

**TOWN OF APPLETON MUNICIPAL PLAN**  
**1995-2005**

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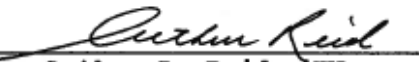
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**UPDATED AS OF AUGUST 1, 2014**

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THE URBAN AND RURAL PLANNING ACTNOTICE OF APPROVALAPPLETON MUNICIPAL PLAN (REVIEW), 1995-2005

I, Arthur D. Reid, Minister of Municipal and Provincial Affairs, under an by virtue of the power conferred by The Urban and Rural Planning Act, do hereby approve the Appleton Municipal Plan Review, 1995-2005, adopted by the Town Council of Appleton on the 16<sup>th</sup> day of *May*, 1995.

Dated at St. John's this *10<sup>th</sup>* day of *October*, 1995.

  
Arthur D. Reid, MHA  
Minister of Municipal and  
Provincial Affairs

NOTICE OF ADOPTION

The Council of the Town of Appleton has considered the Appleton Municipal Plan Review, 1995-2005 and have found it to be satisfactory.

Therefore, the Council hereby adopts the aforementioned Plan as required by Section 15 of The Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Appleton on the 16<sup>th</sup> day of May 1995.

Ray Lark  
Mayor

M. B. [Signature]  
Town Clerk

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# 1. INTRODUCTION

## 1.1 Planning In Newfoundland

The Municipal Plan This Municipal Plan has been prepared in accordance with the requirements of Section 14 of The Urban and Rural Planning Act, following surveys and studies of land use, population growth, the local economy, present and future transportation and communication needs, public services, social services and other relevant factors.

The Plan outlines the goals, objectives and policies of Council regarding the development of the Municipal Planning Area over the next ten years. This Municipal Plan, consisting of a written text in which the goals, objectives and policies are set out, also includes Land Use Maps indicating the proposed allocation of land into various land use categories.

### Ministerial Approval

When the Municipal Plan is formally adopted by resolution of the Council under Section 15(1) of The Act, two copies must be impressed with the Seal of the Council and signed by the Mayor. The Council must then give notice of its intention to seek the approval of the Minister of Municipal and Provincial Affairs by publishing a notice in the Newfoundland Gazette and in a newspaper published, or circulating in the Town. The notice must state where and when the municipal Plan may be inspected by any interested person and the time and place set by the Minister for the hearing of any objections or representations. At the Public Hearing, a Commissioner appointed by the Minister will hear the objections and representations, and subsequently forward to the Minister a written report, together with copies of all the evidence taken at the Public Hearing.

After the Public Hearing is concluded and the Commissioner's report has been submitted, the Council must apply to the Minister for approval of the Municipal Plan. The Minister requires two copies of the Municipal Plan certified correct by the Clerk of the Council, a copy of the adopting resolution and of all written objections and representations considered at the Public hearing. On receipt of this material, the Minister may approve the Municipal Plan, with or without modification, or may disapprove it and order that a new Municipal Plan be prepared. Upon approval, the Minister will endorse a copy of the Plan and return it to the Council. Within ten days of receipt of the final approval by the Minister, the Council must publish a notice of approval in the Newfoundland Gazette and in a local newspaper.

### The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect, it is binding upon the Council and upon all other persons, corporations and organizations. The Plan has to be reviewed by the Council at the end of every five years from the date on which it comes into effect and at that time revised as necessary to take account of developments which can be foreseen during the next ten-year period.

The Municipal Plan may be amended in whole or in part for just cause by repeating the process by which it was adopted and approved initially.

## Development Schemes

At any time after the adoption of the Municipal Plan, the Council can prepare and adopt Development Schemes under Sections 31-33 of the Act for the purpose of carrying out specific proposals of the Municipal Plan.

A Development Scheme may provide for the acquisition, assembly, consolidation, subdivision and sale or lease by the municipality of land and buildings which are necessary to carry out provisions of the Municipal Plan. The Scheme may reserve lands for future acquisitions as the site of any public roadway, service or building, or for a school, park or other open space and may make such agreements with the owners of the land as will permit its acquisition and use of those purposes. The Development Scheme may also specify the manner in which any particular area of land is to be used, subdivided or developed, and may regulate the construction of buildings which would interfere with the carrying out of the Development Scheme.

