

TOWN OF LA SCIE MUNICIPAL PLAN

**IMPORTANT: To see if there were any changes to
this plan since it came into effect, please refer to:**

List of Municipal Plan Amendments

LA SCIE
MUNICIPAL PLAN
1983 - 1993

PREPARED FOR: TOWN OF LA SCIE
BY: PROVINCIAL PLANNING
OFFICE, DEPARTMENT
OF MUNICIPAL AFFAIRS,
ST. JOHN'S
TEL. No: 737-3087
DATE: MAY, 1983

COUNCIL RESOLUTION

Resolved, pursuant to Section 16 of the Urban and Rural Planning Act, that the Council of the Municipality of La Scie adopt the Municipal Plan entitled The La Scie Municipal Plan 1983-1993 and prepared by the Provincial Planning Office.

Resolved, further, pursuant to Section 18 of the Urban and Rural Planning Act, that the Council apply to the Minister of Municipal Affairs for the setting of the time and place of a public hearing to consider objections or representations to the adopted Plan.

PROPOSED BY: Councillor Lush

SECONDED BY: Deputy Mayor Croucher

Certified as a correct copy of a resolution passed at a meeting of Council held at La Scie on the 1 day of June, 1983.

Vide Short
Clerk

SEAL AND SIGNATURE

Signed and sealed pursuant to Section 16(3) of the Urban and Rural Planning Act this 1 day of June 1983.

Wain Burton

Mayor

CLERK'S CERTIFICATE

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan adopted by the Council of the Municipality of La Scie on the 1st day of June, 1983.

Vida Short

Clerk

DATED AT ST. JOHN'S THIS 14th DAY OF Feb A.D. 1984

HAZEL R. NEWHOOK

Hazel R. Newhook

MINISTER OF MUNICIPAL AFFAIRS

IN THE PRESENCE OF

J.T. Allston

DIRECTOR OF URBAN & RURAL PLANNING

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1. INTRODUCTION

1. INTRODUCTION

1.1 Foreword

The 1983-1993 La Scie Municipal Plan has been prepared in order to guide future development within the La Scie Planning Area. Policies contained in this Municipal Plan will serve to:

1. Improve the transportation network within the Town;
2. Create serviced development areas;
3. Improve the municipal sewage disposal system;
4. Prevent sporadic and unorderly development within the Planning Area.

Two documents will serve to guide development within the La Scie Planning Area. The first document, The La Scie Municipal Plan outlines the general intent of Council and residents of the Town respecting where and how the community will develop over the next five to ten years. The second document, The Land Use Zoning and Subdivision Regulations, work in conjunction with the Municipal Plan. This document establishes rules respecting all physical development occurring within the La Scie Planning Area. It is through the enforcement of these regulations and the implementation of a logical public works program that the ultimate goals established in the Plan will be realized.

1.1.1 PLANNING IN NEWFOUNDLAND

What is the Municipal Plan?

This Municipal Plan has been prepared in accordance with the requirements of Section 15 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 all 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 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.

Seeking Provincial Approval

When the Plan is formally adopted by resolution of the Council under Section 16(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 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. At that hearing, a Commissioner appointed by the Minister will hear the objections and subsequently forward to the Minister a written report, together with copies of all

*This brief summary of municipal planning Legislation and procedures is intended to assist the Council in understanding and using its Plan. Details are contained in the Urban and Rural Planning Act, Chapter 387, RSN 1970.

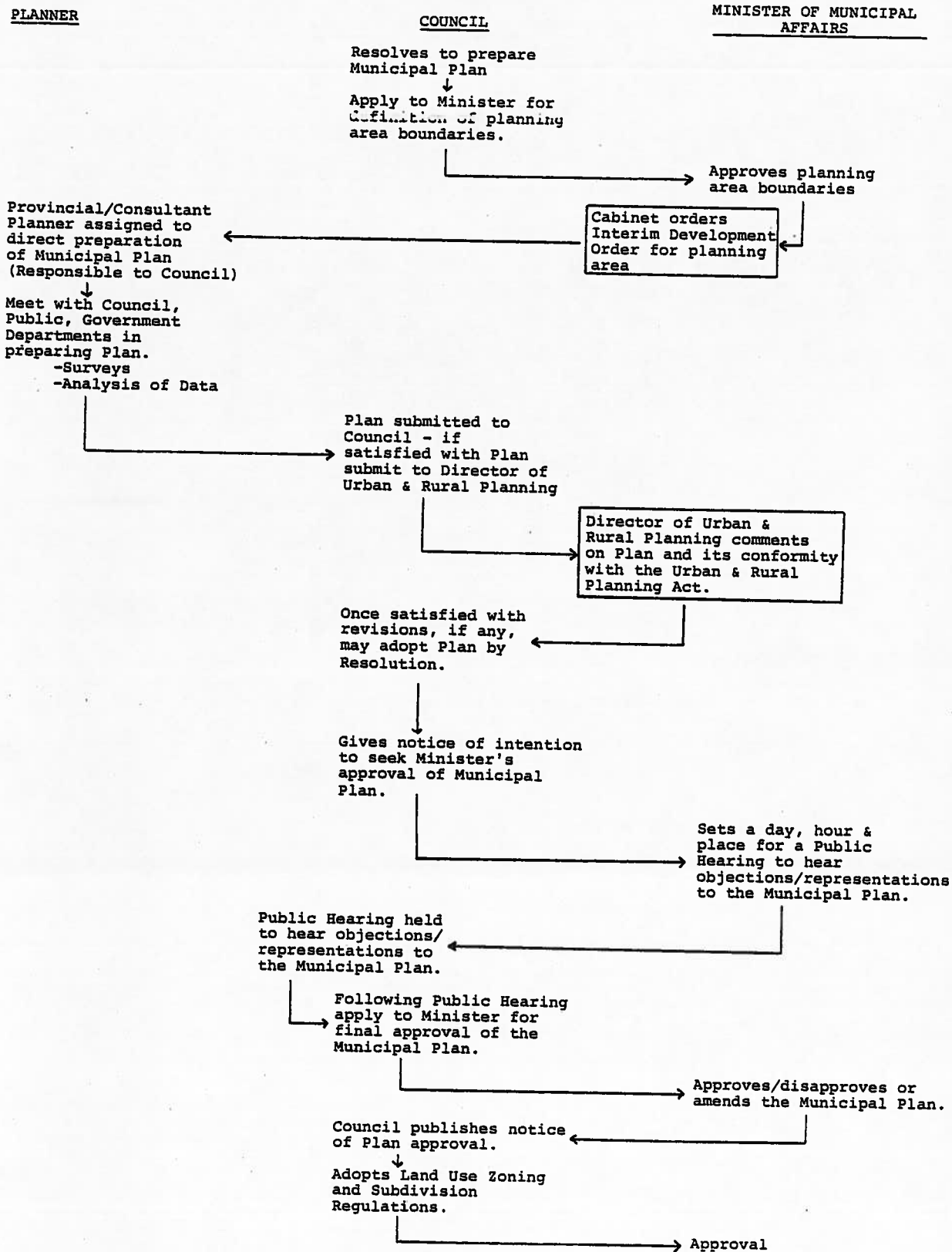
the evidence taken at the hearing. Immediately after the hearing the Council should apply to the Minister for his approval of the Municipal Plan. The Minister must receive two copies of the Plan certified correct by the Clerk of the Council, a copy of the adopting resolution and of all written objections to the Municipal Plan. On receipt of this material the Minister may or may not approve the Plan with or without modification. 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 notice of approval in the Newfoundland Gazette and in the local newspaper. (Figure 1).

