

TOWN OF PORT BLANDFORD

MUNICIPAL PLAN

1991-2001

Gazetted: n/a

Consolidation Date: n/a

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

[List of Amendments](#)

PORT BLANDFORD MUNICIPAL PLAN
1991-2001

Prepared for
The Town of Port Blandford
by the Provincial Planning Office
Department of Municipal and
Provincial Affairs
St. John's

ADOPTION AND APPROVAL

COUNCIL RESOLUTION

Resolved, pursuant to section 16 of The Urban and Rural Planning Act, that the Council of the Town of Port Blandford adopt the Municipal Plan entitled "Port Blandford Municipal Plan, 1991-2001".

Resolved further, pursuant to section 18 of The Urban and Rural Planning Act, that 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: _____

SECONDED BY: _____

Certified as a correct copy of a Resolution passed at a meeting of Council held at Port Blandford on the _____ day of _____, 1991.

Clerk

SEAL AND SIGNATURE

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

Mayor (SEAL)

CLERK'S CERTIFICATE

Certified that the attached Municipal Plan is a correct copy
of the Municipal Plan adopted by the Council of the Town of
Port Blandford on the day of , 1991.

Clerk

THE URBAN AND RURAL PLANNING ACT
NOTICE OF APPROVAL
OF
PORT BLANDFORD MUNICIPAL PLAN, 1991-2001

I, Eric A. Gullage, Minister of Municipal and Provincial Affairs, under and by virtue of the power conferred by The Urban and Rural Planning Act, Chapter 387 of the Revised Statutes of Newfoundland, 1970, hereby approve the Port Blandford Municipal Plan, 1991-2001, adopted by the Town Council of Port Blandford on the day of , 1991.

Dated at St. John's this day of , 1991.

Eric A. Gullage, C.L.U., M.H.A.
Minister of Municipal and Provincial Affairs

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1.0 INTRODUCTION

1.1 FOREWORD

The Port Blandford Municipal Plan, 1991-2001 comprises a series of policy statements and maps showing future land use. The Background Report supporting the Plan is published as a separate document.

This brief summary of Municipal Planning Legislation and procedures is intended to assist Council in understanding and using its Plan. Details are contained in The Urban and Rural Planning Act.

A) Municipal Planning in Newfoundland and Labrador

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 needs, public services, social services and other relevant factors.

The Plan contains the goals, objectives and policies of Council regarding development of the Municipal Planning Area for the next ten years. The aim is to coordinate council policies and undertakings in order to promote the well-being of the entire community and to efficiently utilize available financial and material resources, especially land, of the Planning Area. The Port Blandford Municipal Plan, consisting of this written text in which the goals, objectives and policies are set out, also includes Future Land Use Maps

indicating the allocation of land into various land use categories.

Ministerial Approval

When the Municipal Plan is formally adopted by resolution of Council under section 16(1) of the Act, two copies must be impressed with the Seal of the Council and signed by the Mayor. Council must then give notice of a public hearing on the Municipal Plan, and its intention to seek the approval of the Minister of Municipal and Provincial Affairs by publishing a notice to that effect in the Newfoundland Gazette, and in a newspaper circulating in the community. At a Public Hearing the Commissioner appointed by the Minister will hear objections and representations, and subsequently forward to the Minister a written report together with copies of all the evidence taken at the Hearing.

After the Commissioner's Report has been submitted, Council must apply to the Minister for approval of the Municipal Plan. On receipt of two copies of the Municipal Plan, a copy of the adopting resolution and all written objections and representations considered at the Hearing, the Minister may approve the Municipal Plan, with or without modification, or may withhold approval and order that a new Municipal Plan be prepared. Upon approval, the Minister will endorse a copy of the Plan and return it to Council. 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 Council and upon all other persons, corporations and organizations. The Plan must be reviewed by Council at the end of every five years from the date on which it comes into effect and, if necessary, revised to take account of developments which can be foreseen during the next ten-year period.

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

Municipal Plan Implementation

When a Municipal Plan comes into effect, Council is required to develop regulations for the control of the use of land, in strict conformity with the Municipal Plan, in the form of Land Use Zoning, Subdivision and Advertisement Regulations. These are also known as the Development Regulations. Normally, these are prepared at the same time the Municipal Plan is drafted, and like the Plan, may be amended at any time to include new land uses and specific regulations. Further information on the Development Regulations is found in the Implementation Section of this Plan.

Development Regulations must comply with the requirements of The Urban and Rural Planning Act and the standardized format that has been established for all towns and communities in the Province. The Land Use Zoning, Subdivision and Advertisement Regulations consist of five principal components:

Part 1	General Regulations
Part 2	General Development Standards
Part 3	Advertisements
Part 4	Subdivision of Land
Part 5	Use Zones

The General Regulations, General Development Standards, Advertisements and Subdivision of Land regulations are identical for all towns and communities in the province but the Use Zones section of the Development Regulations is tailored specifically for each individual municipality.

Councils are also advised, if they have not already done so, to adopt the National Building Code of Canada as their building regulations.

