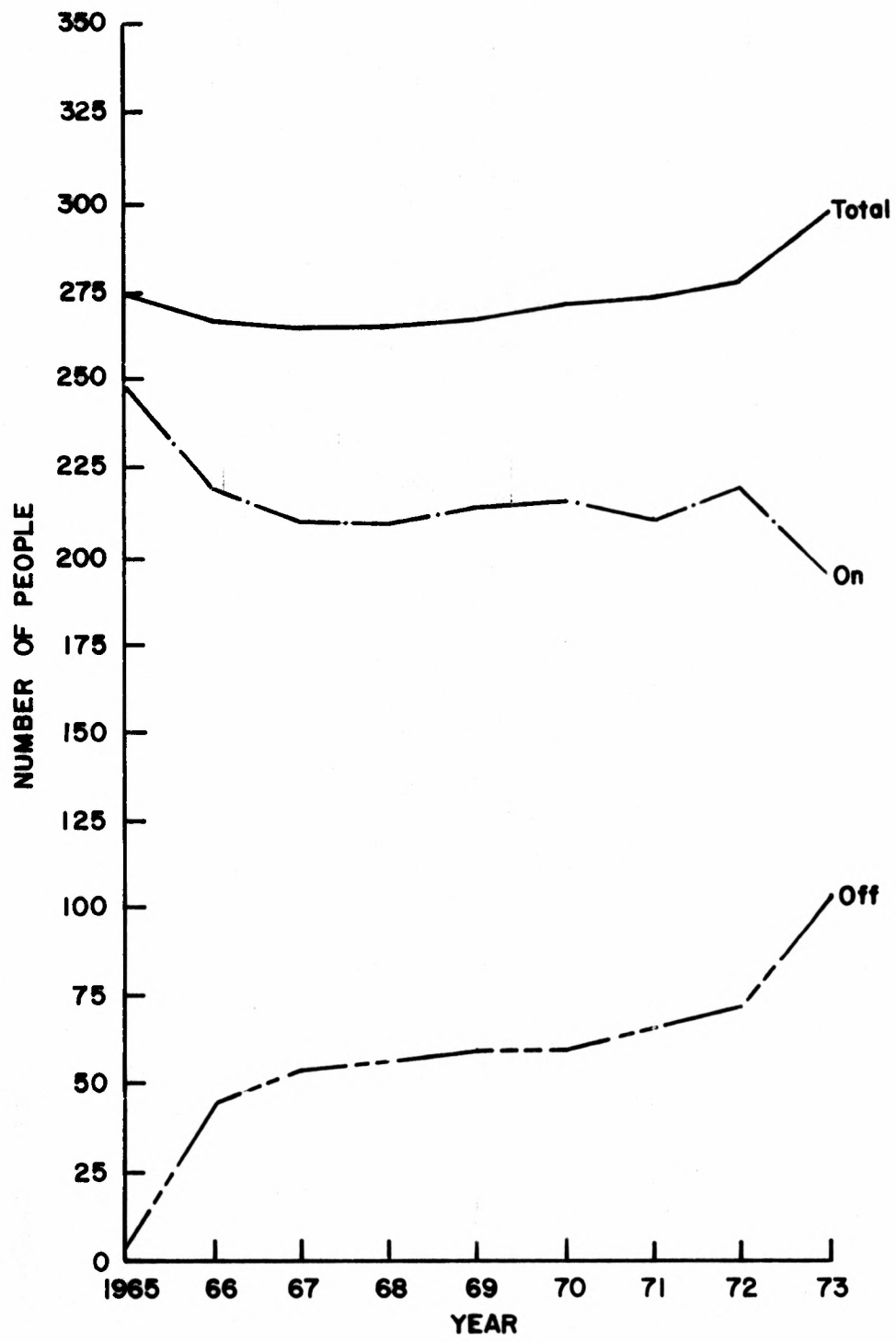
