


TOWN OF POSTVILLE

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

PLAN-TECH

ENVIRONMENT

8 Massey Crescent
Mount Pearl, NL
A1N 2H2
Tel/Fax: 709-364-3212

For:
**Town Council
of
Postville**
MAY 2003

1	Postville Municipal Plan 2003 - 2013	
2	Appendix A: Future Land Use Maps	
3	Parts I – V General Regulations	
4	Schedule A: Definitions	
5	Schedule B: Classification of Uses of Land and Buildings	
6	Schedule C: Use Zone Tables	
7	Schedule D: Land Use Zoning Maps	
8		

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF POSTVILLE
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS
REVIEW, 2003**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Postville.

- a) Adopted the Town of Postville Municipal Plan and Development Regulations Review , 2003 on the 14 day of October, 2003.
- b) Gave notice of the adoption of the Town of Postville Municipal Plan and Development Regulations Review , 2003 by advertisement inserted on the 03 day and the 10 day of November , 2002 in the Labradorian newspaper.
- c) Set the 19 day of November at 7:30 p.m. at the Town Hall, Town of Postville for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Postville approves the Town of Postville Municipal Plan and Development Regulations Review, 2003 as adopted (or as amended).

SIGNED AND SEALED this 25th day of November , 2003

Mayor: Al. Sheppard (Council Seal)

Clerk: Shirley Bourdieu

Municipal Plan/Amendment	
REGISTERED	
Number	<u>4010-2004-001</u>
Date	<u>3 Feb 04</u>
Signature	<u>Shirley</u>

Development Regulations/Amendment	
REGISTERED	
Number	<u>4010-2004-001</u>
Date	<u>3 Feb 04</u>
Signature	<u>Shirley</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF POSTVILLE
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS
REVIEW, 2003**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Postville adopts the Town of Postville Municipal Plan and Development Regulations Review, 2003.

Adopted by the Town Council of Postville on the 14 day of October, 2003.

Signed and sealed this 14 day of October, 2003.

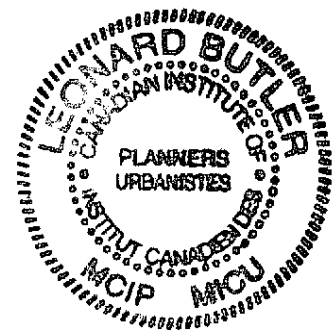
Mayor: John Sheppard (Council Seal)

Clerk: Shuley Bondie

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Postville Municipal Plan and Development Regulations Review, 2003 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Leonard Butler (MCIP Seal)



TOWN OF POSTVILLE

MUNICIPAL PLAN

2003 - 2013

Prepared By

PLAN-TECH



ENVIRONMENT

MAY, 2003

TABLE OF CONTENTS

Page

I.	INTRODUCTION	1
	Foreword	1
	Purpose of Municipal Planning	1
	Municipal Plan Preparation	1
	Municipal Plan Review and Amendment	3
II.	BACKGROUND REPORT SUMMARY	4
	Municipal Planning Area	4
	Municipal Planning Background	4
	Economy	4
	Population	5
	Housing	5
	Physical Features	6
	Community Structure	7
	Commercial Development	7
	Community Services	8
	Municipal Services	9
	Transportation, Communications & Utilities	9
III.	POSTVILLE MUNICIPAL PLAN	11
	Introduction	11
	Goals and Objectives	12
	Policies Specific to Land Use Designations	16
	1. Residential	16
	2. Mixed Development	18
	3. Industrial	20
	4. Transportation	21
	5. Recreation	22
	6. Environmental Protection	23
	7. Rural	24

Table of Contents (cont'd)

	Page
General Land Use Policies	26
1. Surface Conditions	26
2. Municipal Services	26
3. Servicing Requirements	27
4. Roads	27
5. Property Maintenance	27
6. Visual Effects of Development	28
7. Development Near Waterbodies	28
8. Environmental Protection	28
9. Public Utilities	29
10. Archaeology Sites	29
11. Advertisements	29
12. Fuel Storage Tanks	29
13. Non-conforming Uses	30
IV. PLAN IMPLEMENTATION	31
Introduction	31
Development Regulations	31
Development Control	32
Public Works	33
Development Schemes	34
APPENDIX A	
FUTURE LAND USE MAP 1 and MAP 2	

INTRODUCTION

Foreword

This document and the maps contained within form the Municipal Plan for the Town of Postville. The document presents statements regarding the Council's intentions with respect to the location and manner in which development within its Municipal Planning Area shall take place. The maps show the Municipal Planning Area divided into various land use designations. Within each one only specified kinds of development may take place. The Municipal Plan is a legal document, binding upon Council and any person or group using or proposing to use land anywhere within the Municipal Planning Area. All development must conform with the applicable policies of the Municipal Plan after the date on which it comes into effect.