The day-to-day administration of the Municipal Plan, and subsequent development regulations, is administered by the staff authorized by Council. Council staff have the duty of issuing all necessary permits approved by Council, making recommendations to Council in accordance with the Municipal Plan policies, and implementing regulations regarding all development in the Municipal Planning Area. The Urban and Rural Planning Division of the Department of Municipal and Provincial Affairs may be consulted on any development matters.

Other Plans for Development

At any time after the adoption of the Municipal Plan Council can prepare and adopt Development Schemes under sections

31-33 of The Urban and Rural Planning Act for the purpose of carrying out specific proposals of the Municipal Plan.

Council may also prepare a development scheme 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 Plan.

Council 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 owners of the land as will permit its acquisition and use for those purposes. Council 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 any development project.

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

B) The Municipal Planning Area

The Municipal Planning Area of Port Blandford is indicated on Map 1.

1.2 INTERPRETATION

The Municipal Plan contains proposals for the general development of the Planning Area and in compliance with legislation includes a proposed network of streets and the division of land into areas of permitted land use classes, as well as public infrastructure proposals, a public works program showing associated expenses and the method of financing, and a development program.

The following sections and three Municipal Plan Maps 2, 3A and 3B, "Future Land Use", constitute the legally effective parts of the Plan.

The general terms referred to hereinafter are defined as follows:

- "Council" shall mean the Council of the Town of Port Blandford.
- "Development Regulations" shall mean the Port Blandford Land Use Zoning, Subdivision and Advertisement Regulations.
- "School Board" shall mean the Bonavista-Trinity-Placentia Integrated School Board.
- "Town" shall mean the Town of Port Blandford.
- "Plan" shall mean the Port Blandford Municipal Plan, 1991-2001.
- "Planning Area" shall mean the Port Blandford Municipal Planning Area.

The boundaries between different land uses designated in the Municipal Plan are meant to be general except in the case of roads or other prominent physical features where they are intended to define exact limits. Nothing in the Plan shall affect the continuance of lawfully established land uses on

the date this Plan comes into effect.

2.0 BACKGROUND FINDINGS

2.1 POPULATION

Population in Port Blandford is expected to increase modestly during the Plan period. Growth rates will continue to decrease so that any increases in growth rates will have to result from promoting in-migration. The Town's natural amenities and tourism opportunities may result in population fluctuations which peak in the tourist seasons.

2.2 HOUSING

The current housing stock and recently issued residential building permits can be expected to adequately house Port Blandford's population in the medium term. The relative absence of rental accommodation is apparently frustrating a potential demand. An increased supply of rental units may encourage population retention and in-migration. There may be slight pressure for seasonal residences which would be occupied during the peak tourist seasons.

2.3 ECONOMIC BASE

Port Blandford's population has experienced increased educational levels and improvements in income. Unemployment is a significant influence and is particularly problematic for youth. Labour force growth is concentrating in construction, service and clerical occupations. The service sector will be an important contributor to local employment due to recent tourism initiatives.

Economic opportunities exist in the professions, clean light industry, and entrepreneurial tourist-oriented business.

2.4 LAND USES

- i) Residential - land ownership and resulting subdivision into dwelling groups has resulted in clustered residential ribbon development along Main Street.
- ii) Commercial - commercial uses are largely located on distinct sites interspersed among residential uses, although most are concentrated on Main Street, within 750 metres of the Blackmore's Road intersection.
- iii) Resort - 28.3 hectares (70 acres) adjacent to the Terra Nova National Park has been expropriated by the Department of Development for tourism initiatives. An 80-room hotel has been constructed on a portion of the site but plans for the balance of the area have not yet been finalized.
- iv) Industrial - active industrial uses centre on sawmill activity. Other industrial uses include construction-oriented activity and heavy equipment storage, in addition to automobile-related services. Most industrial uses are located within or adjacent to residential groupings.
- v) Public and Community Uses - public and community buildings are all located along Main Street with the exception of the school and the Royal Canadian Legion.
- vi) Recreation - recreation facilities are limited to the softball field and two undeveloped swimming holes. Natural recreational activities are easily accessible

for most residents and the National Park contains facilities and programs which the Town would not be able to provide.

vii) Rural:

- a) Agriculture - existing agriculture activity is minimal. Commercially viable agricultural land is limited to the banks of Southwest River and further restricted by the location of the Town's landfill site.
- b) Forestry - commercial cutting occurs on the east side of Southwest River. Domestic cutting occurs generally throughout the area.
- c) Fishery - commercial fishing is not a locally important activity but recreational sport fishing is plentiful and easily accessible.
- d) Protected Watershed - the Town's two watersheds have been protected through The Department of Environment Act and The Municipalities Act. Utility corridors traverse the Middle Brook Protected Watershed and the Trans Canada Highway corridor dissects the Noseworthy's Pond Protected Watershed.
- e) Mineral Resources - identified resources are limited to three currently operating quarry permit areas. Mineral exploration has not been actively pursued in the area.
- f) Hunting and Trapping - traditional hunting and trapping occurs throughout the area. Three remaining registered trap lines are used for beaver management.

