

TOWN OF PARSON'S POND 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

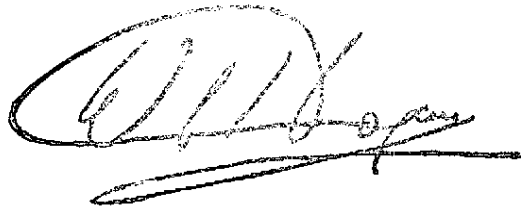
URBAN AND RURAL PLANNING ACT

NOTICE OF APPROVAL

PARSONS POND MUNICIPAL PLAN 1991-2001

I, William P. Hogan, Minister of Municipal and Provincial Affairs, under and by virtue of the powers conferred by the Urban and Rural Planning Act, hereby approve the Parsons Pond Municipal Plan 1991-2001, adopted by the Community Council of Parsons Pond on the 5th day of December, 1991.

Dated at St. John's this 7th day of August, 1992.

A handwritten signature in black ink, appearing to read 'W.P. Hogan', written over a horizontal line.

WILLIAM P. HOGAN, M.H.A.
Minister of Municipal & Provincial Affairs

COMMUNITY OF PARSON'S POND
MUNICIPAL PLAN
1991-2001

The Community of Parson's Pond
Municipal Council

TABLE OF CONTENTS

1.0	ADOPTION AND APPROVAL	3
	1.1 Council Resolution	4
	1.2 Seal and Signature	5
	1.3 Clerk's Certificate	5
2.0	INTRODUCTION	6
	2.1 Foreword	7
	2.2 Summary of Conclusions of Background Studies . .	11
	2.2.1 Population, Households & Economy . . .	11
	2.2.2 Other Opportunities and Needs	12
	2.2.3 Policy Assumptions	13
3.0	THE PLAN	14
	3.1 The Future Community	15
	3.2 Goals and Objectives	15
	3.2.1. Community Structure	15
	3.2.2 Residential	16
	3.2.3 Mixed Development Area	17
	3.2.4 Highway Commercial Area	18
	3.2.5 Recreation	19
	3.2.6 Flood Risk	19
	3.2.7 Conservation	22
	3.2.8 Rural & Resource	22
	3.2.8 (a) Forestry	23
	(b) Agriculture	23
	(c) Mineral Workings	23
	(d) Recreation	24
	(e) Industrial	24
4.0	IMPLEMENTATION	25
	4.1 Program of Development	26
	4.2 (a) Public Works	26
	(b) Capital Works Program	27
	4.3 Protected Road Zoning Regulations	27
	4.4 Administration	28

MAPS

Municipal Planning Area Boundary	10
Map I - Future Land Use Map I	32
Map II - Future Land Use Map II	Appendix

1.0 ADOPTION AND APPROVAL

1.1 COUNCIL RESOLUTION

Resolved, pursuant to section 16 of The Urban and Rural Planning Act, that the Council of the Community of Parson's Pond adopt the Municipal Plan entitled "Parson's Pond Municipal Plan, 1991-2001".

Resolved further, pursuant to section 18 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 adopted Plan.

PROPOSED BY: George Payne

SECONDED BY: Otto Payne

Certified as a correct copy of a Resolution passed at a meeting of Council held at Parsons Pond on the 5 day of December, 1991

Don Parsons
Clerk

1.2 SEAL AND SIGNATURE

Signed and sealed pursuant to section 16(3) of The Urban and Rural Planning Act this 23 day of January, 1991.

Bruno Biggin _____ (SEAL)
Mayor

1.3 CLERK'S CERTIFICATE

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan adopted by the Council of the Community of Parson's Pond, on the 5th day of December, 1991.

John Parsons _____
Clerk

2.0 INTRODUCTION

2.1 FOREWORD

A) Planning in Newfoundland

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 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 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 and Provincial Affairs by publishing a notice in the Newfoundland Gazette and in a newspaper published, or circulating, in the community. 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 section 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 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 for 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.

