5 CDSB GAGETOWN · OROMOCTO, NEW BRUNSWICK

Posted to Gagetown

The relocation guide I wish somebody had handed me on day one.

What the relocation directive actually says. Where people live and why. Schools, sport, where to stay on your house hunting trip, and what there is to do once the boxes are unpacked.

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Before you read another page

This guide exists because posting season arrives with a deadline attached and almost nothing written for the people living it. Most of what you will find online about moving to this area was written for tourists, or for buyers who get to choose their own timing. You do not.

What this is

Three things, in one document. First, a plain reading of what the **Canadian Armed Forces Relocation Directive** says about house hunting trips, selling, and buying — with the figures, because the figures are where the money is. Second, a straight description of the communities around the Base and what living in each actually involves. Third, the practical local knowledge: schools, sport for the kids, where to stay while you look, where to eat, and what there is to do here.

What this is not

It is not advice, and it does not replace your relocation advisor. Every figure in Part Two comes from the published directive, and the directive is long, conditional, and changes. Your file has details this guide cannot know. **Before you act on any number in here, confirm it with your SIRVA relocation advisor and get the answer in writing** — the directive itself tells you to ask for written confirmation, and that is good advice.

> **The one rule worth following**
>
> Register first. Look second. Nearly every expensive mistake in a posting move traces back to someone doing something in the wrong order — booking a trip, signing an offer, or giving notice before the file was open and the authorisation was in place.

How current this is

The relocation material reflects the **CAFRD dated 1 April 2026**, read directly from the published directive in November 2026. The local information was verified the same month. Businesses open and close, school catchments are redrawn, and ferry seasons change. Where something is likely to move, this guide says so rather than pretending otherwise.

> **Prices are deliberately not in here**
>
> A guide with this month's benchmark prices printed in it is wrong by the spring, and a wrong number is worse than no number. Current benchmarks for every area around the Base are updated monthly at **hamelrealty.com/fredericton-real-estate-market**, and the property tax rates — which vary enormously out here — are at **hamelrealty.com/fredericton-property-tax**.

If you only have ten minutes

1. Read **Part One**, pages on the 21-day clock and on HHT versus DIT. Those two decisions shape everything after them.
2. Read the panel on **secured accommodation**. It is the single most expensive misunderstanding in this process.
3. Skim **Part Three** for where people actually live, then call me and we will shortcut the rest.

What is in here

One **The move, in order**
The 21-day clock, the two accounts, HHT or DIT, the secured-accommodation trap, interim lodging, and the deadlines that end your entitlement

Two **Selling and buying under the directive**
The Real Estate Incentive against TDRA, what is reimbursed on a purchase, inspections, lot size limits, new construction, and the clauses people miss

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Base services, housing, family support, schools and clubs, with numbers, on two pages

A note on one piece of geography

If you take nothing else from this page: **CFB Gagetown is not in the Village of Gagetown.** The Base, its housing and almost everything you will need are at **Oromocto**. The village that gave the Base its name is a separate, much smaller riverside community a good half hour further on. People book accommodation in the wrong one every single posting season.

ONE

The move, in order

Everything in a posting move runs on a clock that started without you. This part sets out what happens when, what the directive actually says, and the three or four points where getting the order wrong costs real money.

Day one: the 21-day clock

The directive is blunt about this. You are responsible for contacting the contracted relocation service provider **within 21 days** of receiving your posting instruction. That is the deadline people miss, and missing it is entirely avoidable.

Register before you do anything else

Registration opens your file. Until the file is open and your authorisation is approved, you are spending your own money with no guarantee of getting it back. Authorisation is not instant, so the sequence is: posting message, register, wait for authorisation, then start making arrangements.

> **Get it in writing**
>
> The directive specifically tells you to ask the provider for **written confirmation** of the information they give you. Do that every time. A verbal answer from a busy advisor in May is worth very little in September when a claim is questioned.

Two accounts, and why the difference matters

Your relocation is funded through two accounts, and almost every benefit in the directive is tagged to one or the other.

ACCOUNT	WHAT IT MEANS IN PRACTICE
Core	The entitlement side. These are costs the directive expects a move to produce, funded as of right when you meet the conditions.
Custom	A finite pot. Spend it on one thing and it is not there for another. Several benefits run on Core up to a limit and then fall to Custom — which is where planning earns its keep.

Knowing which account a cost lands in is the difference between a decision that is free and one that quietly eats the budget you were saving for something else. Part Two tags every major benefit.

If your posting is cancelled for service reasons

The directive handles this cleanly. Expenses already paid out of your Custom Account are recorded against Core instead, the Custom Account is reduced to zero, and further necessary expenses come from Core. You are expected to mitigate the additional cost where you can.

Moving your report-for-duty date

An RFD date can be changed by mutual agreement of the losing and gaining unit commanding officers, provided the new date falls **within 30 days before or after the COS date**. The request goes in writing through your CO. If a closing date and a report date are two weeks apart from workable, this is the mechanism — ask early, not in the last week.

House hunting trip, or destination inspection trip

You get one or the other. Never both. Which one you get is decided by a single question: do you already have secured accommodation at the new place of duty?