2.5 MUNICIPAL AND PUBLIC SERVICES

The Town's water and sewer systems are consistently being expanded. Public water remains to be installed to residences at the south end of Main Street, along Legion Road and to the former Decca Radar site. Sewer is required in the same areas in addition to residences adjacent to the shore. Muddy Brook and St. Christopher's Resort remain on private systems.

The sanitary landfill off of Route 233 is used for solid waste disposal.

The area is served by the Town's volunteer fire brigade. Medical services are available in Clarendville. Policing is provided by the Royal Canadian Mounted Police detachment in Clarendville.

2.6 TRANSPORTATION AND COMMUNICATION

Port Blandford has excellent road access east and west via the Trans Canada Highway and good access to the Bonavista Peninsula via Route 233. Bus transportation is provided by Terra Transport. The Town is conveniently located to Gander International Airport, a regional airstrip and a float-plane dock. Local roads require upgrading and realignment.

Print, airwave and cable communications are comparable to urban standards.

2.7 MUNICIPAL FINANCE

Port Blandford Town Council has been successful in containing

recent operating expenditure growth. Increased business activity and employment will contribute significantly to revenues, although property tax delinquency continues to be a problem. The high cost of providing municipal services to a linear community has been responsible for dramatic expenditure increases through debt charges.

2.8 CONCLUSION

The community of Port Blandford will continue to grow modestly and attract permanent and seasonal residents therefore requiring an efficient residential land use pattern. The elongated pattern that has developed is difficult and expensive to service: high costs delay the financing of services thereby threatening the interim health and safety of residents.

Future development will be considered on the basis of its impact on the environment and tourism potential in the area.

An important consideration will be the cumulative effect of gradual change. A series of undesirable or improperly located developments that might seem individually insignificant, may collectively lead to an economic burden, pose a health or safety threat, or detract from the amenities of the area over the span of a few years.

Residential development will be limited to infill and designated areas. Commercial uses will be required to locate in mixed development areas. Land is set aside for major industrial requirements. Certain commercial and light industrial uses may be integrated into other use areas where feasible. Water and Sewer Services not included in the current 5 year capital works projects will be provided on a cost recovery

basis only.

This approach to future growth will economize on providing municipal services, which will maintain standards within controlled costs and maximize utilization of the land base. Concentration of development will also foster the growth of a compact community centre.

3. THE MUNICIPAL PLAN

3.1 INTRODUCTION

The Plan goals represent broad, medium and long-term targets for the benefit of residents. These goals are reached through the identification of specific objectives that can realistically be enacted through planning. The achievement of goals and objectives are facilitated through the policies that direct development in the administrative area covered by the Municipal Plan.

Policies are linked to the plan because they implement concepts contained within the goals and objectives. The Municipal Plan strives to move, over the long term, from statements of basic physical and economic goals for the area to the physical manifestation of these goals. The Municipal Plan therefore moves from concept to reality.

Orderly, economic and attractive development patterns are achieved by dividing the Planning Area into groups of complementary land uses having related functions which do not ordinarily interfere with each other, constitute mutual nuisances, or hamper each other's activities. The land use designations are depicted on Future Land Use Maps 2, 3A and 3B which form part of this Municipal Plan.

The intent of the Plan is to guide development within the land use designations, thereby separating activities that have conflicting requirements and functions. Commercial and industrial areas are located where they may benefit from important transportation connections and local resources, and the pattern of uses has been derived with the intent of preserving important natural features. It must be stressed that it is not the intent of this Plan to segregate land uses for the sake of segregation but for the purpose of preventing

conflicts between groups of activities.

The road network is based on, and designed to expedite, the safe and efficient movement of both people and goods to and from the various land use areas as well as to facilitate the movement of through traffic.

3.2 GENERAL DEVELOPMENT

Background

It is desirable to provide municipal services economically and efficiently. New development will therefore be permitted adjacent to, and as a natural extension of, existing development. Roads and other development will be interconnected in order to maximize the intensity of land use and minimize the distance new services and roads must span. Residential development, in particular, will be concentrated and discouraged from sprawling into low-density rural areas. A compact community form will improve accessibility, reduce duplication and preserve land for recreation and environmentally sound and sustainable resource development.

A. Land Use

Goal:To provide sufficient areas for development and redevelopment that meet the needs of particular land uses over the next decade.

Objective:Establish land uses and designate land use areas.

Policy:

3.2.1The following land use areas are established in the Plan and designated on Future Land Use Maps 2, 3A, and 3B:

Mixed Development

Residential

Industrial

Recreational Resort

Open Space

Environmental Protection Area

National Park

Rural Resource

B. Capital Works

Goal:To protect existing capital works and conserve costs for improvements.

Objective:To encourage a dense, compact pattern of attractive development in Port Blandford and Muddy Brook by limiting low density sprawl.

Policies:

3.2.2New development shall abut existing development.

3.2.3Extensions of capital works to new subdivisions will be provided at the expense of the developer.

3.2.4Streets and roads shall be laid out in looping, interconnected patterns.

3.2.5Development proposals shall be within the existing fire protection capabilities of the Port

Blandford Volunteer Fire Department.

C. Development

Goal:To preserve and protect health and safety impacts of development.

Objective:To provide health and safety guidelines for development.

Policies:

3.2.6New and infill development shall be required to locate in serviced areas and subdivisions that meet site design and subdivision standards.

