

TOWN OF ELLISTON

MUNICIPAL PLAN

1992-2002

Gazetted: n/a

Consolidation Date: n/a

Amendments: To see if there were any amendments to this document since it came into effect, please refer to:

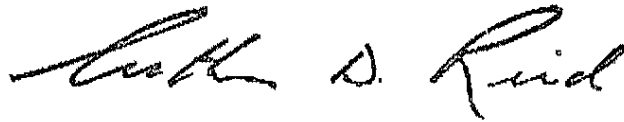
[List of Amendments](#)

ELLISTON
MUNICIPAL PLAN
1992-2002

URBAN AND RURAL PLANNING ACT
NOTICE OF APPROVAL
ELLISTON MUNICIPAL PLAN 1992-2002

I, Arthur D. Reid, Minister of Municipal and Provincial Affairs, under and by virtue of the powers conferred by the Urban and Rural Planning Act, hereby approve the Elliston Municipal Plan 1992-2002, adopted by the Town Council of Elliston on the 3rd day of February, 1993.

Dated at St. John's this *4th* day of *November*, 1993.

A handwritten signature in black ink, reading "Arthur D. Reid". The signature is fluid and cursive, with the first name "Arthur" and last name "Reid" being the most prominent parts.

ARTHUR D. REID, M.H.A.
Carbonear District
Minister of Municipal & Provincial Affairs

NOTICE of ADOPTION

Resolved, pursuant to section 15 of the Urban and Rural Planning Act, that the Council of the Town of Elliston adopt the Municipal Plan which is attached hereto and is impressed with the Seal of the Council, signed by the Mayor, and certified by the Clerk.

Resolved further, pursuant to section 17 of the Urban and Rural Planning Act, that the Council apply to the Minister of Municipal and Provincial Affairs for the setting of the time and place of a Public Hearing to consider objections or representations to the Municipal Plan.

Proposed by: Jean Tucker

Seconded by: Brian Chubb

SEAL and SIGNATURE

Signed and sealed pursuant to section 15(3) of the Urban and Rural Planning Act this 3rd day of Feb., 1993