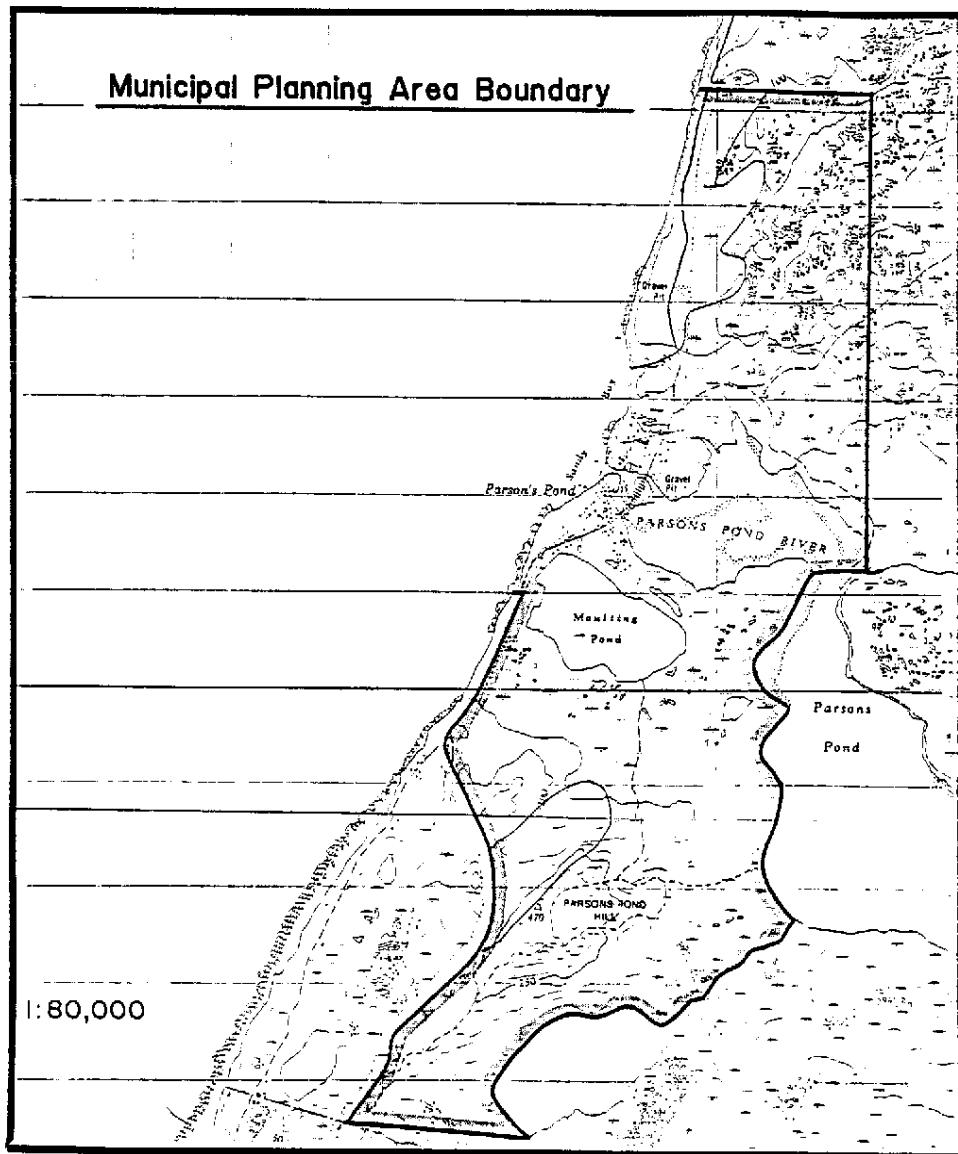
Regulations must comply with the requirements of The Urban and Rural Planning Act, and Standard Provincial Regulations have been developed to form the basis of these regulations. Councils are also advised, if they have not already done so, to adopt the National Building Code of Canada as its building 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.