3.2.7New subdivisions shall provide open space for recreation purposes.

3.2.8All development shall have adequate frontage on a publicly maintained road that provides emergency vehicle access to buildings.

3.2.9In the case of permitted buildings in rural resource areas, not provided with municipal water and sewer services, frontage requirements and the siting of buildings on lots shall be controlled so that it may be possible to increase the density of development if services are eventually installed.

3.2.10Unserviced development may be permitted if it can meet the requirements of the Department of Environment and Lands or the Department of

Health.

3.2.11 Notwithstanding permitted uses in land use designations, municipal and public utility works such as telephone, water treatment, pollution control, electrical transmission and utility facilities are permitted uses within all land use designations provided no adverse effect on adjacent land uses is created. The size and appearance of such works must be in keeping with adjacent uses and buffering, in the form of landscaped areas, may be required between such works and adjacent uses.

3.2.12 Where a building or use exists which does not comply with the intent of the Plan, and the designated use area, it shall not be substantially expanded. Minor extensions may be permitted provided there will be no adverse effects on surrounding properties or the environment.

D. Historic Resources

Goal: To preserve, protect and enhance historic resources.

Objective: To promote the designation of historic resources and buildings.

Policy:

3.2.13 The protection of buildings or areas that reflect the history and heritage of Port Blandford and

Muddy Brook will be encouraged, and may be subject to the provisions of the Historic Resources Act.

E. Environment

Goal:To preserve, protect and enhance the developed and natural environments for their aesthetic, recreational and resource values.

Objective:To promote beautification, conservation, preservation and sustainable development.

Policies:

3.2.14Development will be considered with respect to its impact on the visual amenity of the area and its energy conservation potential.

3.2.15Civic upkeep and beautification by individuals, businesses and institutions will be encouraged; rehabilitation or removal of derelict buildings and structures will be promoted; and indiscriminate dumping will be prohibited.

3.2.16Development proposals that could present environmental concerns shall be referred for review to the Environmental Assessment Division, Department of Environment and Lands.

3.2.17Sewage effluent and water quality in Clode Sound will be monitored to ensure that contamination does not occur. If necessary, Council will pursue sewage treatment for the protection of

marine life in Clode Sound.

- 3.2.18** Council may require a tree survey, prior to development approval, to identify any outstanding specimens or species.

3.3 MIXED DEVELOPMENT

Background

In order to optimize utilization of the land base, and maintain a viable combination of compatible land uses, areas of existing mixed land uses may permit some types of commercial or public uses in conjunction with the predominant residential use. Such development will be of an infill nature on individually owned building lots. The mixed development areas will provide a focus for the commercial sector and public and community uses.

Goal: To provide convenient access to public and community uses and commercial services.

Objective: To encourage compatible infilling of public, commercial and residential uses on new or redeveloped sites in central Port Blandford and a portion of Legion Road.

Policies:

- 3.3.1** The Mixed Development Areas are established as indicated on Future Land Use Maps 3A and 3B.

- 3.3.2** Permitted uses in the mixed development designation include: assembly uses such as halls and restaurants; residential uses such as single dwellings and tourist cabins; business,

professional and personal services such as offices and barbers; mercantile uses, such as retail shops; and non-building uses, such as recreational open space. Compatible or complementary uses may be permitted at Council's discretion.

3.3.3 Home occupations may be permitted in residences, provided that such uses do not constitute a nuisance or reduce the amenity of the area.

3.3.4 All development shall have adequate frontage on a publicly-maintained road, incorporate necessary off-street parking and loading facilities, and be serviced with municipal water and sewer services.

3.3.5 Adverse effects of any development on adjacent residential uses shall be minimized through proper site planning and adequate buffers to be determined by Council on the basis of the use under consideration.

3.4 RESIDENTIAL

Background

A mixture of types allows greater freedom of choice for housing suitable to the family, or individual, budget and lifestyle. Sufficient developable land exists within the bounds of Main Street and the Trans Canada Highway to provide for long term residential expansion in proximity to existing

services, but land tenure makes it impossible to predict the availability of land for phasing of residential subdivision.

It is therefore necessary to protect the land from development that may interfere with potential housing development.

Goal:To provide residential neighbourhoods that meet the needs of residents of Port Blandford and Muddy Brook.

Objective:To provide for an appropriate mix of housing types and compatible uses within residential neighbourhoods.

Policies:

3.4.1Residential areas are established as indicated on Future Land Use Maps 3A and 3B.

3.4.2Permitted uses in residential areas include: dwellings, educational, open space-recreation, and accessory uses. Compatible or complementary uses may be permitted at Council's discretion.

3.4.3Commercial uses such as convenience stores may be permitted at Council's discretion at strategic locations in residential areas for the convenience needs of the immediate neighbourhood.

3.4.4Home occupations and professional offices may be permitted in a residence provided that such use is clearly subsidiary to the residential use, is in conformity with the Plan and implementing Regulations and does not constitute a nuisance or hazard.

3.4.5 Mobile homes shall be permitted only in residential areas within mobile home parks or mobile home subdivisions that comply with the provincial Mobile Home Development Regulations, 1976, as amended from time to time.