To Whom Does the Plan Apply?

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. This provision of the Act allows the Municipal Plan to look well ahead and yet be flexible enough to permit revision after a reasonable time.

FIGURE 1

FLOW CHART OF
MUNICIPAL PLANNING
PROCESS



More Detailed Work - 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 land for future acquisition as the site of any public roadway, service, building, school, park or other open space and may make agreements with the owners of the land so as to permit its acquisition and use for those purposes. The 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.

How is the Plan Administered?

The day-to-day administration of the Municipal Plan, and subsequent regulations, is in the hands of a person authorized by the Council. This person has the duty of issuing all necessary permits approved by Council and making recommendations to the Council regarding all development in the Municipal Planning Area. He/she must issue permits and make recommendations to Council which are in accordance with the Municipal Plan and its implementing regulations.

1.1.2 MUNICIPAL PLANNING AREA

1.1.2.1 Location

The La Scie Planning Area, created in order to control development in and around the Town of La Scie, is located on the northern shore of the Island of Newfoundland approximately 50 km east of the Town of Baie Verte and 200 km northeast of Deer Lake (Map 1). The Town itself, surrounding a natural harbour entering onto the Atlantic Ocean, is connected to other areas of the province by Highway 414. Planning area boundaries are illustrated on Map 2.

1.1.2.2 Physical Features

Terrain in the La Scie Planning Area is dominated by steep, rocky outcrops with scattered forest and water cover.

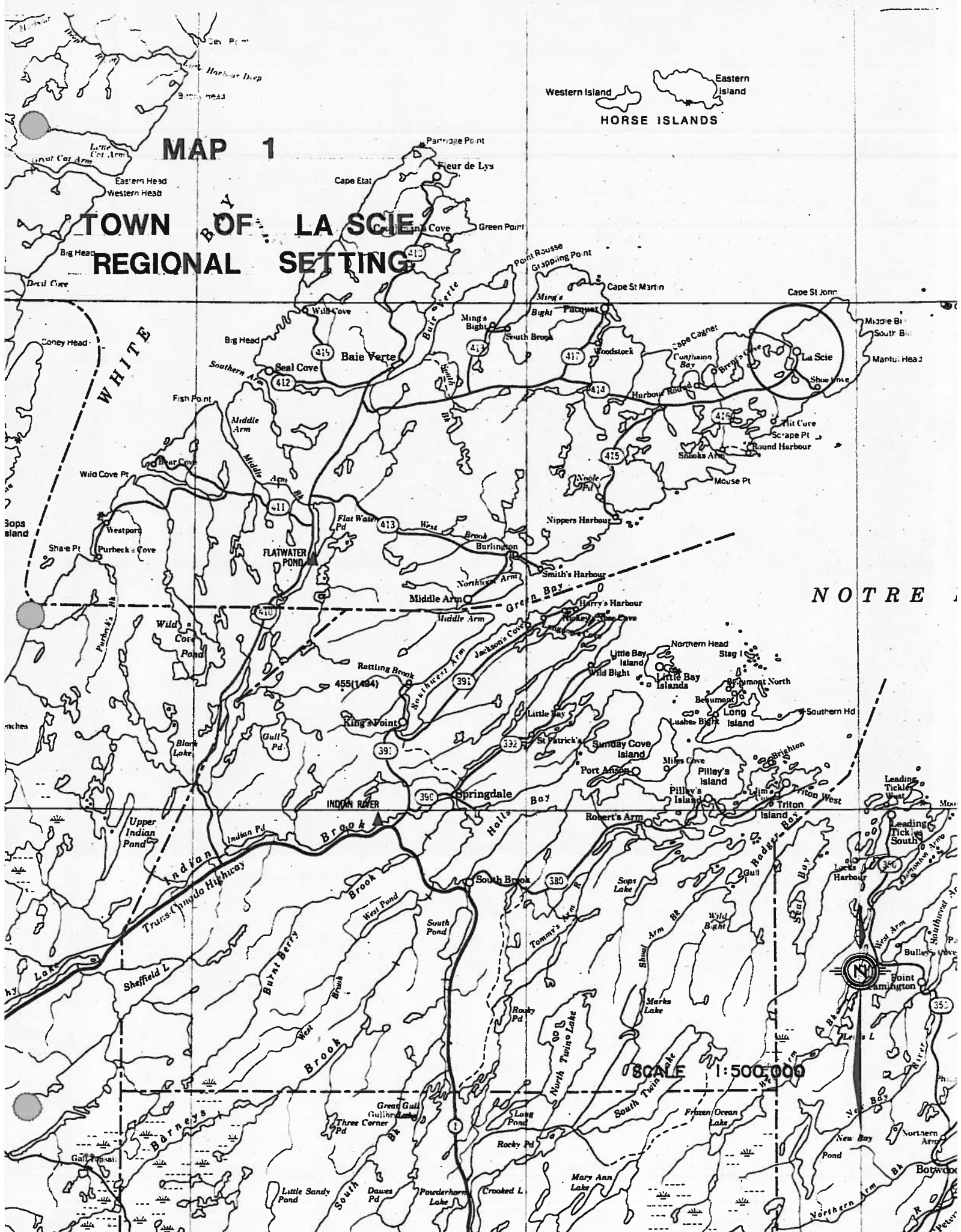
Urbanized areas of the Municipality are situated on a relatively flat area between the harbour on the north and hills ranging in grade from 10 to 40 degrees to the west, south and east. The surrounding hills located approximately 1 kilometer from the harbour on the east, .5 kilometer on the south and 50-100 meters on the west, rise to a height of 160 meters.

Numerous watercourses bisect the La Scie community and Planning Area. Due to steep slopes and minimal soil cover the rate and degree of water runoff is extremely high. As the Town occupies the lower ground surrounding the harbour surface runoff tends to be a problem for community residents.

MAP 1

Western Island Eastern Island
HORSE ISLANDS

TOWN OF LA SCIE
REGIONAL SETTING



NOTRE

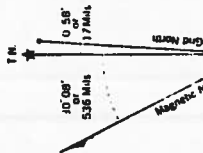
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LA SCIE MUNICIPAL PLANNING AREA BOUNDARY

MAP 2

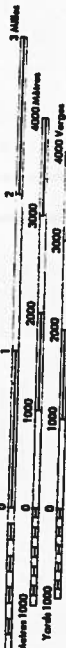
S E A

E A N



The discrepancy between the true and magnetic meridian is approximately 10.08° for the year 1964. FOR CENTER OF MAP. Annual change decreasing 3.4"

Scale 1:50,000 Echelle



MUNICIPAL BOUNDARY
 PLANNING AREA BOUNDARY

1.1.2.3 Planning Area History

The La Scie Planning Area was created under the order of the Minister of Municipal Affairs in November of 1982. The Planning Area was created following a request by the La Scie Municipal Council for administrative control over development in and around the Town of La Scie.