B) **Municipal Planning Area**

This Plan represents the first attempt to formally plan Parson's Pond and to establish a framework for guiding and controlling development within the Municipal Planning Area.

The Parson's Pond Municipal Planning Area Boundary was defined on 85/10/11, and is delineated on the Map below. The primary purpose of these boundaries is to define the area for which the Municipal Plan will be prepared. These boundaries will also control development in the rural lands that could impact upon the community.



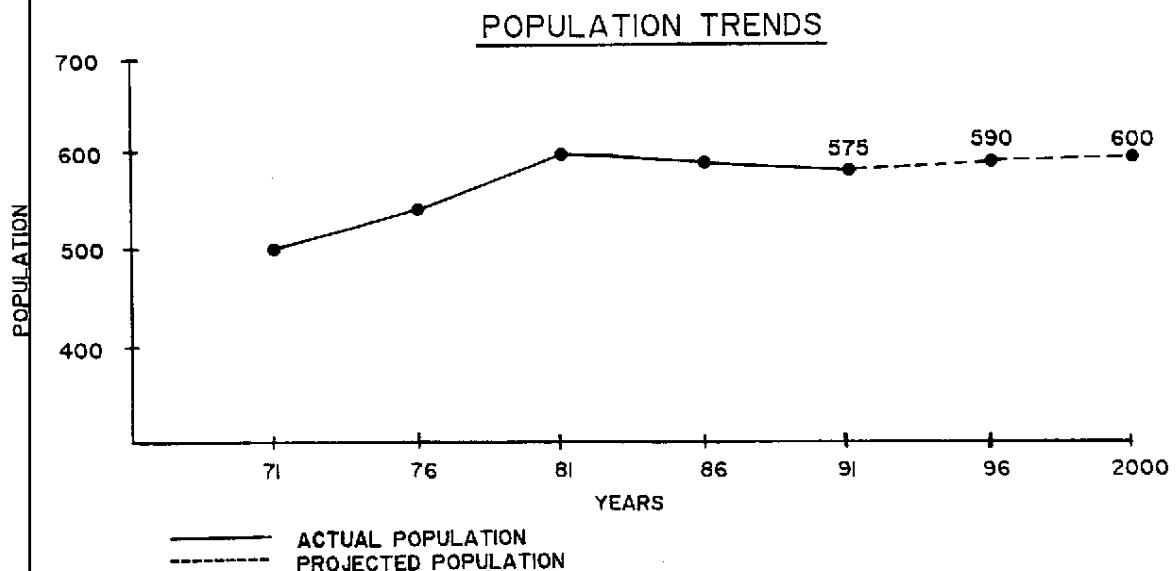
2.2 SUMMARY OF CONCLUSIONS OF BACKGROUND STUDIES

2.2.1 Population, Households & Economy

In 1986 the population of Parson's Pond was 589. Based on a survey of existing household numbers and household sizes, the population in 1991 has decreased slightly, standing at approximately 567. This reasonably good growth rate between 1971 and 1981 (as shown in the population graph) is accredited to a healthy fishery during that period, the opening of the zinc mine at Daniel's Harbour, and the development of Gros Morne National Park.

However, in Parson's Pond the past may not be a reliable key for making future assumptions. Indications are that the next decade will be a very difficult period for the fishery, and when this is coupled with the closing of the mines at Daniel's Harbour, it makes for a very uncertain future in terms of population growth.

Therefore, an assumption of the Plan is that Parson's Pond is not likely to experience any major shift in population growth or decline, and should remain around the 600 figure during the next decade.



There are 177 private households in Parson's Pond, representing an increase of 82 since 1971. These figures show that new houses were constructed at a rate of 4-5 annually, which is quite favourable and correlates with the population trends for the same period. Using these figures as a basis for estimating future housing requirements, it can be assumed that Parson's Pond will need to provide land for another 40-45 households by the year 2001. But given the uncertainty of some of the economic sectors in the area, this may be a very optimistic projection. Nevertheless, Parson's Pond has the capability of supporting this number through infilling opportunities and the expansion of its subdivision just north of the community.