3.4.6 In order to protect the school grounds from adverse effects of any future development, Council may consult the School Board for comment with respect to applications for development on lands adjacent to the school.

Objective: To ensure the availability of a sufficient quantity of land capable of economical servicing for future residential expansion.

Policies:

3.4.7 Interim land uses in designated residential areas shall be restricted to non-building domestic cutting and recreation uses.

3.4.8 No residential area shall be developed in whole or in part until a plan of subdivision has been prepared that complies with the Plan and implementing Regulations and unless required public services, such as water and sewer, roads and telephone and electric utilities, are predetermined and provided at the expense

of the developer.

3.4.9Council may canvass property owners in acceptable locations as to their willingness to subdivide land when it becomes necessary to provide additional lots for development or to prevent artificial land shortages.

3.5 INDUSTRIAL

Background

An industrial area containing the majority of industrial uses minimizes disturbance to adjacent uses. Industrial areas also minimize the expense associated with, and the use of land for, buffers.

Goal:To protect public safety from adverse effects of industrial uses and provide convenience for industrial users.

Objective:To reserve an area of land, for the location of general and light industrial uses, that benefits from convenient and safe truck access and freedom from conflict with adjacent land uses.

Policies:

3.5.1The industrial area is established as indicated on Future Land Use Map 3B.

3.5.2Permitted uses within the designated industrial area

include: general industry, such as freight depots, warehouses, sawmills and service stations; and light industry, such as indoor storage and workshops.

3.5.3 Hazardous industry, such as storage of flammable or hazardous liquids, are not compatible with existing development or planned economic development initiatives and shall not be permitted.

3.5.4 Interim land uses in the industrial area shall be restricted to domestic cutting and recreation.

3.5.5 Industrial sites shall incorporate on-site landscaped buffering adjacent to the Trans Canada Highway and the perimeter of the industrial area, and buffers may be required by Council in other circumstances as a condition of development.

3.5.6 Traffic movement within the industrial area will be by means of a public road right of way limited to two points of access on Legion Road.

3.5.7 Adequate on-site parking and loading facilities shall be provided.

3.5.8 No open storage will be permitted in front or side yards.

3.6 RECREATIONAL RESORT

Background

The land resource abutting Terra Nova National Park and Northwest Arm and surrounding St. Christopher's Resort contains potential as a year-round recreational tourism destination. This resource should therefore be developed in a comprehensive, ecologically sensitive, and sustainable manner in order to protect valuable recreational and natural amenities.

Goal:To promote and enhance recreational tourism opportunities.

Objective:To preserve an identified land resource for future development of recreational amenities that will protect a resort environment and provide tourist related services.

Policies:

3.6.1The recreational resort area is established as indicated on Future Land Use Map 3A.

3.6.2Permitted uses in the recreational resort designation include: some assembly uses, such as theatres and catering; residential uses restricted to commercial residential; personal service uses; some mercantile uses, such as shops and indoor market; and non-building uses such as recreational open space and conservation.

3.6.3All development shall provide for extensive amenity area

and employ suitable natural or planted landscaping that complements the existing natural environment and development, and provides for intervening recreational opportunities.

3.6.4 All development proposals shall provide reasonable consideration with respect to location and orientation for protection of open vistas, air, light and the quality of the recreational resort area.

3.7 OPEN SPACE

A. Cemetery

Background

Three cemeteries are located in Port Blandford. Two are associated with existing churches on their property. The third is a Salvation Army cemetery. Existing cemeteries should be sufficient for the period covered by the Plan.

Goal: To provide open space for cemetery purposes.

Objective: To protect existing cemetery facilities.

Policies:

3.7.1 Open Space-Cemetery areas are established as indicated on Future Land Use Maps 3A and 3B.

3.7.2 Permitted uses in Open Space-Cemetery areas are restricted to cemetery uses.

B. Recreation

Background

Recreational opportunities should generally be easily accessible to all residents, including the elderly and disabled, and utilize an area adequate for the nature of activities provided. Centralized neighbourhood recreation open space provides convenience and enhanced levels of use. Site specific facilities and buildings that benefit the whole community may be located in any area of the community.

Goal: To enhance the physical well being of residents by providing recreation opportunities.

Objective: To provide accessible areas for a variety of active and passive activities that will meet current and future recreational needs of the community.

Policies:

3.7.3 Open space-Recreation is established as indicated on Future Land Use Maps 3A and 3B.

3.7.4 Permitted uses in Open Space-Recreation shall include indoor and outdoor recreation, outdoor assembly and conservation. Compatible or complementary uses may be permitted at Council's discretion.

3.7.5 Conflicting land uses shall not be permitted to locate near Open Space - Recreation without adequate

buffers as specified by council.

3.7.6 Council intends to pursue the establishment of three neighbourhood playgrounds, as funds permit, with the following priority: first, in the immediate vicinity of the school to serve the school children and nearby residents; second, on town property within the former Decca Radar site for nearby residents; third, on a site yet to be identified for the "Southwest" residents.

3.7.7 The railway right-of-way through the Planning Area is designated Open Space Recreation. Council has expressed an interest in the right-of-way and, if acquired, intends to develop it as a pedestrian-friendly off-road vehicular corridor to link recreational amenities.