Included within the La Scie Planning Area are the Town of La Scie, an area watershed which drains into the La Scie Harbour and provides the Town's supply of water, and several roads in the outlying area surrounding the community.

La Scie was first incorporated as a Local Improvement District in 1955. The status of the community was changed from that of a Local Improvement District to that of a Town with a locally elected Council in 1972. The main stimulation for the settlement's growth over the past two decades has been the location and operation of a fish plant in the community. The fish plant, operated by National Sea Products, has been in operation since 1960.

1.2 Summary and Conclusion

POPULATION, HOUSING AND EMPLOYMENT

1. The population of La Scie will increase to 1,787 by 1988 and 2064 by 1993;
2. The number of employment opportunities within the Town will not increase significantly;
3. An increase in the number of dwelling units will occur with the development of the community's infrastructure.

1.3 Policy Assumptions

1.3.1 ECONOMIC FACTORS

At the present time, significant changes in the Town's industrial sector are unlikely. The poor economic climate has discouraged further investment in the fish processing plant, which in turn has had repercussions on other sectors of the Town.

Improvements in the Town's economy will be linked directly to the success of the fishery. This situation will only change with the diversification of the Town's industrial base. Expansion of the industrial base seems unlikely at this time.

1.3.2 POLITICAL POLICIES

The following government policies will affect the Town of La Scie:

1. A minimum of 15 percent of the Town's fixed revenues in each fiscal year must be directed towards the repayment of water and sewer debt charges;
2. The Provincial Government will not subsidize subdivision development.

2. THE MUNICIPAL PLAN

2. MUNICIPAL PLAN

2.1 Goals, Objectives and Policies

2.1.1 COMMUNITY STRUCTURE

The proximity of surrounding hills on the south, east and western periphery of La Scie has led to the development of a relatively concentrated urban area. As the population of the community continues to grow, a shortage of suitable and accessible land for future development is becoming increasingly evident. In order to increase the availability of land for development, this Plan establishes goals, objectives and policies for Council to follow in promoting the physical development of the settlement.

The concentrated form of development that has occurred in the community's past is extremely desirable from the social and economic standpoint. Concentrated or clustered forms of urban development lead to lower servicing costs, an increased sense of community, and the conservation of surrounding natural resources. In the future, Council hopes to maintain a fairly concentrated form of development. In addition, Council will promote the management and control of future growth in order that the community develops in an orderly and efficient manner. The following goals, objectives and policies respecting the structure of the Town of La Scie have been established and will be pursued by Council.

GOAL

To maintain a cohesive and compact form of urban development.

OBJECTIVES

1. Continue to provide, maintain, upgrade and expand existing services within the Town;
2. Manage and control the location, rate and type of urban growth within the community;
3. Designate specific land use zones within the Planning Area in order to reduce conflicts between different land use activities.

POLICIES

1. The location, rate and type of growth within the La Scie Planning Area will be managed by the placement of water, sewer and road networks;
2. Council will only issue development permits for those developments which comply with the Land Use Zoning and Subdivision Regulations;
3. Council will use the Municipal Plan as a means of preventing or reducing conflicts between different land use activities;
4. Council will permit the following land uses in each of the designated land use areas illustrated on Maps 4 & 5 :

RESIDENTIAL

Medium density residential development will be the predominant land use in designated Residential Areas. Other land uses judged by Council as being compatible with residential neighborhood development may also be permitted;

MIXED DEVELOPMENT

Small scale commercial developments serving local needs, medium density residential development, institutional uses, storage and warehousing;

COMPREHENSIVE DEVELOPMENT AREA

Development within the designated Comprehensive Development Area will not be permitted until an overall plan for the development of the area has been prepared and approved by Council. Medium density residential development will be the predominant land use in the Designated Comprehensive Development Area. Other land uses judged by Council as being compatible with residential neighborhood development may also be permitted;

INSTITUTIONAL

Institutional land use activities, such as community offices, churches and public buildings;

INDUSTRIAL

General industrial use, as defined in the La Scie Land Use Zoning and Subdivision Regulations, will be permitted in the designated Industrial Areas;

RECREATION

Uses such as parks, playgrounds and recreational facilities will be permitted in designated Recreation Areas;

OPEN SPACE

Land use activities will be restricted primarily to agriculture, forestry and resource extraction. The extraction of gravel and other mineral deposits may be permitted in designated Open Space Areas provided they generate no significant injurious effect on the natural environment or any existing land use.

2.1.2 HOUSING

In order that future housing developments in the Town do not occur in a haphazard fashion, Council has developed policies and regulations to govern the location of residential development.

Factors such as the situation of housing on lots, minimum building standards and access to and from such developments will be considered prior to the approval of development permits by Council. The formulation of these regulations has come about in order to protect and enhance the well being of La Scie residents.

Council will attempt to have developed suitable areas for future residential and community development. In doing so, however, Council will ensure that such developments occur in an orderly fashion. Goals, objectives and policies respecting future residential developments in the settlement area as follows:

GOAL

Insure the well being of La Scie residents through the maintenance of a safe housing supply.

OBJECTIVES

1. The adoption of Occupancy and Maintenance Regulations in order to insure a safe and adequate housing supply;
2. The development of land suitable for residential purposes.

POLICIES

1. Council will encourage property owners to improve existing structures that do not meet Municipal occupancy and maintenance standards;
2. Council will continue to encourage the development of land suitable for residential use within the La Scie community;
3. Council will promote the development of comprehensively planned areas.

2.1.3 EMPLOYMENT

Employment opportunities for residents of La Scie will continue to centre around the Fish Processing Plant, the Inshore Fishery and the local commercial sector. Council will, as it has in the past, endeavour to accommodate the needs of these community enterprises.

It is not expected that the economic base of the community will change significantly over the next five to ten years. At this time the continued operation of the Fish Processing Plant appears to be secure. As in past years, however, the economic situation of residents will be highly dependent on the National Sea Products Fish Processing Plant.

The Goals, Objectives and Policies regarding employment in La Scie include:

GOAL

To maintain the current level of employment opportunities within the Town of La Scie.

OBJECTIVES

1. Diversify the economic base of the community.

POLICIES

1. Council will encourage the expansion or development of commercial, institutional or industrial activities within the community.

2.1.4 ENVIRONMENT

The environment surrounding La Scie is one that supports both recreational and economic activities. Despite rugged and often harsh conditions, residents of La Scie continue to rely on the environment for their livelihood as well as their enjoyment.

So that residents of La Scie might continue to enjoy the benefits of the La Scie environment, Council will seek to eliminate or reduce those activities which might prove harmful to the surrounding environment.

GOAL

To preserve and protect those natural amenities within the La Scie Planning Area which contribute to the well being of community residents.

OBJECTIVES

1. Protect the quality of watercourses in the La Scie Planning Area.

POLICIES

1. Council will not issue a development permit, with the exception of water treatment or water control structures, for the construction of any structure located within 23 metres of any stream, river or pond;
2. Council will seek to have two additional sewage outfalls installed;
3. Council will seek funding for the purchase of sewage treatment equipment.
4. Council will restrict development within the Municipal Watershed Area in order to protect the Community's water supply.