Earl Monland
Mayor

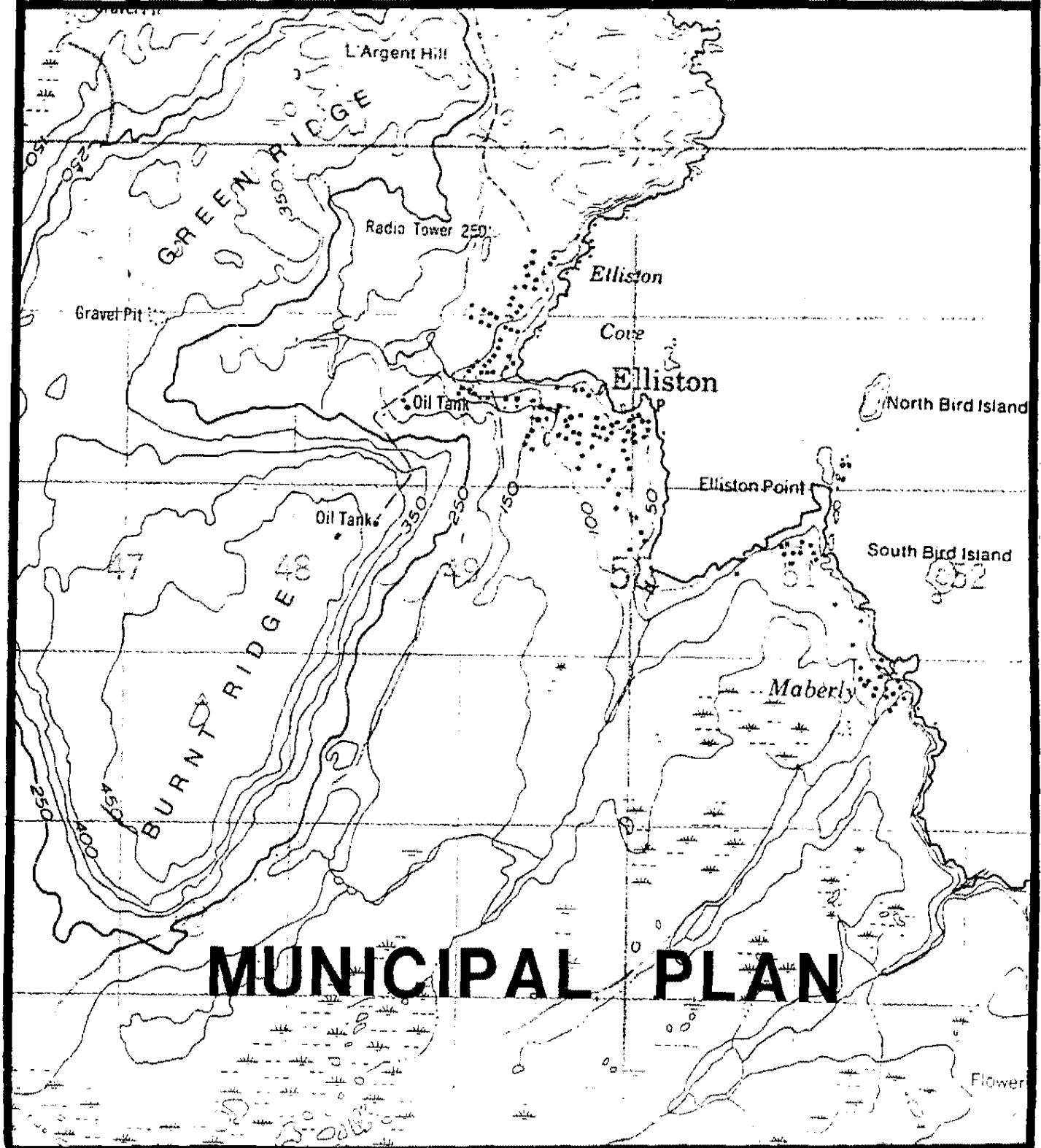
SEAL

CLERK'S CERTIFICATE

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan adopted by the Town of Elliston on the 3rd day of Feb., 1993

Bonnie Critch
Clerk

ELLISTON



1.0 INTRODUCTION

The Urban and Rural Planning Act requires that a Municipal Plan be reviewed every five years from the date of its approval and must be revised as necessary, according to developments which can be foreseen during the next ten years.

2.0 REVIEW

The Elliston Municipal Plan 1984-1994 was approved in 1984. The latter has now been reviewed and, in accordance with the recommendations contained in the Background Report* entitled "Town of Elliston Municipal Plan Review, 1992-2002," the following revisions are made and together with the aforementioned Plan shall comprise the Elliston Municipal Plan 1992-2002.

* The Background Report, which is not a legal binding part of the Municipal Plan, is available from the Town and from the Urban and Rural Planning Division, Department of Municipal and Provincial Affairs.

3.0 REVISIONS

Residential Uses

3.1 Land immediately north of Farm Road is hereby redesignated from **Rural** to **Residential** in order to allow for future residential development. (Future Land Use Map B).

Rural Uses

3.2 It is the policy of the Plan that mineral workings maybe permitted in the Rural Land use designation. The following words, "**mineral workings**", are hereby amended to, "**mineral workings and mineral exploration**". All other Rural Land uses remain unchanged in the Plan.

Industry-Fishery

3.3 Land designated **Industry-Fishery** along the east side of Pier Road is hereby redesignated to **Conservation** in order to protect the environmentally sensitive shoreline. (Future Land Use Map B).

3.4 Land designated **Industry-Fishery** along the west side of Pier Road and containing the Tilley Heritage House property is hereby redesignated to **Residential** in order to protect this Historic property. (Future Land Use Map B).

ELLISTON MUNICIPAL PLAN

November, 1983

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INTRODUCTION

The first Municipal Plan for the Town of Ellsiton was approved by the Minister of Municipal Affairs, on March 26, 1971. A Review was prepared and approved in 1977. The plan is implemented through the authority of the Council who have control of the development of all land in the Town and the Planning Area.

The Act requires that all approved plans be reviewed five years after their original approval, so the 1977 plan is due for review and revision. Such a revised Plan should be considered and adopted by the Council and then advertised and made available for public inspection. After a Public Hearing to enable any objections or representations to be considered, the Council should then apply to the Minister of Municipal Affairs for approval of the revised Plan.

Since the existing Municipal Plan remains generally valid, this Plan will consolidate the 1977 Plan, replacing its obsolete parts.

PART I: THE PLAN

1. INTERPRETATION

The following sections comprising Part I of this document and two Municipal Plan Maps A and B, "Future Land Use", constitute the legally effective parts of this Plan.