Purpose of Municipal Planning

A Municipal Plan guides growth and development within a Municipal Planning Area. It provides a means of preventing problems that could occur if conflicting land uses are developed too close to each other. It directs future growth so that it occurs in a manner whereby municipal services and land resources are used most efficiently, thus preventing unnecessary increases in servicing costs that can result from development becoming needlessly spread out. It also ensures that aspects of land development like safety, aesthetics and environmental protection are given proper consideration.

Municipal Plan Preparation

This Municipal Plan has been prepared in accordance with Section 14 of the **Urban and Rural Planning Act**. The process begins when Council resolves to have a Municipal Plan prepared and makes a formal request to the Minister of Municipal and Provincial Affairs in this regard. The Minister then defines the Municipal Planning Area and the Lieutenant-

Governor in Council authorizes Council to exercise development control within it through an Interim Development Order. A Municipal Plan is then prepared by a qualified planner following background studies of land uses, population trends, the local economy, municipal and social services and any other relevant factors. When the Municipal Plan has been completed and meets with Council's approval, it is then formally adopted by a resolution of Council, in accordance with Section 15(1) of the Act.

For the Municipal Plan to gain full legal effect, the following procedure must be undertaken. Council must sign and seal two copies and publish a notice in the Newfoundland Gazette and a newspaper circulating in the Municipal Planning Area, in which Council states its intention to seek the approval of the Municipal Plan. The notice must state where and when the Municipal Plan can be inspected and give the time and place for a Public Hearing of any objections or representations. The Hearing is then conducted by a Commissioner appointed by the Minister. Following the Hearing, the Commissioner submits a written report to the Council together with copies of all the evidence taken at the Hearing.

After the Commissioner's report has been submitted or after it has been determined that a Public Hearing was not necessary, Council must then apply to the Minister for approval of the Municipal Plan. For this, the Minister requires two copies of the Municipal Plan which have been certified by the Clerk as having been adopted by Council, a copy of the adopting resolution, and all written objections and representations that may have been submitted at the Hearing, and copy of the Commissioners report if Hearing occurred. After reviewing this material, the Minister may approve the Plan with or without modification or may order that a new one be prepared.

If the Minister approves the Municipal Plan he will endorse a copy and return it to Council. Within ten days of receipt of Ministerial approval, a notice to this effect will be published in the Newfoundland Gazette and a local newspaper. Once this notice has been published, the Municipal Plan is legally binding on Council and any person or party proposing to use or develop land anywhere within the Municipal Planning Area.

Municipal Plan Review and Amendment

Every five years from the date on which it came into effect, Council must initiate a review of the Municipal Plan. Where necessary, changes will be made to account for any new policies or land use requirements for the next ten years. The Municipal Plan may be amended at any other time, in whole or in part, for legitimate planning reasons that may have been unforeseeable at the time it had initially been drafted. Any such amendment will be read together with, and become part, of the Municipal Plan and so must not conflict with the General Intent of the Plan.

BACKGROUND REPORT SUMMARY

Municipal Planning Area

The Municipal Planning Area of Postville is shown in Map 1. The Town of Postville is located approximately 51 km inland from the coast of Labrador along the north shore of Kaipokok Bay. The town is situated about 185 km north of Happy Valley-Goose Bay and 43 km west southwest of Makkovik and 68 km southwest of Hopedale. The planning area for the town covers approximately 1250 hectares and the developed area of the town covers about 24 hectares. Within the planning area the town's protected public water supply, Big Pond is located and most of its watershed area. There is also a gravel airstrip located west of the Town and within the planning area boundary.

Municipal Planning Background

The Town of Postville was incorporated in 1975. The Town's Municipal Planning Area was established in 1979. The first Town Municipal Plan was prepared in 1980 and revised in 1983, it was adopted in 1984. Major review of this plan was completed in 2002-03.