2.1.5 RECREATION

Council recognizes the need for the development of adequate recreational facilities in the community. An earlier recreation development plan, prepared for the Town in 1971 by the Provincial Planning Office, included the construction of an outdoor pool and soccer pitch in addition to the possible enclosure of the Town's outdoor skating rink.

The following policies are aimed at improving recreational opportunities for the residents of La Scie and surrounding communities.

GOAL

To develop the types of recreational facilities which meet the recreational needs of residents of the La Scie region.

OBJECTIVES

1. Maintain existing recreational facilities until such time that funding for additional recreational facilities become available;
2. Obtain funds for the expansion of the Town's recreational facilities;
3. Purchase privately owned land lying within the boundary of the 1971 La Scie Recreation Area Plan;
4. The construction of an indoor ice rink and swimming pool complex serving the recreational needs of the regions inhabitants;
5. The construction of a soccer pitch.

POLICIES

1. Council will seek funds for the development of the Town's recreational facilities;
2. Council will seek the support of surrounding communities for the development of regional recreational facilities in the Town of La Scie;
3. Council will purchase all private property within the designated recreational area;
4. Council will continue to maintain the existing recreational facilities.

2.1.6 HEALTH

The health and welfare of La Scie residents is a primary concern of the Town Council. Conditions thought to jeopardize the health and safety of community residents will be taken seriously and actions to eliminate or reduce such conditions taken.

At this point in time, the non-treatment of the community's water supply raises some concern. In order that Council might ensure a supply of safe drinking water appropriate treatment facilities will be sought. This will necessitate the expenditure of significant amounts of capital on the construction of treatment facilities. Council will also attempt to eliminate capacity problems experienced with the Town's sewer system. The installation of additional sewage outfalls will be undertaken once funds become available. In addition, Council will investigate possible sewage treatment methods prior to disposal.

The following goals, objectives and policies have been formulated by Council. In order to ensure the health and safety of community residents, health policies will be strictly enforced by Council.

GOAL

Protect and ensure the health and welfare of community residents by reducing or eliminating hazardous conditions within the Planning Area.

OBJECTIVES

1. Undertake the development of water treatment facilities;
2. Upgrade the Town's sewer system.

POLICIES

1. Council will seek funds for the construction of a water treatment facility;
2. Council will seek funds in order to upgrade the community sewer system.

2.1.7 TRANSPORTATION

Council recognizes the need for an efficient transportation network within the community. At this time, several roads require upgrading. In addition, the expansion of the road system must be undertaken if continued development of the community is to occur.

Two proposals to realign Highway 414 as it enters La Scie have been discussed by Council and the Provincial Department of Transportation. Suggested highway realignments are aimed at increasing the measure of safety offered Town residents by the elimination of the highway's steep grade at the point where it enters into the Community.

Because of the high cost of Council's proposed alignment and recent developments on the Department of Transportation's proposed road right-of-way Council will again contact the Department of Transportation to discuss further solutions to the problem.

In the future, Council will enforce minimum road standards in order to ensure the development of an efficient road network. The following goals, objectives and policies are aimed at improving transportation facilities within La Scie.

GOAL

The development of a safe and efficient transportation network serving the needs of La Scie residents and businesses.

OBJECTIVES

1. Upgrade substandard streets within the community to meet current roadway standards as set out in the Land Use Zoning and Subdivision Regulations;
2. The expansion of the Town's road network into areas suitable for residential development;
3. The realignment or regrading of Highway 414 at the point where it enters into the Town.

POLICIES

1. Council will allocate funds in the annual budget for the repair, upgrading and extension of roadways within the community;
2. Council will continue to solicit matching grants from the province for road improvements;
3. Council will only issue subdivision development permits to those developments which meet current roadway standards as established in the Land Use Zoning and Subdivision Regulations.

2.1.8 OTHER COMMUNITY SERVICES

Residents of La Scie enjoy a fairly high level of servicing. The provision of water and sewer, garbage collection, fire protection, ambulance services and street lighting has occurred over the years. In the future, Council hopes to upgrade the community's aging water and sewer system as well as expanding the sewer system to all developed areas within the Town.

Council has established policies respecting the maintenance and development of municipal services. As services such as water and sewer often determine areas of future community growth, Council will use this tool to direct the physical development of the settlement.

GOAL

To maintain the existing level of community services while extending roads and water and sewer services to those areas suited for residential development.

OBJECTIVES

1. Promote development on specific sites within the settlement through the expansion of community services;
2. Upgrade the existing water and sewer system.

POLICIES

1. Council will have services installed in designated areas.
2. Council will upgrade the existing water & sewer system.

2.2 Implementation

2.2.1 OUTLINE OF ACTION FOR IMPLEMENTATION

The preparation, adoption and approval of this Municipal Plan represent only a part of the planning process. In other words, the Plan is not an end in itself nor does it serve any useful purposes without being implemented. Furthermore, the Plan cannot implement itself and can be functional and effective only through Council's actions and efforts to carry it out.

In order to implement this Plan, the Urban and Rural Planning Act requires that Council take the following action:

- i) Control development through the enforcement of Land Use Zoning and Subdivision Regulations;
- ii) Carry out the capital works program based on those resources available to the community;
- iii) Amend the Plan when necessary to better meet changing conditions within the Planning Area;
- iv) Undertake a review of the Plan every five years.

2.2.2 REGULATIONS

Following the approval of this Plan by the Minister of Municipal Affairs, Council will prepare and adopt Land Use Zoning and Subdivision Regulations. These regulations, once approved by the Minister of Municipal Affairs, allow Council to regulate, control, direct, prohibit or license development; and control and direct the design and appearance and the maintenance, use, and occupancy of buildings and other development.

2.2.3 DEVELOPMENT CONTROL

Council shall exercise proper control over development within the Planning Area in accordance with this Plan and the Land Use Zoning and Subdivision Regulations.

All persons wishing to develop land for any purpose within the Planning Area shall apply to Council for permission on the prescribed forms and shall submit a sketch plan of the proposal indicating as accurately as possible the location of development. Council shall examine the application on the basis of the Development Regulations, which reflect the policy and proposals of this Plan, may approve the application, approve it with conditions, or refuse it. Any applicant who is dissatisfied with the decision of Council may appeal to the appropriate Appeal Board.

Development control properly exercised can ensure not only orderly and economical growth of the community in terms of land, schools, roads and municipal services, but also safety and convenience for the residents.

Application for the development of activities in which Council shares its jurisdiction with other government departments eg. gravel pits, should be referred to the concerned departments for review.

2.2.4 CAPITAL WORKS

The Capital Works Program is an important instrument in the implementation of the La Scie Municipal Plan.

Table 1 lists capital work projects that are planned for the near future.

TABLE 1
TOWN OF LA SCIE
CAPITAL WORKS PROGRAM

<u>Activity</u>	<u>Priority</u>
Development of Residential Subdivision	Based on short and long term demand for residential lots.
Water Treatment Facilities	Immediate, estimated cost \$100,000.00.
Sewerage Treatment Facilities	Proceed with preliminary study.
Installation of additional 2 sewerage outfalls	Immediate.
Road improvements	As required.
Development of Recreational Facilities	Based on available funding.