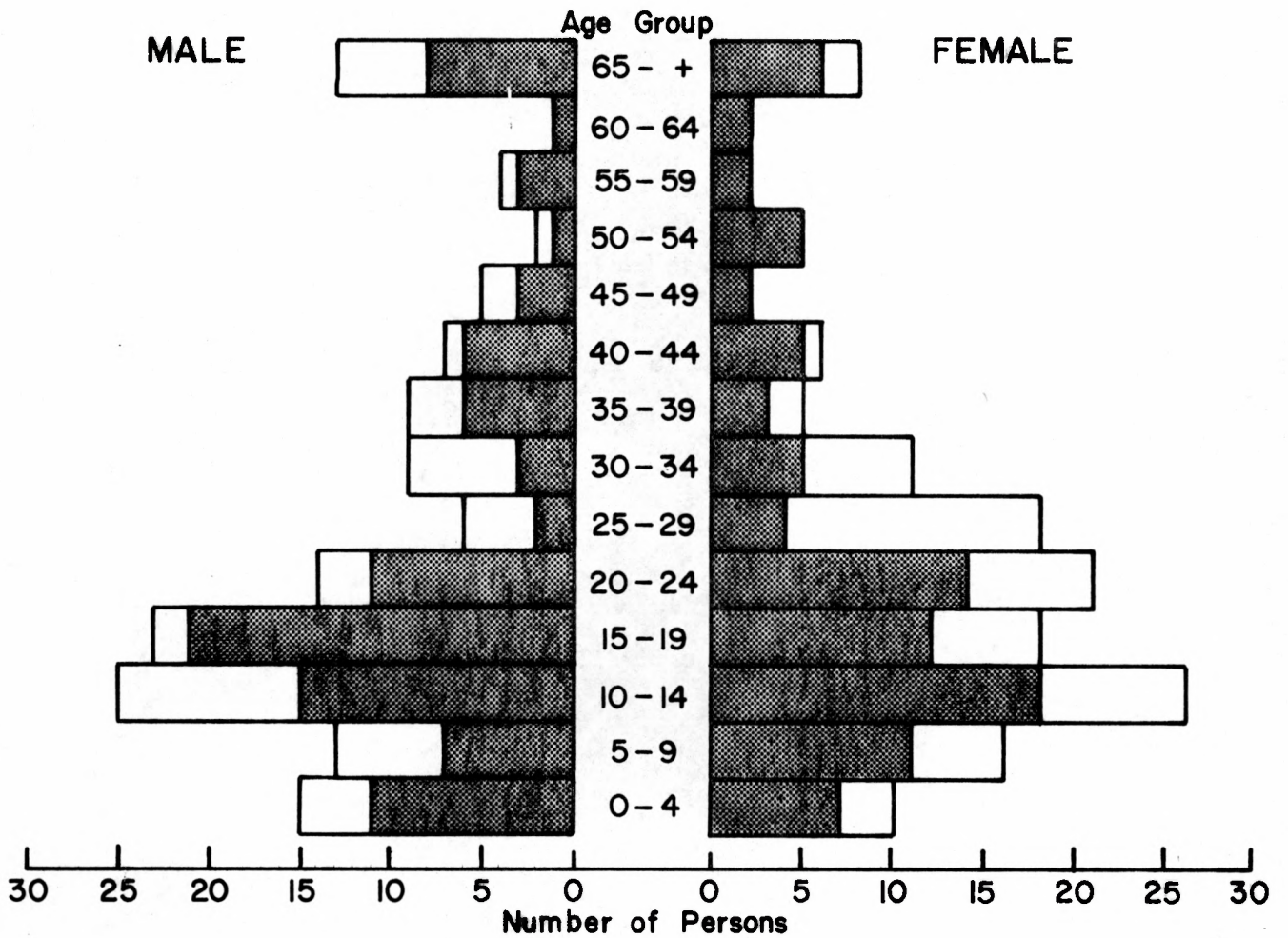