Economy

The economic mainstay of Postville traditionally has been employment created by resource development such as the fishery. The potential for future growth in the fishing industry is limited. Presently the fishing industry in Postville is small with some local activity and is profitable. This is mainly due to the growth in the local crab, shrimp and turbot fishery. Most other fishing based communities on the cost of Labrador have been experiencing slow growth in their economic conditions due to the moratorium on the cod and other ground fish species. However, with increase in activities at Voisey's Bay by INCO, spins off jobs and economic development is slowly growing in the north coast region. The economic viability of the crab fishery will depend on the supply and price fisherman receive for their catch.

Population

The population of Postville was 231 in 1991. The average annual growth rate from 1991-2001 was -3.5 percent. It is predicted the Town will maintain an annual growth rate of approximately 1.0 percent during the 2003-2013 Plan period. The population is projected to reach 225 by 2008, and by the end of the ten year plan period it should be at 237. The increase will be almost entirely due to births.

Depending on the progress of major development projects in hydro-electric and the resource sector in Labrador, out-migration may stop and return of former residents may increase population of the town. In-migration may have a small positive effect on the population as it is expected the numbers of professional jobs in the resource sector , in particular Voisey’s Bay, will encourage people to settle within the region which could result in a very small number moving into Postville.

POSTVILLE POPULATION GROWTH		
YEAR	POPULATION	ANNUAL % CHANGE
1991	231	---
1996	223	-3.5
2001	215	-3.6
*2008	226	1.00
*2013	237	1.00

* Projected population rate based on annual growth rate of 1 percent.

Housing

In the 1991-2001 period the number of households in Postville increased from 60 to 70, an increase of 14 percent. While the population shrank by 7.1 percent for the same time period. It is obvious the number of persons per household has decreased due to the differences in the reduction of the population and the number of houses. Using this trend of decreasing household size, and the projected population for the next ten years, an estimate of the number of dwelling units that will be required in Postville can be established. The number of persons per household will decrease if the population does not increase

POSTVILLE HOUSING			
YEAR	POPULATION	NUMBER DWELLINGS	PERSON PER HOUSE
1991	231	65	3.55
1996	223	65	3.43
2001	215	70	3.07
*2008	225	76	2.96
*2013	237	82	2.89

* Projected housing needs based on projected population rate and projected numbers of persons per household.

proportionally to the increase in numbers of households. It is concluded that under the assumption of a constant population growth rate of 1.0 percent Postville will require approximately 6 additional building lots by 2008, and additional 6 building lots by 2013. An additional 7-10 new homes will be needed over the next ten years to replace existing older homes in the Town and to satisfy an in-migration to the Town during 10 year planing period.

Physical Features

The town is built along the rolling topography of the north side shoreline of Kaipokok Bay. The physical structure of this part of the shoreline created a raised shoreline that was suitable for development and inland from the shoreline was a second raised ridge of land which extends inland with gentle raised elevations. The overburden is comprised of porous sand and gravel deposits. To the south of the town is a quarry where town used to obtain sand materials for road repairs and is good example of the sandy surface and subsurface soils. Bedrock is not commonly found in the older part of town in the lower shoreline areas, except at considerable depths. However along the access road to the airstrip and Big Pond water supply, exposed bedrock is visible as well as several boggy/wetland areas. The new road accessing the new residential subdivision area being developed on the top of the ridge has exposed large outcrop of bedrock. The physical appearance of bedrock at the surface in these areas may explain also the poor drainage of near by lands and the boggy/wetlands to the southwest of the subdivision and to the west.

Community Structure

The local topography of Postville has resulted in a compact development pattern along the shoreline of the harbour. Much of the residential and commercial development is on small lot, with insufficient building line setbacks, side yards separation and very small rear yards. The development pattern is typical of remote settlements which did not have good road networks or need of large road reservations during their early development. However, with increase in marine ferry transportation since the 70's, improvements in town existing municipal infrastructure, particularly the road upgrades in 2001/02, more residents have vehicles and the older areas of the towns now seems some what substandard in development.

The majority of new development over the past ten years has been residential development which has occurred inland about the area of tradition town development. These houses are on much larger lots and the development is more inline with municipal development standards of any other town within the province. The new residential subdivision being developed 2002/03 is located farther inland on the high ridge of land over looking the town. Residential development here will consists primarily of single detached dwellings on fully serviced lots.