2.2.5 AMENDMENTS TO THE MUNICIPAL PLAN

Over time, this Plan may require amendments in order to better meet changing conditions within the Town of La Scie. For this reason, the municipal planning process allows Council to initiate changes to the Plan. Amendments to the Plan will be carried out in the same manner as this Plan was brought into effect.

3. BACKGROUND REPORT

3. BACKGROUND REPORT

3.1 Present Situation

3.1.1 EXISTING LAND USES

Land Use activities in the La Scie Planning Area include:

Residential;
Commercial;
Industrial;
Institutional;
Recreational;
Open Space.

Residential areas of La Scie are located primarily on the east side of the harbour along streets radiating out from the community's main street (Water Street). Commercial activities in the Town are concentrated in the area around the junction of Shoe Cove Road and Water Street.

Industrial activities in the Town include the National Fish Products Fish Processing Plant and the La Scie Marine Service/Storage Centre. These activities are located on the west side of the harbour away from most residential and commercial areas.

3.1.2 POPULATION

The present population of La Scie, according to 1981 census figures, is 1422 persons. Over the past five years, the population has increased by 166 persons or 11 percent. Although a fairly constant population growth rate occurred between 1951 to 1971, the population remained the same from 1971 to 1976. The last five years, 1976-1981, reflect the rate of growth experienced by the community prior to 1971. (Table 2)

TABLE 2
POPULATION GROWTH RATE 1951-1981

	<u>1951</u>	<u>1956</u>	<u>1961</u>	<u>1966</u>	<u>1971</u>	<u>1976</u>	<u>1981</u>
Population	601	702	939	1064	1255	1256	1422
Numeric Change		101	237	125	191	1	166
% Change		16.1	33.7	13.3	17.9	.07	13.2
Average Rate of Increase/ 5 Year Period		3.4	6.8	2.7	3.6	.02	2.6

The average annual growth rate of the community population between 1951 and 1981 is .6 percent.

Between 1971 and 1976 a significant decrease in the population between the ages of 0-4 occurred. At the same time, slight increases in all other age groups occurred. (Table 3).

TABLE 3
POPULATION BY AGE GROUP 1971, 1976

	<u>Preschool 0-4</u>	<u>School 5-22</u>	<u>Work 23-64</u>	<u>Retired 65+</u>
1971	175	497	502	75
% of Total Population	14.0	39.7	40.1	6.0
1976	105	509	537	95
% of Total Population	8.4	40.8	43.0	7.6
1981	120	550	670	95
% of Total Population	8.3	38.3	46.6	6.6

The number of males in the community is slightly higher than the number of females for the 1971, 1976 and 1981 census periods. During the 1971 and 1976 periods a slight increase in the number of males residing in the community occurred while no growth was recorded in the number of females. Between 1976 and 1981 however, a significant increase in the number of males and females in the community occurred. (Table 4)

TABLE 4
MALE/FEMALE POPULATION 1971, 1976

	<u>1971</u>	<u>% Male/ Female Total</u>	<u>1976</u>	<u>% Male/ Female Total</u>	<u>1981</u>	<u>% Male/ Female Total</u>	<u>% Change 1971-1981</u>
Male	640	51.2	645	51.3	715	50.2	-1.0
Female	610	48.8	610	48.6	710	49.8	+1.0

3.1.3 HOUSEHOLDS

Approximately 345 households are located within the La Scie Planning Area. All households are located within the urban part of the Planning Area. Over the past five years, the number of households in the community has grown by 65 or 22 percent. Table 5 indicates the number of households located in the Town of La Scie for 1971, 1976 and 1981 as well as the percentage increase for each five year period.

TABLE 5
NUMBER OF HOUSEHOLDS 1971, 1976, 1981

	<u>1971</u>	<u>1976</u>	<u>1981</u>
Private Households	250	280	345
% Increase		12%	22%
Families in Private Households	275	290	340
% Increase		5%	17%

Between 1971 and 1981, a decrease in the size of households has occurred in the Town of La Scie. As with other areas of Canada, this decrease in household size may be attributed to changing lifestyles. Table 6 indicates recent household trends in the La Scie community.

TABLE 6

HOUSEHOLD TREND 1971, 1976, 1981

	<u>1971</u>	<u>1976</u>	<u>1981</u>
Average number of persons per family	4.3	4.0	3.7
Average number of children per family	2.4	2.0	1.8
Average number of persons per private household	5.0	4.5	4.1

3.1.4 EMPLOYMENT

The majority of La Scie's work force is employed either by the inshore fishery or the National Sea Products Fish Processing Plant. The Fish Processing Plant employs from 50 to 500 people (seasonal variation) while roughly 100 persons are employed on private fishing vessels. Service and institutional activities employ approximately 30 persons.

Table 7 provides a profile of the La Scie Labour Force for 1971 and 1976.

TABLE 7

TOWN OF LA SCIE LABOUR FORCE 1971, 1976

	<u>1971</u>	<u>1976</u>	<u>% Change</u>
Males in Labour Force	280	260	-7.1
Participation Rate	71.8	64.2	-7.6
Employed	275	225	-18.1
Unemployed	5	30	+500
Unemployment Rate	1.8	11.5	+9.7

	<u>1971</u>	<u>1976</u>	<u>% Change</u>
Females in Labour Force	125	90	-28
Participation Rate	33.3	22.5	-10.8
Employed	125	80	-36.0
Unemployed	-	10	-
Unemployment Rate	-	11.1	-

It can be noted that while the population of La Scie remained the same between 1971 and 1976, the number of persons in the labour force and the participation rate decreased. It can also be noted that the unemployment rate for males underwent significant changes between 1971 and 1976. Unemployment remains highest among those persons between the ages of 15-24.

3.1.5 HOUSING

Census figures for 1981 indicate 345 dwelling units located within the Town of La Scie. Over the past 10 years, 1971-1981, the number of dwelling units has increased by 70 or 25 percent. Table 8 indicates the type and number of dwelling units located in La Scie between 1971 and 1981.

TABLE 8
TYPE OF DWELLING UNIT 1971-1981

	<u>1971</u>	<u>1976</u>	<u>1981</u>
Occupied Private Dwellings Total	255	275	345
Owned	240	255	300
Rented	15	30	40
Single Detached	230	240	295
Single Attached	20	10	10
Apartment	-	5	10
Duplex	5	10	-
Movable	5	10	-

The majority of La Scie's housing stock is situated on the south and east of the La Scie harbour. All dwelling units range in condition from fair to excellent and there is no visible evidence that any dwelling unit in the community would not meet existing occupancy standards.

Several problems that have continued to occur within the community include a shortage in the supply of housing as well as the haphazard placement of new dwelling units. This latter problem has, in many instances, created servicing problems, substandard lot size and an unorderly appearance.

3.1.6 COMMERCE

Twelve commercial activities, excluding the National Sea Products Fish Processing Plant and the La Scie Marine Service Centre, compose the commercial sector of La Scie. Businesses located in the Town include 1 drug store, 3 variety stores, 2 grocery stores, 2 gas/service stations, 1 liquor store, 1 catalogue office, 1 bank, 1 motel, and 2 hardware stores. While one hardware store houses the Sears Catalogue Office, the second serves as a general store in the community.