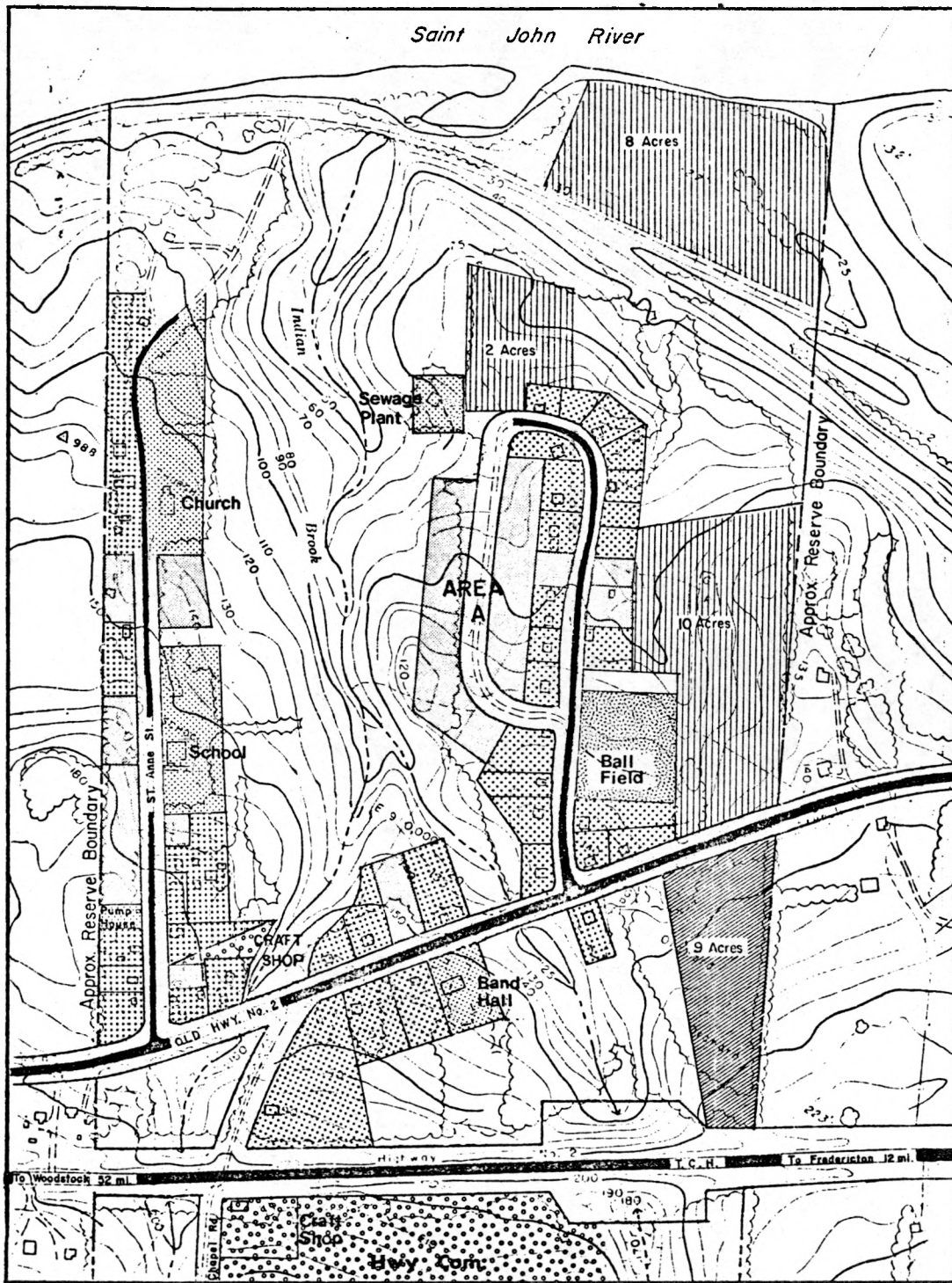
Chart 2
KINGSCLEAR I.R. #6
Population by Age-Group & Sex
1973

Total Population - 297
 On Reserve - 194
 Off Reserve - 103










Off On Reserve
 Male 46 98

On Reserve Off
 96 57 Female



Map 1
KINGSCLEAR I.R. #6
AREA DEVELOPMENT PLAN
 Scale: 1" = 400'



-  Residential (existing)
-  Residential (proposed)
-  Institutional
-  Recreational
-  Agricultural
-  Industrial
-  Commercial

Note: Lot lines are approx. - taken from
 Survey Plans 58984 & 58985

Dept. of Indian Affairs
 Maritime Regional Office
 Regional Planning - K. Cloete
 October 1974

WATER & SEWER SYSTEM

Saint John River

- Existing - - - Proposed Waterline
- - - Existing - - - Proposed Sewerline