Development Schemes are prepared and approved in exactly the same way as the Municipal Plan, and, when approved, form part of that Plan.

## Municipal Plan Administration

When a Municipal Plan comes into effect, the Council is required to develop a scheme for the control of the use of land in strict conformity with the Municipal Plan in the form of land use zoning, subdivision, and any other regulations necessary. After adoption by the Council, these regulations must be submitted to the Minister for approval. Regulations must comply with the requirements of the Urban and Rural Planning Act, and Standard Provincial Regulations have been developed to form the basis of these regulations. Councils are also advised, if they have not already done so, to adopt the National Building Code of Canada as its building regulation. The day-to-day administration of the Municipal Plan, and subsequent regulations, is in the hands of staff members authorized by the Council. Council staff have the duty of issuing all necessary permits approved by Council and making recommendations to the Council in accordance with the Municipal Plan policies and implementing regulations regarding all development in the Municipal Planning Area.

## **1.2 SUMMARY OF FINDINGS**

### **1.2.1 Economy**

The economy of the Town is expected to continue to be tied closely to developments in the sub-region in particular Gander and Glenwood. No major commercial development is foreseen in the near future.

### **1.2.2 Population**

The population of the Town depends, on the future course of economic developments in the subregion and the demand for residential land. The Newfoundland and Labrador Housing Corporation subdivision has been fully sold and unless private developers get involved, in further subdivision development, then the rate of growth of the Town which has in a large measure depended on this type of development in the past, will at best equal the 1976-86 rate which was approximately 3.0 percent per annum.

### **1.2.3 Existing Land Use**

The Town is predominantly residential. The main built up area is located on the west side of the Trans Canada Highway, and on the east side is a small group of buildings isolated from the main body of the Town. There is

relatively little commercial development and what there is consists of a very few small stores catering to local day-to-day needs.

#### **1.2.4 Education**

There is only one school, Lakewood Academy which is located in neighbouring Glenwood and which accommodates grades K-12 students from both Towns.

#### **1.2.5 Industry**

Apart from a small sawmill on the shores of the Gander River, there is no industry in the Town, and none expected in the foreseeable future.

#### **1.2.6 Recreation and Open Space**

The Town is surrounded by a beautiful hinterland capable of providing excellent and diverse recreational opportunities. The Town also has an excellent community centre. A new ballfield is presently under construction.

#### **1.2.7 Public Buildings**

The community centre mentioned earlier is the only public building in the Town. It houses the town hall, a library and a large meeting and recreation room.

#### **1.2.8 Transportation**

The Town is located on the Trans Canada Highway and within a relatively short distance of Gander International Airport. It has 3.3 km of local streets most of which are paved.

#### **1.2.9 Municipal Services**

The Town is fully serviced with water and sewer and has a sewerage treatment plant located on the shores of the Gander River. There is considerable scope for infilling of vacant serviced land. The Town also provides, street lighting, snow clearing, road maintenance and garbage collection. Fire protection is provided on a fee basis by the town of Glenwood.

#### **1.2.10 Environment**

The existing sawmill is a potential source of pollution to the Gander River which is the domestic water supply for the Town. Future development must be handled with great care and not occur without close consultation with the Department of Environment and Lands.



## 2. GOALS AND OBJECTIVES

This section outlines the Town's planning goals and objectives which will be pursued for the period 1995-2005.

A goal is a desired state which reflects the long range purpose of Council and is related to a major area of concern. An objective is a short-term step towards achieving the goal. It is concrete, realistic, action-oriented and attainable within a period of three to five years. The achievement of an objective should move the goal closer to reality.

### 2.1 Community Structure and Character

**Goal:** To encourage a growth structure for Appleton to ensure orderly development, economic use of municipal services, compatibility between land uses and control of urban sprawl.

**Objectives:** To prevent further development in sections of the municipality which cannot be economically serviced.

To encourage infilling in areas where water and sewer services already exists or where existing services can easily be extended. In short to continue to develop the community in a compact form.

### 2.2 Employment Goal:

**Goal:** To encourage the development of additional employment opportunities to serve the present and future population.