Table 9 indicates the type of commercial activity, location, floor area, lot area, and the number of employees.

TABLE 9
COMMERCIAL ACTIVITIES LOCATED IN
THE TOWN OF LA SCIE

<u>Activity</u>	<u>Location</u>	<u>Floor Area</u>	<u>Lot Area</u>	<u>Number Employed</u>
Burton's Hardware (General Store)	Junction Shoe Cove Road/Water Street	743m ²	790m ²	3-4

<u>Activity</u>	<u>Location</u>	<u>Floor Area</u>	<u>Lot Area</u>	<u>Number Employ</u>
Build-All -Sears Outlet	Shoe Cove Road	483m ²	395m ²	4
Gray's Grocery Store	Junction Shoe Cove Road/Water St.	139m ²	149m ²	
Burton's Gas/ Service Centre	Junction Shoe Cove Road/Water St.	162m ²	177m ²	
Esso Gas Bar Liquor Outlet	Water St. West	56m ² 56m ²	74m ²	
Tilly Footwear/ Variety Store	Water St. West	46m ²	46m ²	1
Nu-Way Variety Store	Water St. East	111m ²	139m ²	
Bank of Nova Scotia	Junction Shoe Cove Road/Water St.	37m ²	84m ²	
La Scie Pharmacy		139m ²	149m ²	
Grocery Store	Water St. East	195m ²	232m ²	
La Scie Motel	Shoe Cove Road			4-5

Commercial outlets in La Scie serve, in addition to La Scie residents, outlying villages such as Shoe Cove, Tilt Cove, Round Harbour, Snooks Arm and Nippers Harbour.

3.1.7 INDUSTRY

Two industrial operations, National Sea Products Fish Processing Plant and the La Scie Marine Service Centre are located in the Town of La Scie. As indicated earlier, both industries are situated on the west side of the La Scie harbour away from most residential and commercial activities in the Town.

The Fish Processing Plant, occupies a narrow parcel of land inside the harbour entrance. The Plant is confined to this area by steep hills to the west, the harbour to the east, a public wharf to the north, and, residential land uses to the south. The Fish Processing Operations occupy a land area of roughly 1.62 hectares and employ roughly 500 people during peak periods.

Problems resulting from the location of the Plant include inadequate parking and loading facilities during peak periods, car and truck traffic, and the inability to expand Plant operations due to limited space. Plant Management has expressed a desire to control access to the Processing site in order to reduce traffic in the area and eliminate problems of theft. This effort has been hampered as controlled access to the Plant will restrict public access to the adjacent Government wharf.

The Marine Service Centre, built in 1980 by the Government of Canada and operated since then by the Newfoundland Government provides boat storage and repair facilities for area fishermen. This facility, capable of handling vessels up to 50 tons in size, can accommodate 30 boats on the 3159m² lot. A building on the site houses a machine and parts shop as well as a work area capable of accommodating two boats.

Residential Land Uses surround the Marine Service Centre to the west, north and south. Due to the proximity of residential uses and the private ownership of land the planned expansion of the facility has not occurred to date. Problems that have occurred as a result of insufficient land area include a shortage of parking and boat storage space.

3.1.8 INSTITUTION

Institutional Land Uses account for approximately 6.48 hectares of the total land area of the La Scie Planning Area. Four churches, two schools, one post office and one town office/fire hall/library complex comprise the institutional sector of the community. All institutional uses occur in residential areas to the south and east of the La Scie harbour. Institutional Land Uses can be broken down to 1.62 hectares for religious uses, 1.21 hectares for educational facilities, .81 for local government and .20 for the community Post Office.

The Town's two schools, Hillside Elementary and Cape John Collegiate, are located on adjacent sites on the eastern extreme of the community. Hillside Elementary School has 260 students in attendance and 14 teachers while Cape John Collegiate has an enrolment of, roughly, 200 pupils. Students attending Cape John Collegiate are bussed from Shoe Cove, Tilt Cove, Snooks Arm, Round Harbour and Nippers Harbour while Hillside Elementary draws students from Shoe Cove and Tilt Cove.

The two storey Town Office/Fire Hall has a floor area of 280m². As well as accommodating the Clerk's Office and Fire Hall, the building houses a Council Chamber, Fisheries Office and library.

3.1.9 RECREATION

Existing recreational facilities in La Scie include an outdoor ice rink and baseball diamond. These two facilities are located in the northeast corner of the community on a .40 hectare parcel of land. A small children's playground, adjacent to the elementary school, is complete with slides, seesaws and swings.

A Development Plan for additional recreational facilities (outdoor pool, change rooms and soccer pitch) was prepared by the Provincial Planning Department in 1971. This Plan, necessitating the acquisition of privately held lands adjacent to the ice rink and baseball diamond, has yet to be acted on.

Extensive open areas around the La Scie Planning Area provide ample outdoor recreational space. Uses made of open space include snowmobiling, hunting and skiing.

3.1.10 OTHER OPEN SPACE

The majority of land in the La Scie Planning Area remains as open space, although open space within the Urban Area itself is becoming increasingly scarce. Relatively rapid growth rates combined with the limited amount of developable land has brought about the transformation of open space within the Town.

Open areas, occurring outside the built up part of the community are interspersed by ponds, woodlots, shrubs and outcrops of rock. All open areas are accessible to the residents of La Scie.

3.1.11 UTILITIES

Several utilities are located within the Planning Area. Utilities include one Hydro Repair and Storage Yard, situated approximately 1.5 kilometers from the Town on Highway 414, a Terra Nova Telephone Substation at the junction of Shoe Cove Road and Water Street, and several privately owned television and radio towers on the northeast extreme of La Scie. In addition to these utilities, the Town has several water utility buildings located along Stakes Pond Road.

The Hydro site, situated on a hill overlooking the Town covers an area of roughly 2090m². The site, surrounded by chain link fencing, has a structure of 56m² located on it. This building contains a work area, office and washroom for Hydro employees.

Television and radio towers in the Town are clustered together on a 2.02 hectare site. The towers are privately owned and operated.

Terra Nova Telephone's substation consists of a 18.5m² utility shack. This structure is situated west of and adjacent to the Shoe Cove Road right-of-way.

3.1.12 TRANSPORTATION

La Scie is connected to other areas of the Province by Highway 414. This paved, two lane road, is maintained by the Provincial Ministry of Transportation.

The transportation network of La Scie is composed of a main street (Water Street) and 12 streets radiating off this main thoroughfare. In turn, 14 streets extend off these radiating streets.

Street lengths vary from 100 m to 1 kilometer in the case of the Water Street and in width from 7.6 m to 15.2 m.

Most roadways in La Scie require widening in order to reduce traffic problems. This problem is particularly evident along Water Street. In addition, several streets require paving.

A local concern which has brought about some study by Provincial officials is the steepness of Highway 414 (Shoe Cove Road) as it enters the Town. Two proposals for a realignment of the roadway have been prepared by the Department of Transportation and Council (Map 5). It is important to note that Route A, indicated on Map 5, may not be possible due to the construction of several homes in the area of the proposed right-of-way.