	HOUSE HUNTING TRIP (HHT)	DESTINATION INSPECTION TRIP (DIT)
Who	Members who do **not** yet have secured accommodation	Members who have secured accommodation, bought, or contracted to build
Length	**Up to 5 days** at the new location, excluding travel	**3 days**, excluding travel
Extension	Up to **4 more days and nights** — on paid leave, funded from Custom	**None.** No extended DITs and no additional DITs at public expense
Second trip	Permitted if the first is unsuccessful; unused days from the first carry over	Not available
Who travels on Core	Member and spouse (or one other dependant in their place)	Member **or** spouse — not both
Purpose	Secure accommodation, so the move can be as close to door-to-door as possible	Inspect the residence **or** arrange and supervise storage — one, not both

Neither trip can happen before your posting instruction message. The HHT is normally taken before you travel to the new location; there is no provision for a DIT after you arrive.

> **"Secured accommodation" has a specific meaning — and this is the trap**
>
> It means a binding contract, signed, with all conditions met. Not an accepted offer with conditions outstanding. Not a handshake.
>
> And this is the part that catches people: if you take an HHT, then move back into a residence you already owned at the new location without securing something separate, **the trip converts to a DIT and you repay the Crown the difference.**
>
> The flip side is worth knowing too. A residence you own at the new location but *will not re-occupy* does **not** count as secured accommodation — so owning property here does not automatically cost you your HHT.

You are on duty

HHT and DIT days are duty days unless paid leave is required, and that includes a non-posted serving spouse travelling with you. Unit authority approval is needed, and the directive says that approval should be as flexible as possible on the dates you ask for. Worth remembering if the first answer is no.

If you live close enough to commute

Where the old and new workplaces are within reasonable daily commuting distance, a short-distance HHT or DIT can be approved. You commute daily in your own vehicle instead of taking lodging, and you are paid a daily kilometric allowance and a daily meal allowance. Incidentals are not payable and there are no travel days. The day count follows the normal rules, and usefully, **the days do not have to be consecutive**.

Small things that are still money

- Phone, fax and internet during the trip: Core, up to **$50 on an HHT** and **$30 on a DIT**.
- Travel is limited to one day each way unless your unit authority certifies more.
- Dependant care is covered for dependants under 18, or adult dependants who cannot care for themselves because of a disability — by one of two routes, not both.
- Tolls, ferries, parking and pet expenses may be reimbursable under the common-entitlement rules.

Landing: interim lodging, meals and the deadlines

The gap between handing over your old keys and sleeping in your own bed again is covered — but it is covered tightly, and the clock on your whole file is shorter than most people assume.

Interim Lodgings, Meals and Miscellaneous Expenses

ILM&M covers you and each moving dependant while your household goods are being packed, loaded, unloaded or unpacked, or are otherwise separated from the family.

AT ORIGIN	**Up to 3 days and nights** — pack, load and clean
AT DESTINATION	**Up to 2 days and nights** — unload and unpack
MEALS	Full daily allowance per person for up to **10 calendar days**, then up to **20 further days** at **65%** without receipts or up to **100%** with them
LODGING	Matches the meal days from Core, capped at **ACRD rates**; extra nights fall to Custom

Extra days are payable only where the movers cannot work because of a weekend or a statutory holiday. Other gaps do not qualify. The supplemental meal days need your local authority to confirm the delay was beyond your control, and meal entitlement ends on the first day the moving company can deliver to an available residence.

> **Unused origin days are forfeited**
>
> Once travel to the new location begins, any origin days you did not use are gone. They do not move to the destination side.

If a house hunting trip was never possible

Some postings leave no room for one — you are posted straight out of training, or your orders arrive **45 days or less** before the change of strength date. In that case the directive gives you HHT benefits on arrival: five days of HHT accommodation expenses and five further days of ILM&M, from Core. If that is your situation, say so to your advisor early.

The two deadlines that end your file

INCURRING EXPENSES	**Two years**, from the COS date or the date your household goods were authorised to move — whichever is *later*. Extensions are possible in exceptional circumstances.
SUBMITTING CLAIMS	Within **90 days** of completing the activity.

Where you are allowed to live can need approval

Living outside the geographical boundaries of your new permanent workplace, but still within the new place of duty, requires your **gaining unit CO's approval**. For somewhere outside both, a CO recommendation is needed before the request goes up.

In practice this matters here. The communities around the Base spread out quickly, and a property that looks like a sensible commute on a map may sit on the wrong side of a boundary. If you are looking well outside Oromocto, ask the question before you fall in love with a house.

TWO

Selling and buying under the directive

This is the part with the money in it. The figures below are taken directly from the published directive. They are conditional, they interact with each other, and your advisor is the authority on your own file — but you should walk into that conversation knowing what exists.

Selling the home you are leaving

The decision that comes first: incentive or dual residence

Two benefits sit at the centre of the selling side, and **you cannot have both**. Choosing between them is the single largest financial decision in most posting moves, and it is made early, often before people realise what they are choosing.

	REAL ESTATE INCENTIVE (REI)	TEMPORARY DUAL RESIDENCE ASSISTANCE (TDRA)
What it is	A payment for selling without using the reimbursement route	Help carrying the empty house until it sells
Amount	**80%** of the commission that would have been payable on the appraised value, to a maximum of **$12,000**, from Core	Mortgage interest, property and school taxes, utilities, house insurance, minor maintenance and certain condo fees
Funding	Core	**Core for six months**, then Custom
Conditions	Appraisal reimbursed from Core; you must **not** have received TDRA; election form within **15 working days** of receiving the appraisal	One unoccupied, actively marketed former residence. Ends the day the sale is finalised
Catch	**Irrevocable.** It waives future reimbursement of real estate fees, legal fees and related disposal costs	Taking it rules out the REI

The REI is not available on unaccompanied moves, return moves, or moves to an intended place of residence. If you are posted outside Canada, the directive flags that electing the REI can affect your waiver of rent share and post-secondary shelter assistance — check that before you sign.