**Objectives:** To support the development of facilities and attractions which will promote the tourism industry within the community, eg., hiking, picnicking, canoeing and skiing etc.

To investigate all development opportunities to assist in marketing the Town.

To support forestry, fishery, and agricultural activities, and the efficient use and proper management of these resources.

### 2.3 Housing Goal:

**Goal:** To provide for an adequate quality, quantity and mix of housing to serve the needs of the population.

**Objectives:** To continue with the conventional single family detached dwellings as the housing form which satisfies the majority of Appleton residents, while assessing other forms as needs arise, eg., housing for the elderly.

To concentrate residential development in areas where municipal services presently exists.

### 2.4 Municipal Services

**Goal:** To provide a full range of municipal services to Appleton in the most economical fashion.

Objectives: To provide for fire protection to all residences through the provision of adequate residential fire flows.

To extend services in the most economical fashion and at the cost of those developing or benefitting.

## **2.5 Transportation**

Goal: To provide a safe and efficient internal and external transportation network to serve the Town.

Objectives: To provide proper access to all properties.

To maintain existing roads through a regular maintenance program.

To prohibit further individual access to the Trans Canada Highway until such time as the proposed bypass is constructed.

## **2.6 Municipal Finance**

Goal: To manage municipal expenditures and revenues so as to provide municipal services with long-term financial stability as a goal.

Objectives: To manage municipal expenditures with restraint, aiming for maximum return for money spent. To manage the municipal debt load considering the Town's ability to meet its expenditures over the long-term. Annual debt charges should not exceed 25 percent of total revenues.

## **2.7 Flood Risk Areas**

Goal: To reduce future damage to property and threat to life due to flooding in areas identified as having serious flood risk.

Objectives: To restrict and where appropriate to prevent development within designated flood risk areas.

To protect those properties and areas presently within flood risk area from greater flood risks resulting from further development.

To provide for limited public uses that are necessarily located in the flood plain or cannot otherwise economically be established outside.

To limit alterations to the flood plain to prevent detrimental changes to flooding incidences.

### 3. THE LAND USE PLAN

The following policies with accompanying Maps 1 & 2, constitute the land use component of the Appleton Municipal Plan, 1995-2005. Included are all policies which are seen as necessary by Council to ensure that the physical development of the Town is undertaken in an efficient and economic manner during the ten-year period. The Land Use Plan is meant to complement the Goals and Objectives outlined in Section 2.

#### 3.1 General Policies

The following policies can be categorized as general in scope in that they can be applied to more than one land use designation and to different sections of the municipality.

- i) **Subdivision Policies** Proposed subdivision development will be subjected to a comprehensive evaluation by Council. The content of this evaluation will be detailed in the Land Use Zoning and Subdivision Regulations and will include:
  - i. a full investigation of all physical features of the site and the opportunities and constraints to development that they represent. The layout of proposed lots and roads should conform to the topography.
  - ii. a demonstration of how the proposed subdivision will mesh with existing development and roads on adjacent lands and provide for future access to undeveloped lands in the area.
  - iii. an investigation to ensure compatibility between the subdivision and surrounding land uses, both existing and proposed.
- ii) **Subdivision Agreement** As a condition of approval, Council may require the developer to enter into a subdivision agreement with the Municipality.
- iii) **Municipal Services** Within the built up Town, new development will only be permitted when provided with full municipal water and sewerage services.
- iv) **Easements and Emergency Access** Where land is required for utility easements or emergency access, such land may be obtained for the appropriate agency, eg., Newfoundland Power, in the course of approving subdivision or other development applications.
- v) **Soil and Drainage** Development shall only be permitted on lands having soil and drainage conditions which are suitable to permit the proper siting and development of the proposed uses.
- vi) **Building Setbacks** Building setbacks from roads shall be provided in accordance with the development regulations to preserve the right-of-way widths specified in this Plan such setbacks should be sufficient to allow appropriate landscaping and to permit the parking and movement of vehicles clear of any road allowance.
- vii) **Access to a Public Street** All development must front on a publicly maintained street.
- viii) **Other Uses** Notwithstanding the specified permitted uses in the land use designations, municipal and public utility works such as telephone, water treatment, pollution control, and power lines and utility facilities are permitted uses in all use designations, provided no adverse effect on adjacent land uses is created., In this regard, the size and appearance of such works must be in keeping with adjacent uses and provision must be made for buffering in the form of a landscaped area between any such works and adjacent uses, designations, provided no adverse effect on adjacent land uses is created., In this regard, the

size and appearance of such works must be in keeping with adjacent uses and provision must be made for buffering in the form of a landscaped area between any such works and adjacent uses.

ix) **Cottages** No cottage development shall be permitted in the planning area including all designated Rural Areas.