The main industrial activity area, which includes the public wharf/fish storage building, several warehouses, and marine facilities is located on a small peninsular of land at center of the town that extends into the harbour. The other industrial area is to the south of the town along the shoreline where two fuel storage tank farms and the Hydro-generating station are located.

Commercial Development

The Postville commercial development serves the local residence. There are two commercial stores in the community, one is small convenience/hardware store, while other is much large supermarket/dry goods/building hardware store which sell just about every thing that is needed by the local residences. There is no commercial hotel in Town,

however there is a boarding house (Burden's) that rents rooms and also efficiency units that have their own cooking and washroom facilities.

Community Services

There is only one Pentecostal church in town with most residence being of that faith. The local school is named B.J. Morrison and is part of the Labrador Integrated School Board which has its main office in Happy Valley-Goose Bay. The school has classes from kindergarten to grade 12.

Medical services are provided by the local Grenfell Regional Health Clinic and the Labrador Inuit Health Care Corporation. The Grenfell clinic is staffed by one resident nurse and one public care attendant and is visited by a Doctor and Dentist on monthly bases from Happy Valley-Goose Bay. Severe medical cases are flown to either Goose Bay or St. Anthony for medical treatment by Medical Aircraft. Optometrist services are obtained in Happy Valley-Goose Bay. The Labrador Inuit Health Care Corporation also has a community clinic and outreach program office located within their own building in Town. Addictions, violence, child abuse, suicide, and marriage counseling and other social services are provided to local Inuit residences.

The Community's recreation facilities include an outdoor rink, ball field, and community playground and a newly constructed community recreation centre. The community recreation centre will provide for much more activities such as ping pong, darts, bingo, and other festival type activities and occasions once it opens in the fall of 2003. It will also contain offices for the recreation and other social committees within the Town. The school gymnasium's currently provides for indoor recreation activities for local youth and is often used for community social events. In recent years the town has developed an outdoor recreation/picnic/concert area to the south of the town. The Town has developed a band stand area and placed picnic tables in the area. In 2002, a summer festival was held at this site. The town has development plans for a board walk/trail to the site from the town center and intends to pursue further improvements to the area for more outdoor concerts/festivals in the future.

Other community services that are available include; Canada Post Office, Adult Basic Education (ABE), Social Services office, and Literacy Outreach Services . Other services such as RCMP, Fisheries and Forestry are provided by officers located in Makkovik.

Municipal Services

The Town currently has 100% of the community serviced with water and sewer services. The new residential subdivision with 32 lots is also fully serviced. Water is supplied from a large reservoir tank locate west of the airstrip. The Towns source for water supply comes from Big Pond located about 1.5 km west of the town.

Council maintains the local roads, provides garbage collection and disposal, street lighting, ball field and playground, operates the Fire Hall and provides some funding for the Community Recreation Centre. Protection of persons and property are provided by the local voluntary fire brigade and police services are provided by RCMP officers from Makkovik.

Transportation, Communications & Utilities

Commercial transportation access to Postville is provided by air and marine services. The Town has air services provided by Air Labrador and Provincial Airlines from Goose Bay. Marine boat services are provided by CN Marine ferry service during month of June to November out of Goose Bay and Lewisporte, Newfoundland. Private transportation is also available between Towns on the coast by local boats in summer and in the winter by private individual snowmobiles. In winter the Town has a Snow Groomer stationed within the Town which maintains 150 km of trails as far out as Mulligan Bay on Lake Melville. Residents make use of local trails and groomed trails to travel to nearby Towns on the coast or to larger regional centre at Happy Valley-Goose Bay.

Cable television is provided by L-1 to the local subscribers. However, many local residents now use personnel satellite dishes. The Town receives C.B.C. television and C.B.C. radio signals out of Goose Bay. Telephone services are provided by Aliant and is maintained

by the company out of Goose Bay operations. Aliant has plans to place a new communications tower near the water tower reservoir which may provide cell phone service in the future.

Newfoundland Hydro provides diesel generated power for the Town. The present generating station and associated fuel storage tank farm are located to south of town along shoreline of Kaipokok Bay.

POSTVILLE MUNICIPAL PLAN

INTRODUCTION

The Municipal Plan presents goals, objectives and policies to guide development in the Postville Municipal Planning Area from 2003-2013. Goals represent the broad long-term targets the Council has set for itself. Objectives are the more specific directions to be followed in order that the Council will achieve its goals. Policies are specific actions towards development that facilitate the accomplishment of the Municipal Plan's objectives and goals.