The economy of Parson's Pond has mainly been founded on the fishery, while during the last 2 decades the mineral resources in Daniel's Harbour and the tourism trade associated with Gros Morne National Park provided new economic basis for alternate sources of employment. Unfortunately, the future for the fishery and mining sectors doesn't appear to be as promising as the past. With the downturn in the fishery, and the closing of the zinc mine in Daniel's Harbour, any economic growth in Parson's Pond will largely depend upon the tourism industry, and the possibility of further oil exploration in the immediate and general vicinity.

2.2.2 Other Opportunities and Needs

Although Parson's Pond has a community water supply, the 100 mm pipe is not sufficient to handle the demand at peak periods. This is addressed in the 5 year Capital Works Program and must remain a priority with council until the problem is remedied.

Parson's Pond does not have a community sewer system. Certain sections of the community are experiencing difficulty with individual sewer systems, resulting in some areas experiencing serious environmental hazards. A consultant's report dealing with this is completed and council must persevere in making this a

priority capital works project.

While Parson's Pond has experienced some serious economic setbacks with regards to the primary sectors, it has a golden opportunity to capitalize on the regional tourism market as dealt with in the Viking Trail Regional Tourism Strategy. The various sources of support (financial and otherwise) should be investigated.

2.2.3 Policy Assumptions

Economic conditions in the fishery are not expected to improve during the next 5-10 years. It is also assumed that there will be no further deterioration in the industry and that the existing level of activity and economic production will be maintained.

The Viking Trail Regional Tourism Strategy identified the whole Viking Trail (Route 430) as a major tourist attraction area. It is assumed that the federal and provincial governments and their related agencies will continue promoting and supporting tourism initiatives in the area.

3.0 THE PLAN

3.1 THE FUTURE COMMUNITY

With the exception of the possible expansion of the residential subdivision, there will be little change in the physical form of Parson's Pond. Future residential development will be locating within the established built-up areas. New commercial development will locate in the community core, with highway related uses locating in the two highway commercial areas located on Route 430, one north of the community and the other to its south.

3.2 GOALS AND OBJECTIVES

A goal as stated in the plan is an expression of Council's intention with respect to matters under Council's jurisdiction or influence. The objectives are specific measures of the intention while the policies are statements usually expressing a course of action with respect the particular classes of land uses or other components of the planning area. The following goals, objectives, and policies will be pursued by Council.

3.2.1. Community Structure

Goals & Objectives:

- To give order to the community structure and determine direction of future growth.
- To provide policy positions for all aspects of community development.
- To exercise development control, and adopt development regulations and other regulations as required.
- To protect property against flooding in the flood risk area.

Policy:

- All future commercial development will locate into areas designated for Mixed Development, and where applicable, into Highway Commercial Areas.

- Approval of all future development will be contingent upon the provision of minimum standards for streets, lots, and municipal services in order to protect residents and the community from the long term problems associated with substandard development.
- Measures will be incorporated to reduce the potential for injury and loss of life and damage to property in the flood risk areas.

3.2.2 Residential

In addition to the main residential component found in the established part of Parson's Pond (south of Parson's Pond River), there are 2 other areas of concentrated housing. One is located just north of Parson's Pond River, on both sides of Route 430, and the other is the subdivision just south of the protected watershed.

Goals & Objectives:

- To promote an environmentally safe and attractive housing supply.
- To provide 40-50 residential lots by the year 2000.
- To encourage the improvement of substandard dwellings and unsightly properties.

Policy:

- This policy applies to the Residential Areas shown on Future Land Use Map II.
- To continue the water upgrading and sewer installation.
- To encourage infilling within the established community.
- To encourage the existing home owners located within the 1:20 year flood zone to relocate to more suitable areas.
- All new development must front on a public road.
- All new development must be capable of connecting to the community water and sewer system, as existing or proposed.