> **Fifteen working days is not long**
>
> The election window runs from the day you receive the appraisal. If you do not yet understand what your house will realistically sell for, that is a conversation to have *before* the appraisal lands, not after.

What the reimbursement route covers

Commission	Core, not exceeding pre-negotiated corporate rates.
Appraisal	Core for one professional appraisal, plus a second if the CAF or the provider asks for it. Additional appraisals you request yourself come from Custom.
Legal	Core for deed transfer legal fees, lender administrative and disbursement fees for discharging **one** mortgage, and municipal name change fees. A land survey only where the last one is more than five years old, the lot has changed, or the law requires it. Discharging a second mortgage falls to Custom.
Inspections	Core, one of each type where required for the sale: building and structural, HVAC, pyrite / radon / wood basement / termite, well and septic, and WETT.
Private sale	Core for actual and reasonable expenses, capped at what the commission would have been.

Marketing incentives — useful, and narrower than people think

These come from **Custom**, and only where your agent recommends them and they appear on both the listing and the offer documents. A closing or decorating bonus qualifies. So does up to a year of property taxes or condo fees.

What does not qualify: items in or at the residence, repairs or maintenance, bonuses to the agent, and anything negotiated at the offer stage rather than advertised up front.

Mortgage penalties and negative equity

Early repayment penalty	Payable where your terms require a penalty and either you are not buying a replacement or the mortgage could not be ported — confirmed in writing by the lender. Core covers up to **three months of mortgage interest or $5,000**; Custom covers the remainder up to six months' equivalent, less the Core amount.
Home Equity Assistance	Where the sale price comes in below what you paid. The reimbursable amount is your original purchase price less the sale price, less any price reduction attributable to repair or replacement items. Core pays **80% of that or $30,000, whichever is less**; Custom covers the balance. It may have income tax implications — confirm them.

For new construction, the purchase price for HEA purposes is the cost in the building agreement plus first-year initial landscaping not included in it. Landscaping here excludes hardscaping — decks, driveways, fences and pools.

Buying here

To be eligible you must be posted for more than a year, buy within the boundaries of your new permanent workplace unless approval is given, and not be moving back into a residence you already own at the new location.

What Core covers at closing

The legal and disbursement list is longer than most buyers expect, and includes two things worth noting for New Brunswick: **land transfer tax** is on it, and so is **either a survey or a title insurance premium — not both**, unless both are genuinely needed for clear title.

- Land transfer tax
- Deed transfer charges
- Land titles legal fees
- Sheriff's fees
- Certificate of execution
- Survey *or* title insurance
- Lender-required appraisal
- Lender-required water test
- Builder-to-purchaser name change
- Municipal name change fees

> **A purchase that falls through is still covered**
>
> If a purchase fails on inspection or financing, those expenses remain reimbursable — and so do the expenses on the one you buy afterwards. This matters more than it sounds. It means you can afford to walk away from a house that inspects badly, which is exactly the situation where a buyer on a deadline is most tempted to talk themselves into it.

Inspections on the purchase side

Core covers the first building and structural inspection, one HVAC inspection, one well, water potability and septic inspection including pumping if required, and one follow-up termite, radon, wood basement or pyrite inspection where it has been recommended in writing.

Custom picks up subsequent inspections of the same types, one inspection on a property that did not result in an offer, and other inspection types. **All of it must be completed within 90 days after closing.**

Land, and the limit nobody mentions

> **Reimbursement stops at 1.25 acres**
>
> The directive limits reimbursement to **1.25 acres (half a hectare)**, or up to **4 acres** where zoning or a municipal bylaw requires a larger lot. On anything bigger, only the portion within the limit is reimbursed. Appraisal fees are exempt from the limit.
>
> Out here that is a live issue. Plenty of attractive property around the Base sits on two, five or ten acres, and the acreage is often the reason people want it. Know the rule before you write the offer, not after.

Financing the gap

Bridge financing	Interest and lender administration while sale proceeds are unavailable, limited to that period and to the amount of the proceeds. Core where the replacement closes after the home you sold; Custom otherwise.
Second mortgage or HELOC	Custom, and only where a bridge loan is unavailable because your principal residence has not sold. Not payable while you are receiving dual residence assistance.
Short-term loan for the deposit	Core, for up to **two years**, on one loan or line of credit used only for the minimum deposit. Interest is limited to the portion not exceeding **10% of the purchase price**. Interest on a construction payment schedule is not reimbursable.
Mortgage default insurance	The assessed premium plus related administrative fees — the same amount whether you pay it up front or add it to the mortgage. Core where 100% of your sale equity goes into the new purchase; Custom where less than all of it does, where the current home is unsold, where you are renting, or for first-time buyers.
Interest rate difference	Core, to a maximum of **$5,000**, where your new mortgage rate exceeds the rate you discharged. The directive sets out the formula.

Building new

New construction attracts the same benefits as a resale purchase. The costs inside the building agreement are part of the original purchase price and are not reimbursed separately, and **GST, PST and HST on a new residence are not reimbursable**. If you take possession before your household goods arrive, reverse dual residence assistance covers the same expense types as TDRA — Core for one month, then Custom.