The general terms referred hereinafter are defined as follows:

- "Council" shall mean the Council of Elliston
- "Town" shall mean the Town of Elliston
- "Planning Area" shall mean the Elliston
Municipal Planning Area

The boundaries between the different land uses designated in the Municipal Plan are meant to be general, except in the case of roads or other prominent physical features where they are intended to define the exact limits of each category. Nothing in the Plan shall affect the continuance of land uses which are lawfully established on the date that this Plan comes into effect.

2. CONCEPT FOR ELLISTON

The concept in the Plan is to encourage the concentration of development in the areas where most existing development is located, where the major concentration of community facilities exists, and which are, or will be, served by the Town's water and sewer systems.

Development should not generally be permitted along the shoreline and close to any creek or surface drainage course because these features provide a major amenity in the community.

3. RESIDENTIAL AREAS

The areas indicated as Residential on Map B show the land in the community which should be reserved for housing. The Plan assumes that sewer and water services will be available in the near future. Housing will consist primarily of single-detached dwellings, with mobile homes and double dwellings permitted.

Where services are available, a dwelling should be built on a lot having a minimum frontage of 20 metres. Larger lots are required where piped services are not available. All homes shall connect to town water and sewer lines when available. All dwellings shall front on a publicly maintained road.

In areas designated for Residential purposes, schools, churches, parks, or similar uses of a community nature may also be permitted, as may local and convenience stores and business and professional uses operating from the home.

Areas are shown on Map B for Rural Residential uses in Maberly and "the Neck". Single-detached homes and mobile homes shall be permitted in this designation, except within 130 metres of the Provincial Park, where mobile homes shall not be permitted.

Council intends Maberly to remain rural in nature, without full piped water and sewer services. All dwellings shall front on a publicly maintained road.

4. COMMERCIAL AREAS

The Plan recognizes the existing commercial centres in the old centre of the town on Main Street between Trickem Road and Sandy Cove Road. The Tiller's property on Main Street is the best location for development and will provide more than enough space for new commercial enterprise within the planning period. Road frontage on Main Street east of Reid Road is also designated for Commercial activities.

Within commercial areas, commercial and light industrial activity will be permitted. Dwelling houses will also be permitted provided that they are directly related to the commercial activity.

New commercial development shall provide adequate off-street parking space for employees and customers.

5. INDUSTRIAL AREAS

The waterfront adjacent to Dock Cove is shown as industrial

on Map B. This area is largely unused and could accommodate fishing-related industry.

All types of industrial and commercial uses will be permitted connected with fishing, including docks, storage and boat repairs. Development proposals will be referred to the Department of Environment for advice because of the sewer outfall located in the area.

6. ENVIRONMENTAL PROTECTION & OPEN SPACE

On Map B, all shoreline, land paralleling drainage, and steep or rocky areas are shown as Environmental Protection. On these lands, no buildings or structures shall be permitted except for those on the shoreline related to fishing. Recreational trails and similar non-destructive activities may be permitted.

Organized parks and playgrounds are shown on Map B as Open Space. Within these areas, all types of recreation activities are permitted, along with accessory buildings and structures. Cemeteries are also designated Open Space.

7. PUBLIC BUILDINGS

The sites of public buildings are shown on Map B. These sites shall continue in public use.

8. WATERSHED

The Town's future watershed is designated on Map A. Within

this area, Council will permit only those Rural land uses which have no detrimental effect on water quality and water flows, and no permanent buildings or structures will be permitted.

When evaluating a proposed development in the Watershed area, Council will consider its benefit to the Elliston community.

A proposal may be referred to the appropriate government department and the Department of Environment for advice on desirable modes of development and operation, and for appropriate conditions to protect the Town's future water supply.

9. RURAL AND RESOURCE

Rural and Resource areas are shown on Maps A and B.

In the Rural area, forestry, agriculture and horticulture (berry production) and open space recreation will be permitted. Mineral workings, cemeteries, rural industries, communication facilities and utilities, solid waste disposal sites, and certain other uses compatible with these may be permitted.

The Resource areas designated on Maps A and B shall be reserved for exploitation of the designated resources: forest, aggregate, and blueberry land ("Blueberry Management Unit" on Map A). Resource exploitation shall be conducted in a reasonable manner and with due regard for the environment.

Buildings and structures accessory to the designated resource-related activity may be permitted. In aggregate resource areas, such buildings must be removed upon termination of operations.