The intent of this Municipal Plan is to encourage orderly, economic and attractive development. To this end, the Municipal Plan divides the Municipal Planning Area into land use designations where specified land uses are permitted. These general land use designations are shown on Future Land Use Maps 1 and 2. These maps are as important as the plan text and should be read along with it.

The Municipal Plan intends to keep conflicting land uses apart. It has also been designed considering the need for commercial and industrial areas to be located so as to benefit from local transportation connections with ready access to local resources, and the need to protect special natural and cultural features. Major public works, such as a roads, must similarly be designed to provide both safe and efficient movement of goods and people through the community.

GOALS AND OBJECTIVES

The following are goals which describe the intent of the Municipal Plan and provide a rationale for the specific policies which will guide the development of the Town over the ten year planning period:

A) COMMUNITY STRUCTURES

Goal: To encourage new development to be more concentrate in order to enable servicing on an economic basis.

Objective: 1. To guide development in such a way that piped water and sewer services can be accommodated efficiently and economically.

B) COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Goal: To provide for economic development, and a range of services for maximum employment in the Town.

Objectives: 1. To centralize commercial activities as far as possible, in order to produce a more efficient land use pattern.

2. To encourage the development of more small business and home based business to improve economic conditions within the Town.

3. To encourage the development of local resource based industries such as the fishery and forestry to improve economic conditions within the Town.

C) RESIDENTIAL DEVELOPMENT

Goal: To provide adequate housing for the present and future population.

- Objectives:
1. To encourage the improvement of substandard dwellings that are capable of continuing to provide accommodation for a reasonable number of years.
 2. To provide for the development of 2 to 3 new housing units per year over the next 10 years in order to accommodate new growth and to replace older housing stock.
 3. To follow a pattern of development that allows for efficient use of land, efficient communication and economy in servicing.

D) RECREATION

Goal: To ensure that sufficient land is preserved for recreational purposes in the built-up area, by maximizing use of the recreational facilities and natural features already existing and by providing the necessary facilities to meet the future needs of the residents of Postville.

- Objectives:
1. To maintain existing facilities in the recreational areas.
 2. To preserve and protect any rural area with a recreational potential or other open spaces that have value.

E) ENVIRONMENT

Goal: To protect and enhance the quality of the natural environment.

- Objectives:
1. To prevent development from occurring on lands having inherent natural environmental hazards such as poor drainage or flood susceptibility.
 2. To conserve and enhance natural areas with a high aesthetic value.
 3. To ensure the proper design and siting of private and public development through long-range planning.
 4. To protect and prevent the contamination of the Town's water supply.

F) TRANSPORTATION

Goal: To provide a safe and efficient transportation network to move people and goods into, out of and throughout the Municipal Planning area.

- Objective:
1. To develop a list of priorities for road improvements in the Municipal Planning Area.
 2. Maintain existing roads and snowmobile trails in good condition to ensure safety and access.
 3. To establish road reservation for future development and ensure that they are protected from new development.
 4. To seek funding for road improvements and new road construction.

G) MUNICIPAL SERVICES

Goal: To provide adequate and efficient systems for water supply and sewage disposal where development is concentration and it's economically feasible.

Objective: 1. To encourage infill development in the existing Town in order to minimize the costs of providing municipal services.

H) MUNICIPAL FINANCES

Goal: To manage municipal expenditures and revenues in such a way as to provide necessary municipal services while maintaining the Town's ability to pay its share of the costs.

- Objectives: 1. To maintain a sound financial base within the Town by:
- a. Undertaking essential and desirable capital works based on a one-year term program and an overall five-year proposed capital budgeting program.
 - b. Proposing expenditures within the constraints of the program.
 - c. To provide essential public services at minimum feasible costs.

POLICIES SPECIFIC TO LAND USE DESIGNATIONS

The following policies apply only to development within the respective land use designation under which they appear, unless stated otherwise. The land use designations correspond with those on the Future Land Use Maps (at the back of the document).