Timing, at the outer edge

Your closing date must fall no more than **one year before** the earlier of, or **two years after** the later of, your COS date or the load date for the shipment to your new place of duty. Taskings of 30 days or more outside the new workplace extend it, and further extensions can be granted.

THREE

Where people live

Most families posted here land in Oromocto first, and a good number stay. But the area spreads out fast, and what you get for your money changes sharply once you cross a municipal line. Here is the honest map.

Oromocto

This is the town the Base built, and it is where almost everything you need sits: the housing units, the schools, the arena, the hospital, the grocery stores and the short commute. It is also, contrary to what most people assume, not the cheapest option in the area.

What living here actually involves

Oromocto is a full municipality with town water and sewer, a public library, parks and playgrounds in nearly every subdivision, and a recreation department that runs programming year round. It is a service centre for a population of roughly 25,000 and sits about five minutes from the Fredericton International Airport.

The residential streets are laid out in distinct pockets, and locals navigate by them rather than by compass directions. Among the ones you will hear named: Assiniboine Avenue, Black Watch Avenue, Coronation Court, Duffie Drive, Enniskillen Street, Erica Circle, Gesner Street, MacKenzie Avenue, Summerhill Street, the Smith Subdivision, and Oromocto West out along the Waasis Road.

> **Two local facts worth knowing before you choose a street**
>
> **The town buys its water from DND.** That is an unusual arrangement and it is worth understanding how it is billed before you compare utility costs with a rural property.
>
> **The hospital emergency department closes at 4 p.m.** Anything after that is a drive to Fredericton. For families with young children, or anyone managing a health situation, this is a bigger factor in choosing where to live than square footage.

The parks

Deer Park, Anniversary Park, Bicentennial Park and Sir Douglas Hazen Park are the named parks and picnic areas. There is a splash pad at Gesner, and the skateboard park sits at the end of the Waasis

Road in Oromocto West, with a contoured all-terrain trail for BMX riders alongside it.

The housing units — and the thing to understand first

There are **1,422** residential housing units at Gagetown, and every one of them is in the town of Oromocto rather than on the Base itself. For a lot of families the units are the obvious answer for a first posting here, and often they are. But they are not a rental in the way you are used to.

> **Occupancy is a licence, not a tenancy**
>
> This is the single most important thing to understand about the units, and it is the one most people only discover later. Because occupancy is granted under a licence rather than a lease, **provincial residential tenancy protections do not apply**.
>
> That is not a reason to avoid them. It is a reason to read what you are signing and to ask the Housing Services Centre directly about anything that matters to you, rather than assuming the rules you knew at your last posting carry over.

The numbers

UNITS AT GAGETOWN	**1,422**, all in Oromocto
SHELTER CHARGES	**$712 to $1,718 a month**, excluding utilities, by size and type
HOUSING SERVICES CENTRE	15 Hazen Crescent, Oromocto · 506-446-3930

Shelter charges as published by CFHA, mid-2026. Confirm current figures with the Housing Services Centre — some Canadian Army pages still carry older unit counts and a former address.

How to think about units against buying

This is a genuine decision, not a formality, and it turns on things that are personal to you: how long the posting is, whether you already own elsewhere, what you would be giving up in equity, and how much you value not being responsible for a roof. What it should *not* turn on is a rough comparison of a shelter charge against a mortgage payment, because those two numbers are not measuring the same thing.

If you want that worked through honestly against your own situation, that is a conversation worth having before your house hunting trip rather than during it.

The communities around the Base

Move outside Oromocto and three things change at once: the property tax rate, the services, and what you get for your money. The first two are not negotiable and are easy to check. The third is where local knowledge earns its keep.

Geary

A rural community west of Oromocto with its own elementary school. Properties here are generally on larger lots than in town, and that usually means private well and septic rather than municipal services.

Burton

Immediately south and east of Oromocto along the river, with its own elementary school. A mix of established rural property and newer building lots.

Lincoln

> **Lincoln is genuinely confusing, and it costs people money**
>
> Three separate places share the name, spread across two municipalities with very different tax rates. An address described simply as "Lincoln" tells you almost nothing about what it will cost you to own. Check the actual municipality for the specific property, every time.

Lincoln sits between Oromocto and Fredericton, which makes it the natural choice for households where one person works at the Base and the other works in the city. It has its own elementary community school.

Waasis and Rusagonis

Rural, south of Oromocto, reached off the Waasis Road and the Trans-Canada. Larger lots, wells and septic, and the Trans-Canada interchange at Exit 297 close by.

Village of Gagetown

About half an hour on from Oromocto, on the Saint John River. Small, historic and genuinely pretty, with its own school. It is a real option if you want a village rather than a town and do not mind the drive — and it is covered properly in Part Seven, because it is also the best afternoon out in the area.

Check the municipality, not the mailing address

New Brunswick restructured local government in 2023, merging many former local service districts into new municipalities and rural districts. The practical effect for you is that **the municipality a specific property sits in determines its tax rate and which services it receives** — and the mailing address does not reliably tell you which one that is.

Current rates for every community in this region, with what each one works out to in dollars, are at **hamelrealty.com/fredericton-property-tax**.

On commute times

No government source publishes drive times from the surrounding communities to the Base, so any figure you read online is somebody's estimate. Mine would be too — the difference is that mine come from driving these roads, in February, for years.

Send me an address and I will tell you what it actually means for a 7 a.m. start. That is more useful than a number in a PDF.