- Residential uses shall be permitted, along with uses of a convenience commercial nature, home occupations, and similar type offices that are ancillary to the principal residential use.
- Existing residential development in the 1:20 year flood zone are considered as non-conforming uses.
The Residential II designation identified on Future Land Use Map II shall also conform to the following policies:
- Council shall adopt a subdivision plan before permitting new residential development in this designation.
- The subdivision plan shall be designated to make optimum use of the land and shall include road, lot, and water line layout and storm drainage.
- Development of the subdivision will only proceed after an engineering study is completed.
- Council's involvement in the development of the subdivision will be on the basis of full cost recovery.
- Residential uses shall be permitted, along with use of a convenience commercial nature that are ancillary to the principal residential use.
- Council may permit development in the designation any time after the requirements have been fulfilled.

3.2.3 Mixed Development Area

Goals & Objectives:

- To provide a land space where the different existing and future land use classes can co-exist.
- To promote the central part of the community as a residential district, while allowing a mixture of compatible commercial and public uses.
- To promote an environmentally safe and attractive central core.

Policy:

- This policy shall apply to the Mixed Development Area as indicated on Future Land Use Map II.
- All lots shall front on a public road.
- All new development must be capable of connecting to the existing water supply and proposed sewer system.
- Residential uses shall be the predominant use. Commercial, public, and recreational uses may be accommodated where not in conflict with the residential use.
- To encourage infilling between existing developments.
- Council may establish standards and conditions to ensure that residential amenity is maintained, and to require adequate parking, and access, buffers, and separation between residential and non-residential uses.

3.2.4 Highway Commercial Area

Two Highway Commercial Areas are designated. One is located north of the community, between the highway and the subdivision, and the other is found on the landward side of the highway, opposite the settlement of Three Mile Rock. Both sites are undeveloped, but interest has already been expressed by local entrepreneurs in establishing in the two general areas. The southern site can accommodate 2-4 highway related activities, and the northern one has sufficient land for 6-8.

Goals & Objectives:

- To encourage the orderly development of highway commercial activities.
- To designate land use areas for highway commercial development.

Policy:

- This policy shall apply to the Highway Commercial Areas as indicated on Future Land Use Map II.
- All development shall have safe access to Route 430.
- Each development shall have adequate parking.
- All highway commercial development will be protected from encroachment by non-compatible uses.
- The land within this designation may be used for a service station, restaurant, motel, housekeeping units, and highway tourist related uses (ex. - craft shop, tourist chalet).

3.2.5 Recreation

Goals & Objectives:

- To provide for the present and future recreation needs of the community.
- To designate land for the existing and future outdoor recreational needs of the community.
- To upgrade and maintain community recreational facilities.

Policy:

- This policy shall apply to the Recreational designations shown on Future Land Use Map II.
- Permitted uses shall be those related to outdoor recreation such as sport fields and playgrounds.
- Buildings that are directly related to the recreational use may be permitted, such as change rooms and equipment storage.
- Council shall seek funding from both the provincial and federal governments for maintaining, upgrading, and providing new facilities.

3.2.6 Flood Risk

The Background Study identified the problems associated with flooding within the community and its general environs. The extent

of the flood risk areas were delineated by the Canada - Newfoundland Flood Damage Reduction Program during the mid 1980's. Two levels of flood risk are identified: the designated floodway is the 1:20 year flood plain and the designated floodway fringe is the 1:100 year flood plain. Within these two levels of flood risk the following goals, objectives and policies shall apply:

Goals & Objectives:

- To reduce future damage to property and threat to life due to flooding in areas identified as having serious flood risk by restricting future development in these areas.
- To protect those areas presently within the flood risk area from greater flood risk resulting from further development.
- To provide for limited public uses that are necessarily located in the flood plain or that cannot otherwise economically be established outside of the flood plain.
- To limit alterations to the flood plain to prevent detrimental changes to flooding incidents.