3.1.13 MUNICIPAL SERVICES

3.1.13.1 Water System

At this time, La Scie draws its water supply from Stakes Pond. The pond, situated roughly 1 kilometer from the urban area, lies at an elevation of 74.3 m above sea level.

The system takes in water through a 457 mm inlet extending 91.4 m out from the pond's shoreline. This water in turn flows into a 406.4 mm trunk which extends 1737 m between the pond and the Fish Processing Plant. The flow rate of water in the trunk is 18,929 litres per minute.

Residential and commercial areas of the Town are serviced by branch lines extending off a 254 mm main. This main ties into the trunk approximately 894 m below Stakes Pond. The main follows the Water Street right-of-way and lies roughly 4.5 m

MAP 5

HIGHWAY 414
REALIGNMENT

ROUTE B

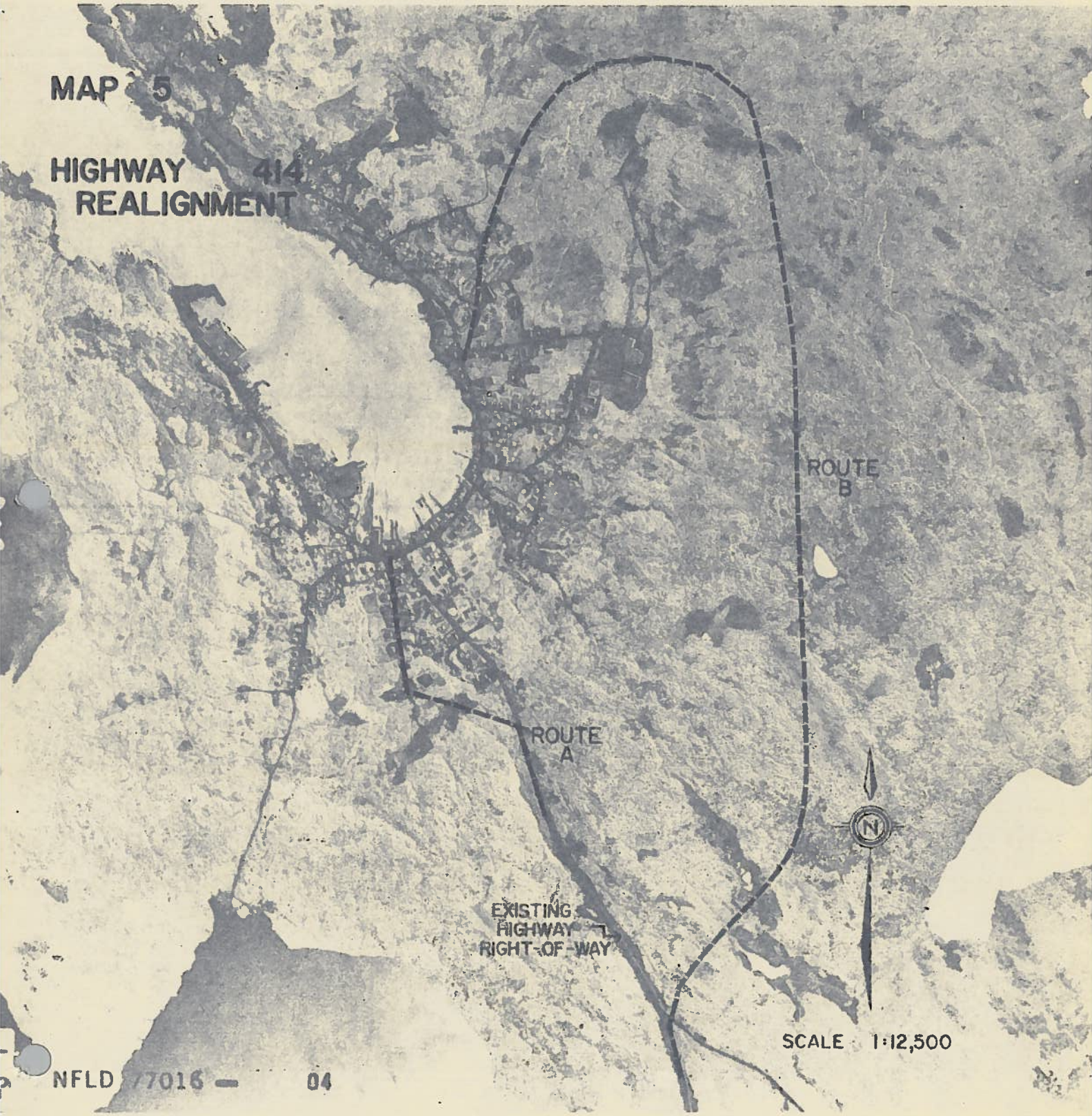
ROUTE A

EXISTING
HIGHWAY
RIGHT-OF-WAY



SCALE 1:12,500

NFLD 77016 - 04



above sea level. All other water transmission lines extend beneath road rights-of-way in the community.

Currently, the Town's water remains untreated. A 1972 study commissioned by the Department of Municipal Affairs and Housing, Report on Chlorination, estimated the cost of installing a chlorination system in La Scie at \$43,000.00.

Due to the proximity of area homes to the water source problems are encountered in providing a 20 minute chlorine contact time. A basin, aimed at retarding the flow of water and providing sufficient water/chlorine contact time has been recommended by the authors of the above named report.

The elevation of Stakes Pond allows for a gravity powered water distribution system in the urban area. Five pressure valves, located in various areas throughout the community act to reduce pressure in the system. These valves, open year round to prevent pressure build up and freezing lines in winter, bleed off 1363 litres (300 gallons) of water per minute.

3.1.13.2 SANITARY SEWER

The La Scie municipal sewage disposal system, comprised of a 254mm trunk line along Water Street and 203mm branch lines radiating out along local streets, serves most areas of the town. At this time, sewage is disposed of in a raw untreated state, through the two sewage outfalls into the harbour.

Several problems with the existing system require Council's immediate attention. Reports of a leaky sewage system increase concern regarding the Town's supply of drinking water. The possibility of water contamination appears to be relatively high as the Town sewage disposal and water distribution lines share a common trench.

A second problem centres on the capacity of the existing sewage disposal system. It appears that the capacity of the system is now being exceeded during peak periods with the excess load backing up the system to the point where raw sewage drains into ditches in the Town. Apparently, the two sewage outfalls into the harbour are not sufficient and additional outfalls may have to be installed.

3.1.13.3 Storm Sewers

Despite high rates of storm water runoff La Scie is not served by a storm water sewage system. Surface runoff in the Town is presently carried by open water courses and roadside ditches to the harbour.

A 1976 Canadian British Consultants Limited (CBCL) report, La Scie Report on Storm Water Drainage, identified several areas in the community experiencing problems with surface runoff. Problems tend to be caused by the high degree of runoff during certain periods of the year, undersized culverts and debris blocked waterways. A recommended course of action for reducing runoff problems, as set out in the CBCL report, includes the installation of additional or larger culverts at key points in the community and the removal of debris in and around existing and future water drainage courses.