FOUR

Schools and childcare

What exists, where it is, and how to find out which school a specific house actually feeds into. You will notice this part does not tell you which school is best. That is deliberate, and the reason is on the next page.

How schools work here

New Brunswick runs parallel English and French school systems. Around the Base, English schools fall under **Anglophone West (ASD-W)** and French schools under the **District scolaire francophone Sud**. Which system your child enters is a decision with eligibility rules attached — ask the districts directly.

Catchments do not follow the map you would draw

The useful question is never "which school is in this town." It is "which school does *this address* feed into, and how far is the walk or the bus." Catchment boundaries are set by the district, they are redrawn from time to time, and they can split a single street. **Two houses a block apart can be in different catchments.**

Confirm the catchment for the specific property with the district before you write an offer. Not after, and not on the basis of what the listing says.

> **Why I will not rank them for you**
>
> I am not going to tell you which school is better. It is not my call to make, it is not something a REALTOR® should be doing, and the ranking sites that will happily do it for you are measuring things that may have nothing to do with your child.
>
> What I will do is tell you exactly what exists, where it is, and how to reach the people who can answer properly — including the staff at the Military Family Resource Centre, who deal with school transitions for posted families constantly and are the best first call you can make.

Anglophone West — Town of Oromocto

SCHOOL	GRADES	ADDRESS	PHONE
Assiniboine Ave. Elementary	K–2	55 Assiniboine Avenue	506-357-4069
Gesner Street Elementary	K–2	10 Gesner Street	506-357-4065
Hubbard Avenue Elementary	3–5	95 Drummond Drive	506-357-4199
Summerhill Street Elementary	3–5	20 Summerhill Street	506-357-4098
Harold Peterson Middle	6–8	90 St. Lawrence Avenue	506-357-4070
Ridgeview Middle	6–8	102 Waasis Road	506-357-4097
Oromocto High School	9–12	25 MacKenzie Avenue	506-357-4015

Anglophone West — surrounding communities

Each of these serves the rural communities around the Base and appeared on the district's current bell schedule:

Burton Elementary · Gagetown School · Geary Elementary · Lincoln Elementary Community School · Sunbury West School

District scolaire francophone Sud

SCHOOL	GRADES	ADDRESS	PHONE
École Arc-en-Ciel	K–8	30 Beaufort Street, Oromocto	506-357-4080
École Sainte-Anne	6–12	715 rue Priestman, Fredericton	506-444-3991

One thing to ask the district about

ASD-W ran a sustainability study of the Town of Oromocto and Burton-area schools between January and May 2024. As at November 2026 no outcome had been published on the district's own page, and all of the schools listed above still appeared on the current bell schedule.

That is the honest state of it. If a school's future matters to where you buy, ask ASD-W directly rather than relying on this page or any other.

Childcare

There is a **licensed daycare on site at the Military Family Resource Centre** (A45 St Lawrence Avenue, Oromocto). Demand for childcare in this area is real, so if you need a space for a start date, begin that process as early in your posting timeline as you can — well before you have an address.

School details verified against the Town of Oromocto schools listing and the ASD-W bell schedule, November 2026. Grades, addresses and catchments change — confirm with the district.

FIVE

Sport, cadets and things for kids

One of the genuine advantages of this posting: for a town of its size, Oromocto is unusually well served, and the Base adds a layer most communities simply do not have.

Getting the kids into something

Registration deadlines do not move for your posting date. If you are arriving for the start of a season, the two worth sorting before you land are hockey and soccer — both register online and both fill.

The two big ones

Hockey	**Oromocto & Area Minor Hockey Association** — registration runs through TeamLinkt. Home ice is in town.
Soccer	**Oromocto & Area Soccer Association** — oromoctosoccer.ca, registration through PowerUp Sports.

The rest of the clubs

All of the following are listed by the Town of Oromocto. Contact details move around, so search the current club page rather than relying on an old listing:

Ringette · Skating Club · Minor Football · Baseball · Softball · Dragons Judo Club · Boxing Club · Youth Bowling · Piranhas Youth Volleyball · Gage Little Rocks and Junior Golf

Cadets and youth organisations

2647 Oromocto Army Cadets · 334 Royal Canadian Air Cadets · Sea Cadets Corps Nipigon · Navy League Cadet Corps 189 · 1st Oromocto Scouts · Girl Guides — Mawiw Area · Lintuhtine Choir

The **Youth Centre** at 135 St Lawrence Avenue runs preteen and teen programming (506-446-5157), and the MFRC runs child and youth programs alongside it.

What the Base itself gives your family

The **Gagetown Fitness Centre** is the facility that surprises people. Under one roof: a gymnasium, a swimming pool, fitness and weight rooms, a sauna, **a bowling alley**, **a climbing wall**, tennis courts, cardio and combat training rooms, a fieldhouse and a family change room.

Outside it: **Soldiers' Arena**, an outdoor pool open early July to the end of August, outdoor tennis courts from May to October, wooded fitness trails behind the Centre including **a lit 1.75 km course with six stations**, and **Lindsay Valley**, a ski lodge with eight groomed Nordic trails.

The Base Recreation Association runs clubs in archery, shooting, aerobics, golf, martial arts, bowling, aquasize, scuba, climbing and curling.

Add **Gage Golf and Curling** on Fraser Avenue in town (506-357-3002), and for most families the question is not what there is to do but how to fit it all in around a work schedule.