Policy:

3.2.6.1 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 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 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 works or public use 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.

3.2.6.2 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.
- e. The goals, objectives, and policies of the Rural & Resource Area shall also apply to the Designated Floodway Fringe.

3.2.7 Conservation

Goals & Objectives:

- To provide a safe and dependable supply of domestic water to the community.
- To prevent pollution or harmful development in the municipal water supply area.

Policy:

- This policy shall apply to the Conservation designation shown on Future Land Use Map II.
- The only permitted uses shall be those related to the protection and use of the watershed.

3.2.8 Rural & Resource

Goals & Objectives:

- To protect and enhance the environment of the community's hinterland.
- To protect and make optimum use of the natural resources found within the planning area.
- To protect the land and shoreline from pollution.

Policies:

- This policy shall apply to the Rural & Resource Area as indicated on Future Land Use Maps I & II.
- The land within this designation may be used for uses associated with forestry, agriculture, fishing, mineral workings, recreation, and industrial.

3.2.8(a) Forestry

- Permits for operations may be issued in the Rural & Resource Areas. Permits shall be issued in conjunction with the Unit Forestry Office in Port Saunders.
- A permit shall not be issued unless Council is satisfied a proposed forestry development will not be a nuisance and will be environmentally safe.

3.2.8(b) Agriculture

- Agricultural operations may be permitted in a Rural and Resource Area.
- Development, where possible, shall be screened from the highway and existing development.
- Agricultural operations shall not be a nuisance to existing development.
- Livestock operations will require the approval of the Department of Environment and Lands and must incorporate adequate buffering.

3.2.8(c) Mineral Workings

- Development associated with mineral workings may be permitted.
- Mineral extraction shall not be a nuisance to existing development.
- The site must be rehabilitated when operations cease. Therefore, a rehabilitation plan may be required as part of an application.

Policies:

- This policy shall apply to the Rural & Resource Area as indicated on Future Land Use Maps I & II.
- The land within this designation may be used for uses associated with forestry, agriculture, fishing, mineral workings, recreation, tourism and industrial.

3.2.8(a) Forestry

- Permits for operations may be issued in the Rural & Resource Areas. Permits shall be issued in conjunction with the Unit Forestry Office in Port Saunders.
- A permit shall not be issued unless Council is satisfied a proposed forestry development will not be a nuisance and will be environmentally safe.

3.2.8(b) Agriculture

- Agricultural operations may be permitted in a Rural and Resource Area.
- Development, where possible, shall be screened from the highway and existing development.
- Agricultural operations shall not be a nuisance to existing development.
- Livestock operations will require the approval of the Department of Environment and Lands and must incorporate adequate buffering.

3.2.8(c) Mineral Workings

- Development associated with mineral workings may be permitted.
- Mineral extraction shall not be a nuisance to existing development.
- The site must be rehabilitated when operations cease. Therefore, a rehabilitation plan may be required as part of an application.

- Council may require mineral workings and associated development to be screened from the highway, the development in the town and other rural uses that would be detrimentally affected.

3.2.8(d) Recreation

- Summer cottage development will not be permitted.
- Permitted uses shall be recreational open space uses such as playing fields, parks, and outdoor assembly uses.
- Structures shall be designed and located in order to preserve the natural amenities of the area.

3.2.8(e) Industrial

A general industrial or hazardous industrial use which is not suited for location in the built up part of the community because of extensive land requirements, outdoor storage, or other features of its operation, may be located in the rural areas provided it meets the following conditions.

- In order to be considered for a rural location, the development shall not require municipal services (ie. water and sewer), shall have no adverse impact (visual, smoke, dust, or noise) on urban areas or public roads, or other rural and resource uses.
- The industrial development must be capable of operating without adverse environmental impacts.
- No retail sales or service will be permitted from a rural site.
- Industrial uses shall be at the discretion of Council.
- Council may limit outdoor storage, specify or site fire control requirements, require buffers and fencing.