3.8 ENVIRONMENTAL PROTECTION AREA

Background

Watersheds are protected from development that would negatively affect water quality. Areas of intrinsic natural beauty are protected for the benefit of the community. Development in locations subject to natural hazards such as flooding or wet ground conditions and areas of steep slopes are prohibited for the protection of health and property. Watercourses and freshwater bodies are buffered to protect fish habitat. The salt water shoreline is buffered to provide general access to Clode Sound.

A. Watershed

Goal:To provide potable water free from contaminants.

Objective:To prevent works or undertakings of a potentially hazardous, threatening or disturbing nature to water quality.

Policies:

3.8.1Environmental Protection Area (Watershed) is established as indicated on Future Land Use Maps 2, 3A and 3B and consist of the following:

a)Middle Brook Protected Watershed which serves as the primary surface water supply to the Town.

b)Noseworthy's Pond Protected Watershed which serves as the secondary surface water supply for the "Southwest" part of the Town.

c)St. Christopher's Resort Unprotected Watershed which serves as the surface water supply for the hotel's public guests.

3.8.2Council will consider making application to the Department of Environment and Lands for the protection of the St. Christopher's Resort Unprotected Watershed.

3.8.3Development within Watersheds shall not be permitted without the prior approval of council and only in accordance with the Department of Environment and Lands Protected Watershed Regulations.

B. Conservation Buffer

Goal:To protect visual and natural amenities considered to be physical landscape attributes of the area.

Objective:To protect view planes and areas of intrinsic natural beauty and preserve environmentally sensitive areas.

Policies:

3.8.4Environmental Protection Area (Conservation Buffer) is established and consists of the following:

- a)Conservation Buffer (15 m) adjacent to all freshwater bodies and watercourses.
- b)A Conservation Buffer (30 m) adjacent to
 - i)Southwest River and the south bank of Salmon River and their tributaries for the protection of Salmon waters; and,
 - ii)the highwater mark of Clode Sound for flood protection and marine access.
- c)A Conservation Buffer within the Building Control Lines of the Trans Canada Highway protected road.

3.8.5Permitted uses in Environmental Protection Area (Conservation Buffer) include conservation and passive recreation. Compatible or complementary uses may also be permitted at Council's discretion.

3.8.6Works or undertakings, other than trails, boardwalks, landscaping, and necessary drainage improvement, shall not be permitted in the flood plain of any water course or within 15 metres of the highwater mark or top of the banks, whichever

is greater, of any watercourse or waterbody.

3.8.7 Alteration to a natural water course shall not be permitted without prior approval of the Department of Environment and Lands and/or Fisheries and Oceans Canada.

3.8.8 Stream crossings shall meet the requirements of the Department of Environment and Lands.

3.8.9 Northwest River, Salmon Brook and Southwest River are scheduled Atlantic Salmon waters. All development proposals within 30 metres of Southwest River and the south bank of Salmon Brook, and their tributaries shall be subject to review, assessment and authorization by Fisheries and Oceans Canada. Northwest River and the north bank of Salmon Brook are within Terra Nova National Park and will be governed by the Terra Nova National Park Management Plan.

3.8.10 Any works or undertakings around fish habitats shall follow the guidelines contained within Urban Development: Guidelines for Protection of Fish Habitat in Insular Newfoundland, Government of Canada, Fisheries and Oceans, March, 1983.

3.9 NATIONAL PARK

Background

A portion of land within the Town boundary was transferred in

ownership to the Government of Canada in 1983 for the purpose of extending the boundary of Terra Nova National Park. The National Park designation supports the Park's purpose and objectives contained within the Management Plan for Terra Nova National Park.

Goal:To support Terra Nova National Park as a valuable environmental and recreational resource for all Canadians.

Objective:To protect a portion of one of Newfoundland's contributions to Environment Canada's terrestrial park system.

Policies:

3.9.1The National Park area is established as indicated on Future Land Use Maps 2 and 3A.

3.9.2Development within the National Park designation shall conform to the policies of the Terra Nova National Park Management Plan and must be supported by the Canadian Parks Service of Environment Canada.

3.10 RURAL RESOURCE

Background

Natural resources such as aggregate, forest and undeveloped land have a significant economic and recreational value and are important community resources. The undeveloped nature of rural resource areas provides a land base for any future urban expansion; promotes compact development and the full

use of municipal services; and in the meantime can provide for resource development while preserving, or providing for the reclamation of, the natural environment.

Goal:To exercise responsible stewardship over the natural resources of the Planning Area.

Objective:To protect natural resources from development that may adversely affect their future utilization or enjoyment.

Policies:

3.10.1Rural resource areas are established as indicated on Future Land Use Maps 2, 3A and 3B.

3.10.2Uses in rural resource areas include mineral working and exploration, forest management and harvesting, agriculture, animal uses, recreation, conservation, fishing, hunting and trapping. Accessory or complementary uses may be permitted at Council's discretion provided there is no requirement to extend municipal services.

3.10.3Agriculture and forestry management and harvesting shall conform to the regulations and guidelines of the Department of Forestry and Agriculture and any regulations and conditions prescribed by Council.