SIX

The house hunting trip, practically

Five days, a strange town, and a decision you will live with for years. This part is about getting the most out of the time rather than the policy behind it.

Where to stay while you look

Two properties sit in the immediate base area. Everything else means a drive in from Fredericton, which is fine but eats into days you do not have many of.

In the area

Days Inn Oromocto	60 Brayson Blvd, Oromocto · 506-801-8548 · daysinnoromocto.com Breakfast included, heated indoor pool, fitness room, on-site restaurant, microwave and fridge in the rooms, free parking. Pets allowed in designated rooms for a nightly fee. Closest option to the Base and to Gage Golf.
Travelodge Waasis	42 Chaparral Road, Waasis · at Trans-Canada Exit 297, roughly seven kilometres from Oromocto Single storey, around forty rooms, breakfast included, free parking, no pool. Pets allowed for a nightly fee.

Fredericton has considerably more choice — full-service hotels downtown and a cluster near the Regent Mall — and is a realistic base if you want more room or are bringing the whole family. Budget the extra driving.

> **Ask two questions before you book**
>
> **One:** the directive caps lodging at ACRD rates. Ask your relocation advisor which local properties fall within the cap, rather than booking first and discovering the gap later.
>
> **Two:** ask the hotel directly about a military rate. Not every property advertises one and not every front desk volunteers it.

Accommodation details verified November 2026 against regional tourism listings and hotel directories. Confirm rates, pet policies and availability directly — posting season is their busiest period.

Book early, and book for the season you are in

Active posting season fills rooms in Oromocto. If your trip falls between May and August, the closest property is the first thing to book — before flights, before anything.

How to spend five days

The commonest mistake is spending day one orienting and day five panicking. A sensible shape, assuming a standard five-day trip with a weekday in the middle.

Before you arrive

- Decide the three things the house must do. Not the wish list — the three non-negotiables.
- Get your financing sorted and in writing. On this timeline you cannot afford to discover a financing problem on day four.
- Have a shortlist built and showings booked. The trip is for seeing, not for searching.
- Ask the district about catchments for the areas you are considering.

Day one — orientation, not houses

Drive the commute at the hour you will actually drive it. Drive it in both directions. Then drive the areas you have shortlisted, in daylight, slowly, with the windows down. You learn more about a neighbourhood in forty minutes of this than in a week of listings.

Days two and three — the viewings

See everything on the shortlist, and see the ones you like twice if you can — once in the morning and once in the evening. A house on a quiet street at 10 a.m. is a different house at 6 p.m.

Day four — decide and write

Offers take time to negotiate and inspections take time to book. Leaving the offer to day five is how people end up accepting terms they would not have accepted on day two.

Day five — the practical errands

Schools, the Housing Services Centre if the units are still in play, insurance, a look at the grocery run and the daycare route. If the offer is in, use the day; if it is not, you have a day in hand, which is exactly why you wrote on day four.

You have more room to walk away than you think

A failed purchase — one that dies on inspection or financing — remains reimbursable, and so does the purchase you make afterwards. That is worth remembering at the moment you are standing in a basement you do not like on day four of five, telling yourself it will probably be fine.

I will not tell you a house is fine when it is not, because you cannot see it and you are on a deadline. That is exactly when a buyer needs someone to slow them down.

What to look at in a New Brunswick house

I came into real estate from residential construction, so this is the part of the job I actually enjoy. These are the things that are specific to houses in this province and that cost real money if they are missed.

Heating, and what it means for resale

You will see oil, electric baseboard, heat pumps and combinations of all three. Each carries different running costs, different insurance considerations and different appeal when you come to sell in three or four years — which, on a posting cycle, you probably will. If a house is heated in a way you have not dealt with before, ask before you offer rather than after you own it.

Oil tanks

Age, location and condition of an oil tank are an insurance question as much as a heating question, and insurers in this province have firm views. An older tank can complicate or prevent coverage. This is a standard item to confirm in writing during your conditions.

Water and septic, once you leave town

Outside Oromocto's serviced area, most properties are on a private well and septic system. Both should be inspected — and the directive specifically covers a well, water potability and septic inspection including pumping where required. Use it.

Basements

Wet basements are common enough here to be worth looking for actively rather than hoping about. Grading, gutter discharge, and what the floor edges and the bottom of the walls look like tell you most of it. So does asking the question directly and watching the answer.

Radon

New Brunswick has areas of elevated radon. Testing is inexpensive, mitigation is a known quantity, and a follow-up radon inspection is reimbursable where it has been recommended in writing.

Windows and envelope

Fogged sealed units are a visible sign of failure and a predictable cost. Worth counting on a walkthrough rather than discovering at the inspection.

> **The buying-from-away part**
>
> Most of the posted clients I work with have never stood in the house before they own it. That is normal here, not a favour, and it works when it is set up properly: video walkthroughs where I show you the things a listing photo hides, honest structural commentary, and conditions written so you are protected while you are two thousand kilometres away.

SEVEN

Eating and exploring

The part of a posting nobody briefs you on. Where to get a coffee at 6 a.m., where to take the family on a Saturday, and what is worth the drive.

Eating in Oromocto

For a town this size the range is better than you would expect, and it skews practical rather than precious. Here it is by category, so you can find what you need rather than read a list.

> **Read this before you drive somewhere**
>
> Independent restaurants open and close, and online listings are slow to catch up. Everything below was checked in **November 2026**, but **call ahead** — particularly on a Sunday or a holiday, and particularly for the independents.