3.2.8(f) Tourism

- A tourism development consisting of a theme park and or a trailer camping facility may be permitted. Ancillary uses may also be permitted, but must be designed and oriented to serve the on-site development only. These uses include a convenience store, craft shop, restaurant, trailer dumping station, fishing and boating, wharves or trails.
- All tourism development will be protected from encroachment by non-compatible uses.
- Adequate buffers shall be maintained between any tourism development and the urban area.
- Adequate parking shall be provided.
- All development shall have safe access to a public road.

4.0 IMPLEMENTATION

4.1 PROGRAM OF DEVELOPMENT

As the community becomes fully serviced, new development can take advantage of infilling opportunities. However, because many of the houses are already located on small lots, infilling sites are limited. In order to keep abreast of the housing demand (4-5 houses per year), the residential subdivision will have to be expanded. This should be done within the next five year period.

The two highway commercial areas will be developed as demand warrants, but all development costs will be the responsibility of the developers.

4.2(a) PUBLIC WORKS

Parson's Pond is already serviced with a water system but the 100 mm pipes are too small for peak demand periods, and on lot sewer systems are creating serious health hazards. Therefore, it is imperative that Phases 2-5 of its capital works program, which will correct these problems, be completed. Phase 2 is scheduled for completion in 1991, and Phase 5, the final phase, in 1994. The following Table shows the breakdown of costs for each phase.

WATER & SEWER PROJECTS			
YEAR	PHASE	DESCRIPTION	COSTS
1991	II(a)	Water & Sewer	270,000
	II(b)	Water & Sewer	220,000
1992	III(a)	Water & Sewer	200,000
	III(b)	Lagoon	385,000
1993	IV	Water & Sewer	355,000
1994	V	Water & Sewer	560,000

Because paving of the roads will not be carried out until after completion of the water and sewer work, proper maintenance and upkeep of the local roads during the construction phases must be a priority. This will be included in the 5 year capital works budget.

If the subdivision is to be extended, it will be the responsibility of Council to carry out the necessary engineering studies, install water lines, and construct the road. This will be done on a cost recovery basis. It will not be connected to the community sewer system.

4.2(b) CAPITAL WORKS PROGRAM

In an effort to ensure that adequate funds are available at the appropriate time to implement each feature of the municipal plan, Council shall prepare and submit every year a five-year forecast of their anticipated capital expenditure requirements. This will be done in compliance with section 9 of the Municipal Grants Act.

4.3 PROTECTED ROAD ZONING REGULATIONS

The Great Northern Peninsula Highway is designated as a Protected Road. All development within the Protected Road's Building Control Line is subject to the Protected Road Zoning Regulations, which are administered by the Department of Municipal & Provincial Affairs. Extent of control ranges from 100 m from the highway centre line within the municipal boundary, and 150 m within its planning area boundary.

The controls of the Department of Municipal & Provincial Affairs do not replace those of Parson's Pond. Development within the defined Building Control Lines requires 2 permits in order to proceed - one from the municipality, and one from the Department of Municipal & Provincial Affairs). Development without both is illegal and could result in court action.

4.4 ADMINISTRATION

(a) Introduction

The preparation, adoption, and approval of this Municipal Plan represents only a part of the planning process. In other words, the Plan is not an end in itself nor does it serve any useful purpose without being implemented.

The Municipal Plan must be implemented by means of the regulatory powers conferred upon the Council by section 37 of The Urban and Rural Planning Act and such other statutes, enabling legislation and programs as may be applicable. The Plan must serve as a continuing reference and guide to Council and its officials in order to achieve the goals, objectives, policies, and programs which it contains.

(b) Land Use Zoning, Subdivision and Advertisement (Development) Regulations.