### **3.2 Specific Policies and Land Use Designations**

The land resources of the Appleton Planning Area shall be managed in accordance with the proposed land uses shown on Maps 1 & 2, and the land use policies of this Municipal Plan. Maps 1 & 2, designate the Planning Area into the following categories:

1. Residential
2. Commercial/Industrial
3. Public Buildings and Uses
4. Open Space/Recreational
5. Conservation Flood Risk Areas
6. Urban Reserve
7. Rural

#### **3.2.1 Residential**

This designation covers the major part of Appleton (see map 2).

Single family and semi-detached residential units may be permitted in this area. In order to keep taxes down, residential development should occur in this area through infilling of serviced land.

Compatible uses which may be permitted may also include, recreation, community services ie., parks and churches, local commercial uses, home occupations, an office for a professional person, personal services, and other limited commercial uses, provided Council is satisfied that adequate pedestrian access and parking are provided and that adequate steps are taken to prevent intrusion into the residential environment eg., buffering.

#### **3.2.2 Commercial/Industrial**

This designation is located on the east side of the Trans Canada Highway between the present right-of-way and the proposed Appleton/Glenwood Bypass.

This area will be developed as a commercial-industrial park, mainly though not exclusively for the development of commercial/industrial uses that are not compatible with the existing predominantly quiet residential character of the town.

#### **3.2.3 Urban Reserve**

Only one area is designated as an Urban Reserve Area and is comprised of the large area of land between the Trans Canada Highway and the Main street.

The predominant use of this area shall be residential along with complementary uses as outlined under the Residential designation. Road Access points shall be preserved to the area as indicated on Map 2.

The integrity, viability, and potential of the Urban Reserve Area shall be preserved until such time as development of the area is permitted. No new development shall take place in the Urban Reserve Area before there is a demonstrated need for the area to be developed and full municipal services including water and sewerage

services become available to the area. The continued operation and maintenance of existing uses shall be permitted in the Urban Reserve Area.

A development proposal for the Urban Reserve Area shall not be considered unless:

- a) it includes the provision of the necessary roads, and piped water and sewerage services at the cost of the developer;
- b) the proposed piped water and sewer are approved by both the Department of Environment and Lands and the Engineering Division of the Department of Municipal and Provincial Affairs;
- c) it is based on a proper development scheme or subdivision plan to integrate and make the most economical use of municipal services and land; and
- d) it complies with the Town's Development Regulations.

#### **3.2.4 Mobile Homes**

Mobile homes will be permitted only in designated areas for such development, such as mobile home subdivisions whose development will be in accordance with the Newfoundland and Labrador Mobile Home Development Regulations, 1991.

#### **3.2.5 Public Use Areas**

Lands are designated Public Use in order to permit uses which are for either general or limited use by the public. Permitted uses may include schools, churches, government offices, hospitals and senior citizens homes. Facilities required to deliver municipal services to residents such as a fire hall, are also within the intent of this designation.

Facilities of community service organizations (eg., Lions Club etc.,) may also be permitted.

Public building and uses are encouraged to locate in the central part of the community and within easy walking distance of most residents.

Access points to the public street shall be limited in number and properly designed, in order to keep the street safe and efficient for both vehicles and pedestrians. Adequate off-street parking facilities will be provided.

Notwithstanding the specified permitted uses in the land use designations, the establishment of a new school may be permitted in any area, provided that it is not contrary to the intent of this Plan, that its proposed means of access, water supply and sewerage disposal are considered satisfactory by Council in consultation with the Department of Environment and Lands. The development of school facilities shall not intrude on the residential environment through traffic generation of noise.