1. RESIDENTIAL

The existing housing stock in the town is largely single dwellings. The residential development pattern has been determined by the availability of land, road layouts and approval of private water and septic systems. This has resulted in a moderate density pattern in the older areas of the town near the harbour with winding roads and houses developed very close to the roads. Newer housing areas located more inland from the harbour have lower density with much large lot sizes, better roads, and municipal services. This is a typical development pattern in small rural towns that did not have piped municipal water and sewer systems until recent 10 years. Postville is in the process of extending its piped municipal water and sewer system to new residential subdivision located on loop road that is off of the road to the airstrip. This area of land is being opened up by development of new loop road that is fully serviced with municipal services. The development of the residential subdivision is the first in the town and will have an impact on existing demands in the town for serviced residential development. The following policies will guide the future growth and development of the Residential areas.

1. The Residential designations are established as indicated on Future Land Use Map 2.
2. Land designated Residential shall be developed primarily for single residential uses. Other uses may be permitted on a residential lot such as a convenience store, an office for a professional person, or a small scale

business use where they are part of a residence. Council will consider the impact of the bulk and scale of proposed uses in residential designations to ensure: that development does not adversely affect the residential character and amenity of the area; provision of adequate space for on site parking, loading, and buffering is provided; and the primary use of the lot remains residential. A compatible use will occupy only a minor part of the floor area of the dwelling.

3. Residential growth shall be accommodated in approved comprehensive subdivisions and through the orderly infilling of existing areas serviced in the town to ensure the efficient use of available lands. Subdivisions will be located adjacent to existing built up areas where municipal servicing can be easily and economically provided in the future.
4. All new development and all new lots created shall have direct frontage onto a publicly-maintained road or in the case of a new subdivision shall have frontage on a road being constructed under the terms of a development permit issued by Council. The costs of providing services to any new subdivision development shall be the responsibility of the developer.
5. Development permits for unserviced residential development will only be granted by Council when it has been established by the Department of Government Services and Lands and/or the Department of Environment to Councils satisfaction that soil and drainage conditions are suitable to permit the installation of an adequate means of sewage disposal unless connection to municipal services is available.

2. MIXED DEVELOPMENT

The town centre is a mixture of commercial, public and residential development. This mixture of land uses has not created any significant problems for local residents due to fact that commercial developments are limited in size and activities. It is the intention of Council to permit this form of development to continue while ensuring amenity and safety between the different land uses in the Mixed Development land use designation. The following policies will guide the growth and development of the Mixed Development areas.

1. The Mixed Development area is established as indicated on the Future Land Use Map 2.
2. Development of these lands will be primarily for residential uses. Other uses of land for commercial, light industrial, public and recreational open space uses may be permitted provided public safety and amenity are protected.
3. Single and double dwelling residential uses will be permitted. Higher density residential type uses may be permitted provided they fit in with the scale of the existing low density residential uses. Specialized housing for seniors and group homes may also be permitted.
4. Small scale business use may be permitted to occupy a minor part of a residence. These uses are limited to convenience retail uses, service and office uses, and home occupations.
5. Commercial uses including retail, service, medical and professional office uses may be permitted. These uses will be compatible in floor area to surrounding residences. Commercial uses will be limited to those that will not be a hazard or nuisance to residences and will be separated an adequate distance from adjoining residences.

6. Small scale light industrial uses including indoor storage, repair and manufacturing uses may be permitted. Limited outdoor activity may be permitted provided that adequate parking and open storage areas are available. These uses will be separated from and not be a hazard or nuisance to other uses in particular any nearby adjoining residential dwellings.
7. Public uses may be permitted provided they respect residential amenity, safety and privacy. Public uses include religious, educational, and community or social services type uses.
8. Recreational open space uses such as public parks, and playgrounds may be permitted. The amenity and privacy of nearby residential dwellings will be taken into consideration.
9. The shoreline and tidal flats along the harbour maybe used for marine related uses such as wharfs and boat launch, provided approval is obtained from Department of Environment, Department of Government Services and Lands, and Department of Fisheries and Oceans.

3. INDUSTRIAL

Industrial development is presently very limited in the town due to its geographic location on the Labrador Coast. The three resource sectors which will provide future opportunity for industrial development are the fishery, forestry, and mining. There is presently several sawmills near the town. Also there are several industrial/commercial/marine related businesses near the harbour. To the south of the town there is bulk fuel tank storage farm and the Newfoundland Hydro diesel generation plant and associated fuel storage tank farm. The following policies will guide the growth and development of the Industrial areas.