The direction and orderly control of land use is an important feature of the municipality's planning program. For that purpose, Development Regulations is the most effective tool. After the Plan is formally adopted, Council is required under section 37 of The Urban and Rural Planning Act to prepare these Development Regulations for the control of land use in strict conformity with the Municipal Plan. These must include Land Use Zoning Regulations, Subdivision Regulations, and Advertisement Regulations. Other regulations must be in compliance with part VIII of the Act. Council may establish these other regulations to control the use and development of land in accordance with the Plan.

The Land Use Zoning, Subdivision and Advertisement Regulations

to be administered and enforced by the Council shall include:

- The powers of Council including rules and administrative procedures governing the Council's consideration of any decision on development applications.
- Rules and administrative procedures for appeal boards.

- General development standards for all zones.
- Regulations governing advertisements.
- Regulations governing the subdivision of land, covering but not limited to, subjects such as services to be provided, building lines, public open space, design standards, and transfer of streets and utilities to the Council.
- Definitions of key words and phrases to be used in the interpretation of the Regulations.
- A classification of uses of land and buildings to be used in the Use Zone Tables.
- Zone tables tailored specifically for each use zone listing the permitted and discretionary uses and the standards and conditions for development in each specific zone.
- Use Zone maps dividing the Planning Area into zones corresponding with the use zone tables.

Zoning divides the entire planning area into separate land use areas or zones, each with a stated category of uses and standards for development.

Essentially, zoning is a means of ensuring that the future land uses are in conformity with the Municipal Plan, that they are properly situated in relation to one another, and that they do not conflict with or adversely affect adjacent properties. Based on goals, objectives, and policies set out in the Municipal Plan, zoning directs new growth into suitable areas and protects property by requiring that development afford adequate light, air, and privacy for persons living and working within the community. Zoning also provides for the control of development directly in each area so that property can be effectively serviced by means of a corresponding extension of the existing public services.

As mentioned above, in the Development Regulations, there are permitted uses for each of the zones which are primary. The issuing of permits for these permitted uses is usually straight

forward, subject to the requirements of the Development Regulations and any further conditions imposed by Council. Discretionary uses are those which may be allowed in a specific zone if:

- i) The development would not be contrary to the general intent and purpose of the Zoning Regulations, the Plan, or any other further plans or regulations.
- ii) Proper public notice has been given and Council is satisfied that it is not against the public interest and will fit into the zone as a complementary or non-damaging use.
- iii) Council is satisfied that the discretionary use is suitably located within the zone proposed.

Permitted and discretionary uses are listed individually for each zoning category in the Development Regulations.

(c) Control of Development

Council will exercise proper control over all development within the Planning Area in accordance with this Plan and the Development Regulations.

Any person wishing to develop* or subdivide land for any purpose within the Planning Area shall make application on the prescribed forms to Council for permission. It is important to note that the Council will require a separate permit to be obtained by the developer for the subdivision** of land. In this case, a separate permit will also be required for all building work and the occupancy of a building. A building permit will not

* The Urban and Rural Planning Act should be referred to for the precise definition of "development".

** Subdivision means the dividing of any land whether in single or joint ownership into two or more pieces for the purpose of development.

be granted until a development and/or subdivision permit has been obtained.

In addition, all new development or redevelopment as well as any change of use or intensity of use or alteration or improvement to any land or existing building will require a development permit from Council.

Council may grant outline planning permission to enable a developer to test a proposal for conformity with the municipal plan and development regulations without having to go to the expense of preparing detailed plans.

If the proposal conforms with the Municipal Plan & Development Regulations, outline planning permission may be given, subject to the submission and approval of detailed plans of development and any other conditions that Council may impose.

PARSON'S POND FUTURE LAND USE MAP I

Municipal Boundary
 Planning Area Boundary
 Highway Commercial
 Rural & Resource



Grid ↑ North

Scale 1:50,000

SEE
 FUTURE
 LAND USE
 MAP II

DATED AT Parsons Pond

THIS 6 DAY OF December A.D. 19 91

Brenda Bizz

MAYOR

Joan Parsons

CLERK

1991
Joan Parsons
12/6/91
 MINISTER OF LAND USE