#### **3.2.6 Open Space/Recreational**

Lands are designated Open Space/Recreational:

- a) to preserve important features of the natural environment and maintain public access to them.
- b) to act as buffers between potentially conflicting land uses.
- c) to ensure that public access to the shoreline is maintained, particularly in areas having traditional or current common use.

d) to avail of the recreational potential of such areas.

Additional recreational facilities will be provided in areas where they are needed and when the Town's financial resources permit. Since most of the regional and local recreational facilities are less accessible to the older age groups, the provision of additional facilities will give special consideration to these groups.

In selecting sites for recreational facilities, Council will emphasize both safety and convenience.

Areas of scenic attraction and with recreational potential shall be preserved and protected. It is also essential that all the visual amenities and undevelopable areas such as the shoreline, rivers, brooks, streams, flood plains, steep slopes, and rock outcrops are preserved and retained in their natural state. This can add to the open space system and complement the urban development.

Within the designated Open Space/Recreational Areas, recreational open space such as parks, playgrounds, places of public recreation, and their accessory uses may be permitted. Uses that are compatible or complementary to a recreational open space use, may also be permitted at Council's discretion.

The development and operation of recreational facilities shall not impose adverse effects on adjacent residential and other uses in terms of noise, traffic, and hours of operation.

Existing recreational facilities shall be properly equipped and maintained.

Where any lands designated for Open Space/Recreational are under private ownership, this Plan does not indicate that the lands will necessarily remain as Open Space / Recreational indefinitely, nor shall it be construed as implying that these Open Space/Recreational Areas are free and open to the general public or will be purchased by Council. If proposals to develop any such lands are made and Council does not wish to purchase such lands in order to maintain the Open Space/Recreational designation, their applications for redesignation of such lands for other purposes may be given due consideration by Council.

### **3.2.7 Transportation**

The municipal road system is meant to facilitate the efficient movement of people and goods throughout the Planning Area.

Three types of roads are contained within the Planning Area; Arterial (Trans Canada Highway), Collector and Local.

#### General

New roads will be designed and constructed to acceptable standards and Council will ensure that they are built in such locations and in such a manner that the development pattern and road system of the community can be enhanced. To safeguard the road system in the community, all development will be required to provide adequate off-street parking and loading facilities; building setback; and in case of a corner lot or corner site, adequate sight distance.

#### Trans Canada Highway

It is the policy of the Plan to safeguard the integrity of the transportation function of the Trans Canada Highway. Until such time as the proposed new bypass is constructed no new private access will not be allowed.

### Collector Roads

Collector roads are those that link local streets with the Trans Canada Highway and carry intra-urban traffic as well as local traffic.

### Local Roads

Local roads are intended to serve abutting frontages and generally are not used by traffic except to approach the properties which front on them or on other adjoining local streets. The width of pavement and the provision of sidewalks should be related to the traffic volumes on the road.

### Parking

Adequate parking will be required for all uses of land in the Planning Area. This will include not only parking for owners, residents and employees but also for visitors and customers, following current parking standards.

### **3.2.8 Watershed**

In order to preserve the water quality of the Gander River water supply for the Towns of Appleton and Glenwood it is the intent of the Plan that:

- a) new developments in the Municipal Planning Area provide sufficient water and sewer services to meet the requirements of the Department of Environment and Lands;
- b) development in areas upstream of the water supply intake and for a distance of one hundred (100) metres downstream of the intake be restricted or prevented; and
- c) existing development with potential as a source of pollution be closely monitored.

Adequate sewerage treatment must continue to be a priority of the Town. Under no circumstances will untreated sewerage be discharged to the Gander River. All sewerage discharges shall comply with the Environmental Control (Water and Sewage) Regulations, 1980.

The Gander River is a scheduled Atlantic Salmon River. In order to protect the quality of its fish population, a 15-metre buffer zone on each side of the River shall be established to prevent development along it. All development proposals within its 30 metre buffer zones shall be subject to review, assessment and authorization by Fisheries and Oceans Canada.

### **3.2.9 Rural Areas**

The remaining undeveloped land within the Planning Area is designated Rural.

Uses which may be permitted within this area include wood harvesting, silvicultural operations, aggregate extraction, fishing, hunting, and recreation uses. Transmission lines, other public utilities and road construction and maintenance may also be permitted if they conform with the objective of retaining the quality of the rural environment.