Coffee and quick

Tim Hortons · Starbucks · Sour Grape Cafe

There is also a **Tim Hortons in the CANEX complex on the Base**, which is the one you will actually use on a workday.

Drive-through and fast food

McDonald's · Wendy's · KFC · Subway · Dairy Queen Grill & Chill · Mary Brown's · Pita Pit

Pizza

Greco Pizza · Pizza Delight · Pizza Twice

Diners, fish and chips, casual

Mac's Delicious Diner · MAC's Fish & Chips · Jane's Seven Burgers · Scholten's 24 Hour and Dutch Oven · Kings Arrow Arena Canteen

Pubs and sit-down

Jungle Jim's | Mingler's Restaurant & Pub | Barbie & Ken Bar & Eatery

Griffins Pub & Eatery is in the CANEX complex on the Base (506-357-9645).

Asian

Haru Japanese Fusion | Carnatin Chinese | Diamond House Chinese | Lee's Garden

Indian and Mexican

Swaad of India | Saffron Indian Foods | Habaneros Modern Taco Bar

Local beer

Johnny Jacks Brewery is the local brewery and is listed among the town's attractions as much as its places to drink.

> **An honest word about fine dining**
>
> There isn't any in Oromocto, and I am not going to dress up a pub listing to pretend otherwise. For an anniversary dinner or somewhere to take visiting family, the answer here is a twenty-minute drive into Fredericton, which has a genuinely good restaurant scene for a city its size.
>
> That is not a knock on Oromocto. It is a town that feeds working families well and reliably, which is a different job and one it does properly.

Things to do

In and around town

NB Military History Museum	Building A5, Walnut Street, Oromocto · 506-422-2000 ext 1304. Guided tours, educational programs and a reference library. The obvious first stop for a family new to the Base, and genuinely good.
Canadian Military Engineers Museum	On the Base. Specialist, and worth it if that is your world.
Fort Hughes Blockhouse	A replica blockhouse and local landmark on the river.
Second Nature Outdoors	Kayak, canoe and stand-up paddleboard rental and tours on the Saint John River. The single easiest way to see why people like living where two rivers meet.

Gage Golf and Curling	Fraser Avenue, Oromocto · 506-357-3002. Golf in summer, curling in winter, and a junior program.
For younger kids	The Gesner splash pad, Deer Park playground, and the skateboard park with its BMX trail at the end of the Waasis Road.
Rainy Saturday	Dead Dino Gaming, the bowling alley at the Fitness Centre, or the pool.

The Village of Gagetown — the afternoon out

Half an hour from Oromocto, on the west bank of the Saint John River, and about 55 kilometres southeast of Fredericton. Small, Loyalist, and the prettiest thing in easy reach.

- **Tilley House** — the Queens County Heritage museum, in the 1786 home of Samuel Tilley, a Father of Confederation. Open June to August.
- **Loomcrofters Studio** — a small museum on the Tilley House site, originally a hand-weaving studio.
- **The old courthouse** — built in 1789, also under Queens County Heritage.
- **The walking loop** — roughly four kilometres, with stops on the village's history.
- **Gagetown Farmers' Market** — from late May, on the riverbank off Courthouse Road.
- **Vintage in the Village** — wine tasting and festivities across the village at the end of summer.

Places to eat and drink in the village include **Gulliver's World Café** with its waterfront patio, **Gagetown Grill & Smokehouse**, and **Gagetown Distilling & Cidery**. Seasonal hours — check before you drive.

> ### The Gagetown Ferry
>
> A free provincial **cable ferry** across the Saint John River between Gagetown and Lower Jemseg. The crossing takes under five minutes and costs nothing, and it is one of those small things that makes an ordinary Saturday feel like an outing when you have kids in the back.
>
> It runs seasonally and it does stop for ice, weather and maintenance. **Check NB 511 before you count on it** — dial 511 inside New Brunswick, or 1-800-561-4063 from outside the province.

Further afield, when you have a full day

Fredericton is twenty minutes away and has the markets, the galleries, the riverfront trail system and the restaurants. Grand Lake, east of the Base, is where people go for a beach day in July. The Bay of Fundy and the highest tides in the world are a comfortable day trip south.

EIGHT

The directory

Everything with a phone number, on two pages. Tear these out, photograph them, or keep the file on your phone — this is the part you will actually use in the first month.

Base and housing

Housing

CFHA Housing Services Centre Gagetown	Building F-20, 15 Hazen Crescent, Oromocto 506-446-3930 · fax 506-446-3928 · cfha-alfc.gagetown@forces.gc.ca

Family support

NB Military Family Resource Centre	A45 St Lawrence Avenue, Oromocto E2V 4J5 506-422-2000 ext 3352 · toll free 1-877-280-3636 Family transition, deployment support, mental health, child and youth programs, and a licensed daycare on site.
Youth Centre	135 St Lawrence Avenue · 506-446-5157 · preteen and teen programs

Health and emergency

Emergencies	911
Base dental clinic	Building A-47 · Mon–Fri 0730–1200 and 1300–1600, sick parade 0730 · appointments 506-422-2000 ext 2235. **Dependants are not treated here.**
Oromocto hospital	Emergency department **closes at 4 p.m.** After that, Fredericton.