3.10.4Development in proximity to any watercourse or waterbody in the rural resource area shall be subject to the requirements of the Environmental Protection Area-Conservation Buffer

designation.

3.10.5 Residential development shall not be permitted in the rural resource area unless needed for the continual on-site supervision of a permitted and established operation, and then only at the discretion of Council.

Objective: To maintain the aesthetic and physical quality of the natural environment for the benefit of future generations.

Policies:

3.10.6 Mineral workings shall conform to the regulations and guidelines for pit and quarry operations in effect as established by the Department of Mines and Energy and any regulations and conditions prescribed by Council. Mineral workings shall be required to maintain or landscape an effective visual and physical buffer as prescribed by Council and be re-claimed to the site's prior natural condition.

3.10.7 Development buffer zones are established as follows:

- i) Agriculture operation development buffer zones, 600 metres from the perimeter of agriculture operations, in which development applications will be referred for comment to the Department of Forestry and Agriculture (Agriculture Branch) and the Department of Environment and Lands (Environmental Assessment Division).

ii) Quarry operation development buffer zones, 300 metres from the perimeter of active or abandoned pit and quarry operations and 1000 metres from the perimeter of active or abandoned bedrock quarry operations, in which development applications will be referred for comment to the Department of Mines and Energy (Mineral Resource Management Branch).

iii) Sanitary landfill operation development buffer zone, 1600 metres from the perimeter of sanitary landfill operations, in which development applications will be referred for comment to Department of Environment and Lands (Environmental Assessment Division).

3.11 PROTECTED ROAD

Background

The Trans Canada Highway is the primary vehicular route through Newfoundland and is consequently subjected to pressure from a wide variety of vehicular traffic. Limited access ensures a free flow of traffic, thereby increasing safety for the travelling public, and preserving a natural environment as an effective buffer between the highway and adjacent development.

Goal: To support protection of the Trans Canada Highway as a limited access route.

Objective: To limit points of access, and development adjacent to, the Trans Canada Highway for the safety

and pleasure of the travelling public.

Policies:

3.11.1The Trans Canada Highway is declared a Protected Road under The Urban and Rural Planning Act and is designated as a protected road for the purposes of this Plan, as indicated on Maps 3A and 3B.

3.11.2Streets and roads servicing subdivisions, including emergency accesses, shall not be permitted direct access to the Trans Canada Highway.

3.11.3Building Control Lines established under the Protected Road Zoning Regulations, shall be 150 metres distant, measured horizontally, from the centreline of the Trans Canada Highway in Muddy Brook, and 100 metres distant in the remainder of the Planning Area.

3.11.4Except for that portion adjacent to Blackmore's Road which is designated mixed development, the area within the Building Control Lines will be governed by the Environmental Protection Area (Conservation Buffer) land use designation utilizing the natural or planted landscape.

3.11.5All works or undertakings within the Building Control Line shall be subject to the review and approval of the Development Control Unit of the Urban and Rural Planning Division, Department of Municipal and Provincial Affairs.

3.12 TRANSPORTATION

Background

Future roads and streets will be planned with regard to their efficiency and economy, taking advantage of existing topography and infrastructure, so as to encourage a sound pattern of community growth. New subdivisions will incorporate looping street patterns to maximize housing density and minimize the servicing costs to residents. Streets will be designed in such a manner as to provide future access to adjoining properties for contiguous development.

Goal:To provide a safe and efficient local transportation system.

Objective:To implement a safe, economic and efficient network of vehicular and pedestrian rights-of-way for the community.

Policies:

3.12.1A hierarchy of roads according to their functions is established, consisting of arterial roads, collector roads and local roads.

3.12.2Route 233 and the Trans Canada Highway are designated arterial roads and function as the principal network for through traffic.

3.12.3Main Street, Legion Road and Blackmore's Road are designated collector roads and function to collect and distribute traffic between arterial roads and local roads.

3.12.4All other developed streets and roads under public possession of the Town are designated local

roads and function primarily as the means of direct access to individual properties from collector roads.

3.12.5New residential and industrial subdivisions will utilize collector and local roads that allow safe access to, and circulation within, the subdivision. Possible future collector road alignments are indicated on Future Land Use Maps 3A and 3B.

3.12.6Network upgrading to existing streets, including any necessary realignments, profile changes and paving, will be undertaken on an annual phased basis after all planned water and sewer infrastructure has been completed.

3.12.7Development shall not be permitted to encroach upon street and road rights-of-way.

3.12.8Council will apply for title to the road reservations indicated on existing cadastral maps and may use the reservations to facilitate future development.

3.13 MUNICIPAL FINANCE

Background

The municipal budget will be based on current and future revenue structures within a definite plan for both short and long-term expenditures without sacrificing the health, safety, general and economic well-being of residents. The Plan contains projected water and sewer capital projects, the prioritized phasing for their completion, estimated cost and

the method of financing, in order that current and future councils adhere to the Plan and to efficient financial administration of the community.

Goal:To continue effective stewardship of the financial resources and commitments of Port Blandford.