Industrial uses associated with the resource base may be permitted, particularly those which need to be located near raw materials, are highly land intensive, or which for any other reason can not be feasibly located closer to built-up areas.

Residential uses will not be permitted except where they are accessory to the permitted uses noted above, Such residences may be allowed at the discretion of Council.

### 3.2.10 Mineral Workings

It is the policy of the Plan to ensure that the adverse effects of mining, quarrying, and their related operations, such as dust, noise, and visual impact upon adjacent properties and environment be kept to a minimum.

In order to separate such operations from other incompatible uses a 500-metre buffer around them shall be established. All applications for development in these buffers shall be subject to the review and approval by the Department of Mines, and the Department of Environment and Lands. Within the designated Mineral Workings Areas (see map 1), mining, quarrying and their related operations may be permitted.

At Council's discretion and with the approval of the Department of Mines, scrap yards and solid waste disposal, and other compatible uses may be permitted on worked-out quarry sites. In order to safeguard the environment of the community, all such proposed developments shall also be subject to the review and approval of the Department of Environment and Lands.

All derelict lands resulting from mining, quarrying and their related operations shall be properly rehabilitated by the operators.

### 3.2.11 Flood Risk Areas

Whilst the Municipal Plan ( Map 1), designates a single Flood Risk Area, there are in fact within this area two levels of flood risk; the designated floodway which is the

1:20 year flood plain; and, the designated flood way fringe which is the 1:100 year flood plain. Therefore in dealing with development applications Council will also consult the Glenwood/Appleton Flood Information Map, March 1990, and available from the mapping Division of the Department of Environment and Lands. The following policies will apply:

#### Designated Floodway

- a) Development in the designated floodway shall be limited to non-building uses that will not be damaged by flooding. Projected maximum 1:20 year flood levels, wave action, ice action and current action, shall be taken into account when determining the suitability of a proposed development or a particular site. A proposed development may be refused if the applicant is unable to show that it would not be at risk from flooding or flood related events or because it would increase the flood risk to existing development and natural features.
- b) The development of public works and public uses may be permitted provided the development takes account of the flood risk. Minor buildings which are necessary for the successful operation of the public work or public uses to which they relate, may be permitted at council's discretion. Public works and public uses shall be designed and installed to minimize the risk of their interruption when a flooding event occurs. Council may make this a condition of approval where the public will be endangered by an interruption of service.
- c) The filling of land and water for the purposes of development, flood protection, water redirection or to redirect, or reduce flood waters shall not be permitted except as provided for in (b).



- d) Applications for new development and applications to replace and renovate existing development shall be referred to the Water Resources Division of the Department of Environment and Lands for its recommendation before Council approves an application.

#### Designated Floodway Fringe

- a) Development in the floodway fringe shall meet the flood proofing standards, intended to reduce damage to building type development and minimize risk to the building occupants and public resulting from the predicted infrequent flooding. Projected maximum 1:100 year flood levels, wave action, ice action and current action shall be taken into account when determining the acceptability of flood proofing measures for a proposed development on a particular site. A proposed development may be refused if the applicant is unable to show that it would not be at risk from flooding or flood related events or because it increases the flood risk to existing development and natural features.
- b) The development of public works and public uses may be permitted provided the development takes account of the flood risk.
- c) The filling of land and water for the purposes of development, flood protection, water redirection or to redirect, or reduce flood waters shall not be permitted except when the work has been approved by the Water Resources Division of the Department of Environment and Lands and the Council and is a public work.
- d) Applications to develop shall be referred to the Water Resources Division of the Department of Environment and Lands for its recommendation before Council approves an application.

#### **3.2.12 Conservation**

Within the designated Conservation Area, use shall be limited to conservation, recreation and environmental protection.

## **4. IMPLEMENTATION**

The Municipal Plan will be implemented over the next ten years through decision of Council and affected agencies such as the Departments of Works, Services and Transportation, Development, and Environment and Lands. Of particular importance to Council are the following:

- a) effective administration of the Plan,
- b) the adoption of a five-year capital works program updated annually,
- c) the adoption of Land Use Zoning, Subdivision and Advertisement Regulations,
- d) the adoption of Development Schemes,
- e) the procedures for considering amendments to the Plan.