On-base services

CANEX retail	Mall complex at the Base main entrance · 506-357-2050
CANEX concessions (Building A-42)	Tim Hortons · Griffin's Pub 506-357-9645 · barber 506-357-8065 · beauty salon 506-208-5409 · massage therapy 506-446-9601 · post office 506-422-2549 · ATMs (OMISTA Credit Union, BMO)
SISIP Financial	Building A-41 · 506-357-3666 or 1-800-267-6681 · sisip.com

Military Post Office (MPO 102)	CANEX building, Mon–Fri 0800–1600 · 506-422-2000 ext 3182 PO Box 17000 Stn Forces, Oromocto, NB E2V 4J5
Home heating oil (CANEX)	1-877-441-6161

Recreation

Gagetown Fitness Centre	Building M-2 · 506-422-2749. Pool, gymnasium, climbing wall, bowling, weights, sauna, fieldhouse, family change room
Sport Stores	Building M-2, Mon–Fri 0730–1500 · ext 2927 or 3692 · Public Liability Card required
Gage Golf and Curling	Fraser Avenue, Oromocto · 506-357-3002
NB Military History Museum	Building A5, Walnut Street, Oromocto E2V 3J4 · 506-422-2000 ext 1304

Chapels

St. Luke's (Protestant)	Champlain Avenue · Sunday service 1030. St. Luke's Thrift Shop alongside
St. Mary's (Roman Catholic)	Building G-1 · Mass Sunday 1045 · volunteer enquiries ext 4200

Town, schools and clubs

Town of Oromocto

Recreation and Tourism	4 Doyle Drive, Oromocto E2V 2V3 · 506-357-3333 recreation@oromocto.ca · facility bookings booking@oromocto.ca Field closures are announced through the Voyent Alert app

Schools — Anglophone West

SCHOOL	GRADES	PHONE
Assiniboine Ave. Elementary	K–2	506-357-4069
Gesner Street Elementary	K–2	506-357-4065
Hubbard Avenue Elementary	3–5	506-357-4199
Summerhill Street Elementary	3–5	506-357-4098
Harold Peterson Middle	6–8	506-357-4070
Ridgeview Middle	6–8	506-357-4097
Oromocto High School	9–12	506-357-4015
École Arc-en-Ciel (francophone)	K–8	506-357-4080
École Sainte-Anne (francophone, Fredericton)	6–12	506-444-3991

Surrounding communities: Burton Elementary · Gagetown School · Geary Elementary · Lincoln Elementary Community School · Sunbury West School. Confirm the catchment for a specific address with the district.

Youth sport

Minor hockey	Oromocto & Area Minor Hockey Association — registration via TeamLinkt
Soccer	Oromocto & Area Soccer Association — oromoctosoccer.ca, registration via PowerUp Sports
Also in town	Ringette · skating club · minor football · baseball · softball · judo · boxing · youth bowling · youth volleyball · junior golf and curling
Cadets and youth	2647 Army Cadets · 334 Air Cadets · Sea Cadets Corps Nipigon · Navy League Cadet Corps 189 · 1st Oromocto Scouts · Girl Guides (Mawiw Area)

Staying and travelling

Days Inn Oromocto	60 Brayson Blvd · 506-801-8548
Travelodge Waasis	42 Chaparral Road, Waasis · TCH Exit 297
Gagetown Ferry status	NB 511 — dial 511 in New Brunswick, or 1-800-561-4063 from outside

And me

Rob Hamel

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461 St Marys Street, Fredericton, NB E3A 8H4

If you want to talk it through

You are making a decision on somebody else's timeline, in a place you may never have been, with a directive that runs to fourteen chapters. That is a lot. It is also completely routine here, and the people who find it easiest are the ones who ask early.

What I actually do for posted families

- Tell you what an address means for a 7 a.m. start, because I have driven these roads in February for years.
- Walk a house on video and show you what a listing photo hides — with honest structural commentary, because I came into this from residential construction.
- Write conditions that protect you while you are two thousand kilometres away and cannot see the place yourself.
- Work to your HHT dates and your report date, not to mine.
- Tell you when a house is wrong, including when that means you leave your house hunting trip without an accepted offer. That is sometimes the right outcome.

What I will not do

I will not guess at your entitlements. The directive sets rules I am not qualified to interpret for your file — including, for example, exactly when during a house hunting trip you can write an offer. Ask your relocation advisor, get it in writing, and I will structure everything around whatever they tell you.

> **Start with a conversation, not a search**
>
> Tell me your report date, what you can comfortably carry, and what the house has to do. I will tell you which communities to be looking at, what the units would really cost you against buying, and what I would do if it were my family.
>
> **Call or text (506) 261-7373. I answer my own phone.**

Sources

Relocation content is drawn from the **Canadian Armed Forces Relocation Directive dated 1 April 2026**, published by the Department of National Defence, read directly in November 2026 — principally Chapter 2 (Administration), Chapter 4 (House Hunting Trip and Destination Inspection Trip), Chapter 5 (Interim Lodgings, Meals and Miscellaneous Expenses) and Chapter 8 (Sale and Purchase of a Residence). Base services and facilities are from the published 5th Canadian Division Support Base Gagetown service listing. Housing unit figures are from the Canadian Forces Housing Agency. School details are from the Town of Oromocto and the Anglophone West School District. Local business and attraction details were verified in November 2026 from regional tourism listings and public directories.

This guide is general information about publicly available material. It is not relocation advice, financial advice or legal advice, and it does not create an agency relationship. Entitlements are determined by the directive as applied to your own file by your relocation service provider. Confirm everything that matters with them in writing.

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