Council will ensure that the appropriate provincial government departments are consulted before activity in or near the designated Resource areas proceeds:

Forest area: Department of Forest Resources
& Lands;
Forestry Division

Blueberry Management Unit:

Department of Rural, Agricultural
& Northern Development;
Agriculture Branch

Aggregate area: Department of Mines & Energy

Where Aggregate Resource or Forest Resource designations fall within the Watershed area shown on Map A, Council will permit aggregate or forest exploitation or management activities only if they will not reduce the quality of water flowing into the proposed intake point for the town's piped water supply. Council will consult the Department of Environment for advice about the effect of such proposed activities on water quality.

10. PROVINCIAL PARK

Maberly Provincial Park is shown on Maps A and B. Council will follow policies to provide a measure of visual protection for the Park:

- Within the adjacent Rural Residential area, mobile homes will not be permitted within 130 metres of the Park boundary, and any building must be setback from the boundary.
- Any development proposal within 130 metres of the Park boundary shall be referred to the

Parks Division, Department of Culture,
Recreation and Youth for advice and comment.

11. ROADS

Route 230 is a Protected Road outside the Elliston Municipal Area. Access to Route 230, to the Catalina Road and to the Bonavista Road will be limited to Rural uses unless otherwise specified on Map B and subject to the approval of the Department of Transportation.

Council shall establish suitable standards based on road function. Roads which function as collector roads are Main street North, Main Street between the Bonavista Road and Sandy Cove Road, Sandy Cove Road, and the Bonavista and Catalina Roads in the urban part of Elliston. All other roads in the urban part of Elliston and in Maberly function as local roads.

12. PUBLIC SERVICES

Subject to provincial government approval, Council will continue the installation of water and sewer systems and the development of a surface water supply for the Elliston settlement area. Council intends to seek improvements in Maberly area water supply through an artesian well system.

The Plan promotes the concentration of new development in the community to make the future provision of community services feasible when they are required.

13. IMPLEMENTATION

Council will implement this Plan by adopting and administering Development Regulations, including zoning, and carrying out the public works outlined above when financially feasible.

PART II: REVIEW

1. POPULATION

The 1981 population of the Town was 527. Elliston has experienced a continued decline in population since 1956. During the two decades between 1961 and 1981 the Town lost 233 people or approximately one-third of its population. The most significant decline occurred during the 1966-1971 period in which the Town lost 140 people or suffered an average decline of 4.1 percent annually. The major reason for this appeared to be, as in many other communities in the Province, the out-migration of the young people to the centres of employment in this and other provinces. After the major decline in the 1966-1971 period, the population has stabilized, losing only 24 people during the 10 years between 1971 and 1981.

TABLE 1: POPULATION CHANGE, 1951-1981

Year	Population	Change In Number	Annual Change (%)
1951	640	-	-
1956	762	122	3.8
1961	760	- 2	-0.1
1966	691	- 69	-1.8
1971	551	-140	-4.1
1976	540	- 9	-0.2
1981	527	- 13	-0.2

SOURCE: Canada Census.

Barring any major economic development in this part of the peninsula, it is not anticipated that the Town would experience any growth in population during the next ten years.

2. URBAN DEVELOPMENT

Elliston continues to be one of the most attractive and orderly communities in the Province and has remained relatively static in regard to urban development ever since its first Municipal Plan of 1971.

Housing starts have been limited for the last few years, and no development has occurred in Maberly settlement. Local residents who intended to build their homes could usually do so on their own land in the designated Residential areas. Between 1971 and 1981, the number of households increased slowly from 155 to 165, as household size declined sharply.

The increase in households is a rough indicator of demand for new housing sites.

TABLE 2: HOUSEHOLDS, 1971-1981

Year	Number	Size (Persons per household)
1971	155	3.5
1976	170	3.1
1981	165	3.1

Given the fairly steady population trend expected and the very small household size in 1981, the demand for housing sites during the next ten years should be very small.