### **4.1 Administration of the Plan**

For the purpose of administering the Plan, the Future Land Use Maps 1 & 2, shall be read only in conjunction with the Goals, Objectives and Policies outlined in this document. All development applications will be carefully evaluated as to their conformity to the Plan. The full conformity of all proposals to the Plan shall be required by Council.

The boundaries of land use designations shown on Maps 1 & 2, are meant to be general, except where they coincide with roads or other prominent physical features, where they are intended to define the exact limits. It is intended that no amendment of this Plan shall be required to permit minor adjustments to these boundaries. Other than such minor changes, no development shall be permitted that does not conform to this Plan. Once conformity to the Plan has been established, Council will ensure that all development proposals are given a comprehensive review which shall include circulation to all affected public departments and agencies. Council's final decisions will be based on the desire to guide the development of Appleton in the best long-term interests of its citizens.

All persons wishing to develop land for any purpose within the Appleton Municipal Planning Area shall apply to Council for permission through the established procedure. Council may refuse or approve applications, with or without conditions. The appeal of all council decisions to the appropriate Appeal Board will be permitted.

Before major land developments within the Planning Area are approved, a development agreement may be required which will be signed by both the developer and Council. This agreement shall establish the conditions under which development may proceed and shall be binding to both parties. Conditions governing development may also be enforced by being attached to the development permit.

Nothing in this Plan shall affect the continuance of land uses which are lawfully established on the date that the Plan comes into effect, although their expansion or intensification may be limited.

## 4.2 Capital Works Program

A public works program will be adopted and implemented by Council. This will include a five-year program of work to be undertaken as required by The Municipalities Act.

The following major projects are seen as necessary to be undertaken during the 1991-2001 Planning Period in order to implement the objectives and policies of this Municipal Plan. The projects listed are those seen as being required during the first five years of the Planning Period. Priorities for projects to be carried out during the second five years will become apparent during the next three to four years.

Projects are listed in order of priority.

<b>PRIORITY PROJECT</b>	<b>ESTIMATED COST</b>
New Treatment Plant Study	\$ 15,000
Mill Road, paving	\$ 28,569
Rolands Road, paving	\$ 16,948
Richards Road, paving	\$ 17,000
Circular Road, recapping	\$ 51,788

## 4.3 Land Use Zoning, Subdivision and Advertisement Regulations

Once this Municipal Plan has been adopted, Council will proceed to adopt comprehensive Land Use Zoning, Subdivision and Advertisement Regulations pursuant to Section 37 of The Urban and Rural Planning Act, which states in part:

"When the Municipal Plan comes into effect the Authorized Council shall develop fully a scheme for the control of the use of lands in strict conformity with the Municipal Plan.... and shall prepare:

- a) zoning plans dividing the Municipal Planning Area into use zones;
- b) land use zoning regulations; and
- c) subdivision regulations."

The regulations will be drawn up so as to implement the Goals, Objectives and Land Use Policies of the Municipal Plan. The document will contain general land use and subdivision regulations designed to control all land subdivision and development within the Appleton Municipal Planning Area. All land within the Planning Area will be covered by land use zones (residential, commercial, open space etc.) which will provide for such detailed requirements as lot size and coverage, building setbacks and parking regulations.

The regulations will also provide for the appointment of a Local Board of Appeal by Council and establish the powers and rules of procedure of such a board. This board or the Regional

Appeal Board, acting as the Local Board of Appeal, will be empowered to hear appeals against decisions of Council made on development proposals.

#### **4.4 Procedure for Amending the Municipal Plan**

This Plan has been prepared with the intent that no amendment be required during the next five years, at the end of which another Plan Review will be undertaken.

Major changes in economic conditions or in policy direction, unforeseen at this time, could however occur during the Planning Period.

Should an amendment need to be considered, it will be given the same evaluation and approval procedure as this Plan, including a public hearing with a Commissioner appointed by the Minister of Municipal and Provincial Affairs. Evaluation of the proposed amendment will be compiled into a Background Report. The proposed amendment will include policy statements and an accompanying Proposed Land Use Map.