Objective:To maintain a municipal budget within the financial capabilities of the community, balanced against revenue and expenditures.

Policies:

3.13.1Council shall prepare annually a detailed 5-year schedule of capital works projects in accordance with the following priorities:

- i) completion of identified public water and sewer service installation;
- ii) road improvements and/or construction, and iii) road paving.

3.13.2Council shall encourage the expansion of the commercial and residential tax bases to strengthen the financial position of the town.

3.13.3The cost of service improvements not contained within the Plan may be partially or wholly financed by a service levy or local improvement assessment.

Objective:To improve the cost effectiveness of municipal servicing by directing efficient development.

Policies:

3.13.4Capital works projects shall be within the financial capabilities of the municipal revenue structure with expenditures balanced against revenues.

3.13.5Council shall consider the impact of undertaking capital works projects with the objective of reducing the existing debt ratio to 25% of revenue over the long term.

3.14 IMPLEMENTATION**Background**

The preparation, adoption, and approval of this Municipal Plan represents only a part of the planning process. The Plan is not an end in itself but rather a means to an end--the goals for the community that have been set by it. The Plan serves no useful purpose without being implemented.

The Municipal Plan must be implemented by means of the regulatory powers conferred upon Council by section 37 of The Urban and Rural Planning Act and such other statutes, enabling legislation and programs as are 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.

Administration

A) Land Use Zoning, Subdivision and Advertisement Regulations or, Development Regulations

The direction and orderly control of land use is an important feature of the Town's planning program. For that purpose, the Development Regulations are the most effective tools.

Subsequent to adoption of the Plan, Council is required to prepare Development Regulations for the control of land use in strict conformity with the Municipal Plan. These must include Land Use Zoning Regulations. Other regulations must be in compliance with Part VIII of The Urban and Rural Planning Act. Council may establish these other regulations to control the use and development of land in accordance with the Plan.

Land Use Zoning, Advertisement and Subdivision Regulations to be administered and enforced by Council shall include:

- The powers of Council, including rules and administrative procedures governing Council's consideration of, and decision on, planning 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 Council.
- Definitions of key words and phrases to be used in the interpretation of the Regulations.
- Classification of land and building uses to be used, in a Use Zone Table.
- 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 municipality into separate land use areas, or zones, with a stated category of uses and standards of development for each.

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

The Development Regulations identify permitted uses, for each of the zones, which are primary and are allowed as a matter of right in that zone. The issuing of permits for these uses is usually straightforward, subject to compliance with required standards and any further conditions imposed by Council. Discretionary uses are identified and may be allowed in a specific zone if:

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

- iii) Council is satisfied that the discretionary use is suitably located within the proposed zone.

B) 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 or corporation wishing to develop¹ or subdivide² land for any purpose within the Planning Area shall make application for permission, on the prescribed forms, to Council. It is important to note that Council will require a separate permit to be obtained by a developer for the subdivision of land. 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 permit from Council. In addition, a separate permit will be required for all building work and for the occupancy of a building. A building permit will not be granted until a development and/or subdivision permit has been obtained.

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 Council is in favour of the proposal, approval in principle may be given, subject to the submission and approval of detailed plans of development and any other conditions that Council may impose. An approval in principle is processed and considered just like any other application.

1. Refer to The Urban and Rural Planning Act for the precise definition of "development".

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

C) Capital Works Program

In compliance with The Municipal Grants Act, and in order to ensure that adequate funds are available at the appropriate time to implement each feature of the Municipal Plan, Council shall prepare and submit annually to the Department of Municipal and Provincial Affairs a five-year forecast of anticipated capital expenditure requirements.

The realization of many of the goals contained in the Port Blandford Municipal Plan is brought about through a schedule of prioritized projects and a definite allocation of development funds. By following this program, Council can allocate funds for the most important areas of need and remain within the financial capabilities of the community.

The most pressing need in Port Blandford is completion of the water supply and sewerage system. This project is set as a first priority. The remaining phases proposed are detailed in Table 1. The full financial resources of the community will be directed to these projects after which time the systems can be extended to further development on a cost recovery basis.

TABLE 1:
CAPITAL WORKS DEVELOPMENT PROGRAM

Phase	Project	Estimated Cost	Method of Financing
VIII	Water & Sewer - Legion Road, Main Street & Weber's Cul-de-sac	\$ 845,000	Government Guaranteed Borrowing
IX	Water & Sewer - Main Street	622,000	"
TOTAL		\$1,467,000	

Approximately \$1.6 million has been spent on water and sewer services in Port Blandford but an additional \$1.5 million must be spent to provide 100% coverage to the Town. Water and sewer projects cannot be projected on an annual basis so the development program will be pursued in accordance with the phases, or partial completion of phases, as permitted by the method of financing. Under current conditions it is not economically justifiable to pursue the installation of public water and sewer services to Muddy Brook and St. Christopher's Resort.

Completion of public expenditures on water and sewer services will allow subsequent realignments and profile improvements to collector streets and local roads for the safety of the travelling public. These improvements are necessary due to the existence of blind hills, hidden intersections and inadequate road rights-of-way. A Capital Works development program for roads will be prepared upon substantial completion of the remaining phases of water and sewer projects.