3. COASTLINE, LANDSCAPE AND TOWNSCAPE

The coastline of the whole of Elliston forms part of a

highly scenic stretch of coast from Maberly around Cape Bonavista with its historic connotation to Bonavista town. Although in Elliston itself parts of the coastline are fairly low and give easy access to the sea, much of it is elevated and there are splendid views of rocky cliffs. The coastline in Elliston has been left undeveloped, and residents have enhanced its attractiveness by tidy development of buildings and fences. The whole scene is one of rugged splendour scarcely matched in other parts of Newfoundland, into which the houses and other buildings fit harmoniously. A municipal park at Sandy Cove contributes to the rural landscape. The hinterland of the Town stretches as far as Burnt Ridge and Green Ridge, both part of the high ridge which backs the Cape Bonavista coast and which forms a scenic whole with it.

4. RURAL AND RESOURCE AREAS

Outside the settled part of Elliston, there are a number of resources which have been identified as important by provincial government departments: forest, aggregate and blueberry lands. Lands possessing characteristics suitable for maintaining or raising the potential for blueberry production have been delineated by the Agriculture Branch of the Department of Rural, Agricultural and Northern Development. These "Blueberry Management Units" have been delineated on the ground with wooden or metal posts along boundary cutlines (refer to Map A). The Agriculture Branch has also upgraded access roads to these blueberry lands. There are also other lands in the rural parts of the planning area which produce good crops of blueberries and partridgeberries.

The town has developed a municipal park at Sandy Cove between Elliston and Maberly settlements. Maberly Provincial Park between the Neck and Maberly, is located to provide a site for viewing South Bird Island (Map A).

An important "new" feature of the rural part of Elliston is the proposed watershed. At present, the watershed lies partly in the jurisdiction of Bonavista. Control of development in the watershed is essential in order to preserve water quality and flow levels.

Aggregate (sand, gravel and fill) resources have been identified near Pond No. 1 of the water supply and back of Maberly. Productive forest land has been identified at three locations near Elliston settlement.

Blueberry grounds south of Elliston are accessible by road from the Catalina Road.

5. WATER AND SEWERAGE SERVICES

The Town, with provincial assistance, is presently involved in the installation of water and sewerage system. Many local residents still draw their water from private wells. Some Residents obtain water from a shallow stream running through the community. In 1974, four deep wells were sunk at various locations of the community. To date, residents are able to use these water sources via new water lines or taps installed in the pump house of each of these wells. As part of the water and sewer system installation, a surface water supply will be brought on stream, with an intake in Sandy Cove Brook.

6. MUNICIPAL REVENUE AND EXPENDITURE

The total revenue received by the Town of Elliston in 1983, is estimated at almost \$270,000, with a like amount of expenditure. The general revenue and expenditure are separately itemized in Tables 3 and 4.

TABLE 3: MUNICIPAL REVENUE, 1983

REVENUE SOURCE

Taxes:

Poll Tax (\$60/an)	\$ 10,860
Water & Sewerage Tax	10,656
Business Tax	<u>1,700</u>
	23,216

Provincial Government Grants:

General Municipal Assistance	16,716
Share of Debt Charges	219,977

Miscellaneous	<u>1,370</u>
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TOTAL	<u>\$261,279</u>
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Cash on Hand	<u>8,114</u>
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	<u>\$269,393</u>
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SOURCE: Municipal Budget

TABLE 4: MUNICIPAL EXPENDITURE, 1983

OPERATING:

Administration	\$ 9,500
Protection	6,800
Public Works	9,600
Garbage	6,900
Recreation	1,000
Water & Sewer	<u>9,200</u>
	43,000

CAPITAL

Debt Charges	<u>225,967</u>
TOTAL	<u>\$268,967</u>
Bad Debts	<u>600</u>
	<u>\$269,567</u>
Deficit, 1983	(174)

SOURCE: Municipal Budget

With the installation of piped water and sewer services, Elliston is scheduled for property assessment in the next year or so. Municipalities where over half the residents are served by town water and sewer systems are required by law to institute property taxes, based on the assessed value of property. The reason for this can be seen by comparing the very high annual debt charges shown in Table 4 and the level of tax revenue collected by the Town.

7. PLAN REVISIONS

Water and sewer lines are being installed in the Sandy Cove-Old Road areas to serve existing houses. The Plan should designate lands served by these services for urban development. Such a residential designation will make more land potentially available for housing and compatible uses than are likely to be needed during the plan period.

Some of the lands designated for industrial uses could also be available for commercial and storage uses along Main Street.

Provision should be made in the revised plan for protection of Elliston's future water supply and surrounding watershed.

The settlement of Maberly was designated for Rural uses in the existing plan. Policies should be revised so the settlement can continue as a rural unserved residential area.