1. The Industrial areas are established as indicated on Future Land Use Map 2.
2. Land designated Industrial shall be developed primarily for industrial uses. Other uses that may be permitted include commercial office, retail and transportation provided they are directly related to an industrial enterprise.
3. Industrial activity will centre around the public wharf/harbor and to the north along the access road to the towns municipal waste disposal site. Council will continue to work with local sawmill operators to ensure viable space is available for these operations. Council shall ensure that any future sawmilling operations be established away from the shoreline and outside of the built-up areas of the town. Sites within the Rural designation shall be encourage as locations for new sawmill operations provided there is adequate separated from residential areas.
4. Tanks or apparatus connected with the storage of fuel shall be required to provide adequate containment and dyking. Council shall require that all fuel storage tanks greater then 2500 litres be approved and inspected regularly by the Department of Government Services and Lands. Also Council shall require siting of fuel storage tanks within the industrial designations in a manner that will not adversely affect the amenities or safety of the adjoining properties.

4. TRANSPORTATION

Postville has two major modes of commercial transportation air and marine. During the summer travel is by air and boat. During the winter it is by air and private snowmobiles. It is important that these different modes of transportation are protected and enhanced to provide the best travelling service for the residence of the town.

1. The Transportation designation is established as indicated on Future Land Use Map 2.
2. Land designated Transportation shall be developed primarily for Transportation uses including the public wharf and airstrip. Other uses may be permitted provided there are compatible and complementary to the permitted uses.
3. Council will ensure that any new buildings and development interferes in the least possible manner with the efficient use of the local roads.
4. Residential subdivisions shall be laid out to allow appropriate transportation links to the rest of the town.
5. Council will apply for title to road reservations indicated on existing cadastral maps and may use the reservations to facilitate future development.
6. Council will ensure that local snowmobile trail are maintained in safe condition to ensure that users can travel safely. Signs shall be used to post notices to travelling public of trail conditions and location marks along trails that are groomed and maintained by the Town.

5. RECREATION

There are three developed recreation areas within the town. These are; the outdoor ice rink; the ball field/playground area in centre of town; and the band stand/picnic area to south of the town. The town is pursuing improving to this bandstand/picnic area for more outdoor type recreation/festival events. The two developed recreation areas in the town shall be maintained by the Council for recreation uses. In the future the Ice Rink area would provide a good location for a community indoor multi-recreational facility. The following policies will guide the growth and development of the Recreation areas within the town.

1. The Recreation designation is established as indicated on Future Land Use Map 2.
2. Land designated Recreation shall be developed primarily for recreational uses. Other uses may be permitted provided they are compatible and complementary to the permitted use.
3. Areas of land designated for recreational use shall be kept substantially free of buildings and structures except for those which are necessary to facilitate the development of the recreation uses.
4. Council will undertake repairs and improvements to the existing rink and maintain the ball field/playground equipment.

6. ENVIRONMENTAL PROTECTION

The Environmental Protection areas include the Postville Protected Watershed, shorelines and river/stream banks, and deep drainage ditches. Development in the watershed may affect the quality or quantity of water and therefore must be protected from negative impacts of development. Use of the tidal flats along shoreline of the harbour maybe used for marine purposes such as wharfs and boat launch. The following policies will guide the growth and development of the Environmental Protection Area.

1. The Environmental Protection is established as indicated on Future Land Use Map 1 and 2.
2. Land designated Environmental Protection shall be not be developed. The only permitted uses shall be conservation and passive outdoor recreation uses.
3. The Department of Environment has designated Big Pond Watershed a protected watershed under Section 26 of the Department of Environment and Lands Act. Big Pond is the water supply for the Towns municipal water system. No development shall be permitted within 150 metres of the shoreline of Big Pond and within 75 metres shoreline/banks of any tributaries, lakes or ponds that feed into Big Pond. Recreation uses on the pond shall not be permitted. Forestry harvesting activities shall not be permitted within the Protected Watershed Area. Silviculture uses may be permitted.
4. Public Utilities may be permitted provided that they do not cause any adverse affect on the quality or quantity of the water available from the water supply catchment area.

7. RURAL

Rural lands that surround the town provide valuable natural resources and are used extensively by the local residents for recreational purposes and partially for subsistence lifestyle. The rural lands are used heavily during the winter months for snowmobile trails, which provides access to hunting and trapping areas and recreational use. The rural lands close to the town also provide a source of aggregate material used by the community for road construction. The following policies shall guide development in the Rural areas.