3.1.13.4 Other Municipal Services

The Municipality of La Scie provides in addition to water distribution and sewerage systems, garbage collection, an incinerator, street lighting, snow removal, fire protection (Volunteer Fire Department) and ambulance service. Police protection is provided by the Baie Verte R.C.M.P. Detachment.

The community also has a library and 4 churches.

3.1.14 MUNICIPAL FINANCE

3.1.14.1 Revenue

Total revenues for the Municipality of La Scie rose from an average of \$55,287.00 between 1973 and 1977 to \$75,787.00 in 1978 and \$87,352.00 in 1979. Table 10 indicates total revenue, revenue per household and the percentage change in revenue per household for the 1973 to 1979 period.

TABLE 10

TOTAL REVENUES 1973-1979

	<u>1973-77</u>	<u>1978</u>	<u>1979</u>
Total Revenue	\$276,347.00 (275 H.H.)	\$75,787.00 (300 H.H.)	\$87,352.00 (310 H.H.)
Revenue/House- hold	\$1,004.89	\$252.62	\$281.78
% Change/House- hold		25.6	11.5

For the 1979 fiscal year, community revenue was generated primarily through service fees (\$17,745.00), business taxes (\$16,983.00), a grant in lieu of taxes (\$10,000.00) and a Provincial Grant (\$18,055.00).

3.1.14.2 Expenditure

Annual expenditures for the Town averaged out over a five year period between 1973 to 1977 were \$59,481.00. For the 1978 fiscal year expenditures totalled \$60,520.00 while in 1979 the Municipality recorded expenditures of \$87,726.00. This is an increase of \$27,206 over the 1978 year. Table 11 indicates the total expenditures/household for the 1973-1979 period.

TABLE 11

TOTAL EXPENDITURES 1973-1979

	<u>1973-77</u>	<u>1978</u>	<u>1979</u>
Total Expenditures	\$297,406.00 (275 H.H.)	\$60,520.00 (300 H.H.)	\$87,726.00 (310 H.H.)
Expenditure/ Household	\$1,081.47	\$201.73	\$282.98
% Change/ Household		-6.7	40.2

Major expenditure during 1979 resulted from general government administration (\$24,179) and public works (\$48,667). This compares with \$14,995.00 for government administration and \$30,638.00 for public works in 1978.

3.1.14.3 Debt

Debt charges for the 1979¹ year amounted to \$1,230,036.00. This is an increase of \$17,727.00 over the 1978 year (1.46%) and \$33,988.00 over the 1977 year (2.8%). Table 12 indicates the community's total debt, debt/household and percentage change in debt/household.

TABLE 12

TOTAL DEBT 1977-1979*

	<u>1977</u>	<u>1978</u>	<u>1979</u>
Debt	\$1,196,048.00 (275 H.H.)	\$1,212,309.00 (300 H.H.)	\$1,230,036.00 (310 H.H.)
Debt/ Household	\$4,349.26	\$4,041.03	\$3,967.85
% Change/ Household		-7.0	-1.8

1. Latest year available at time Plan being prepared.
*Capital Fund and Revenue Fund Liabilities equal total debt.

At this time the Town of La Scie has an outstanding loan of \$310,000. This money was used for the expansion of the Town's water and sewer system. A \$50,000.00 loan on the Community's maintenance equipment was repaid in 1982.

3.2 Future Development

3.2.1 POPULATION FORECAST

Three population projections for the Town of La Scie are presented. These projections based on the average population growth over a 30 year period, 1976 census data and 1981 census data, forecast 1988 and 1993 population figures for the Town of La Scie.

The average change in the population of the community over a thirty year period is 27 persons per year or a growth rate of .6% per year (Table 2). Based on a thirty year average, the population of the community will be 1,646 persons in 1988 and 1,781 persons in 1993.

A second population projection, based on 1976 Canada Census data and the assumption that 13.5 dwelling units² will be constructed in the Town of La Scie per year, over a ten year period, will give the community a population of 1,725 persons in 1988 and 2,185 persons in 1993.

A final projection based on preliminary census data for 1981 puts the 1988 population at 1,787 persons and 2,064 persons by 1993. This projection also assumes the construction of 13.5 dwelling units per year over the next ten years.

TABLE 13

PROJECTED POPULATIONS FOR THE
TOWN OF LA SCIE 1988 - 1993

	<u>Projection Based on Thirty Year Average</u>	<u>Projection Based on 1976 Census Data</u>	<u>Projection Based on 1981 Census Data</u>
1988	1,646	1,725	1,787
1993	1,781	2,185	2,064

The actual population of La Scie in 1988 and 1993 will depend on a number of factors. Over the past year, the economy of the La Scie Region has been affected by the closure of the Rambler and Advocate Mines and the early closure and late opening of the Town's Fish Processing Plant.

A continuous decline in the birthrate will also lead to a lower population increase over the next ten year period. As has been noted on Table 6, the average number of children per family has declined significantly between 1971 to 1981 (2.4

²Based on average number of dwelling units constructed per year between 1976 to 1981.

to 1.8).

3.2.2 HOUSING FORECAST

Assuming a population of 1,787 by 1988 and 4.0 persons/dwelling unit, 422 dwelling units will be required within the Town of La Scie at that time. Table 14 provides an indication of the number of dwelling units assuming the various population projections on Page .

TABLE 14

	<u>30 Year Average</u>	<u>1976 Census Data</u>	<u>1981 Census Data</u>
1987	386	429	422
1992	420	505	492

*Assuming 4.0 persons per dwelling unit.

It is important to note that the number of housing units constructed in La Scie over the next five to ten years depends, to a high degree, on future employment opportunities within the region and the amount of land available for residential development.

Between 1976 and 1981, an increase of 70 (13.5/yr) private households occurred in La Scie. From 1971 to 1976, 20 private households (4.0/yr) were erected in the Town. The average number of newly constructed homes in the community from 1971 to 1981 is 8.7 households/year. Based on this average, there will be 386 households located in the Town by 1988 or 44 new dwelling units.

3.2.3 POTENTIAL DEVELOPMENT SITES

Within the Town of La Scie two sites might be considered by Council for large scale residential development (Map 6). The following sections provide a brief description along with the advantages and disadvantages of each site.

3.2.3.1 Area 1

Area 1, situated east of the La Scie harbour, is comprised of two relatively flat, boggy parcels of land separated by United Church Lane. The larger parcel (approximately 3.24 ha in size) is bounded by United Church Lane on the south, a partially developed area situated along the cemetery road on the east, Morgan's Brook on the north and Pharmacy Road on the west. The second parcel (approximately 1.21 ha in size) is situated between United Church Lane on the north, Batt's Lane on the east, and the rear yard areas of dwellings located along Bath and New House Lane to the south and west. The two parcels, resurveyed in 1981, are subdivided into 65 lots and 7 lots respectively. Over the past two decades areas adjacent to Area 1 have accommodated much of the community's residential development. The 72 remaining lots comprise the final phases of a 1961 subdivision plan prepared and initiated by the Department of Municipal Affairs.

A combination of factors has served to slow the development of Area 1. These factors include poor soil conditions (mainly bog), the lack of direction given Council in how to