1. Undeveloped lands surrounding the Town and within the Municipal Planning Area shall be designated Rural as indicated on the Future Land Use Maps 1 and 2.
2. Lands designated Rural shall be developed primarily for uses utilizing the area's natural resources and land uses not compatible with the urban environment.
3. Council will evaluate each development proposal to determine environmental impacts and set development standards to reduce or eliminate any negative impacts and protect public safety and all amenities.
4. Council, shall not extend municipal services to any development located in areas designated Rural. However, a developer may connect to municipal services at his own expense.
5. Mineral exploration shall be permitted within the land use designation.
6. Council will prohibit all but very small scale mineral workings and related activities from taking place within general view of developed areas of the Town. Unless absolutely necessary, existing quarry sites are to be exhausted before new sites are developed.

7. Mineral extraction operations shall be conducted in a manner which will minimize the adverse effects on water quality, fish and wildlife, and shall be buffered from adjacent development areas of the Town. All mineral operations will be required to complete a site rehabilitation plan as a part of the development application. Council will not permit other development activities within 150 m of existing quarry operations that may jeopardize their operation or future expansion.
8. Council, when issuing a permit for any mineral extraction or mining operation, may attach such conditions as are in its opinion necessary to properly regulate the operation. Such conditions in particular may refer to the following subjects and matters:
 1. Landscaping, screening and fencing;
 2. Rehabilitation;
 3. Noise, dust and pollution control.
9. A substantial buffer shall be maintained around the municipal solid waste disposal site of a size to protect against smell, rodents and other adverse effects of such an operation. Only those rural uses not negatively impacted by the solid waste disposal site or a related use may be located within the buffer zone.
10. Forestry and related uses will be separated from the build up areas of the community a distance sufficient to protect against noise, smoke, fire hazard and protect amenity (visual) of the town in general.

GENERAL LAND USE POLICIES

Unless otherwise stated, the following policies apply throughout the entire Municipal Planning Area.

1. Surface Conditions

Any proposal for erection of a structure on a site having a slope in excess of 20 percent, or which is potentially subject to flooding or any other hazard, must be certified by an engineer to ensure that development of the site can take place without danger to health or safety. Otherwise, the development will not be permitted.

2. Municipal Services

Some of the costs of running a municipality are proportional to the overall length of publicly maintained roads that must be upgraded, maintained, provided with street lights, water and sewer services and electric utilities. Generally, the more spread out a municipality becomes, the more these costs increase. Council intends to keep these costs from increasing through implementation of the following policies:

- 2.1 Vacant land and sites made suitable for infilling due to installation of municipal water and sewer servicing are intended to be fully utilized before services may be extended to new areas.
- 2.2 All new streets must connect to another street where applicable and deadend streets shall terminate in a cul de sac.
- 2.3 An industrial or non-building use presently located in a predominantly residential area or along a serviced road, and which does not require municipal services shall be encouraged to relocate to an area that is not serviced, so that land that is, or will be serviced, can be used for more appropriate urban development.
- 2.4 Extensions to the water, sewer and road system which are not part of the Town's capital works program shall be the financial responsibility of the developer..

3. Servicing Requirements

- 3.1 All buildings that have or are required to have plumbing systems will connect to the municipal water and sewer system. This requirement does not apply, at Council's discretion, to buildings in the Rural designation. This requirement also does not apply to lots that are not serviced by the municipal water and sewer system unless Council determines the development should not be permitted unless it connects to the municipal water and sewer system.
- 3.2 With the exception of land uses associated with agriculture, forestry, saw milling, mineral workings or other resource or industrial type of uses for which street frontage would be unnecessary or undesirable, all buildings shall have the appropriate frontage on a publicly owned and maintained road, unless other policies and requirements of this Plan specify otherwise.

4. Streets

4.1 Local Streets

Local streets will be designed to maximize the safety and efficiency of vehicular and pedestrian traffic.

4.2 Street Maintenance

After installation of water and sewer services it is intended that all public streets will be maintained in good condition by the Town.

5. Property Maintenance

- 5.1 All properties shall be maintain in clean and orderly appearance. The exteriors of buildings, particularly commercial properties, and any business catering to tourists, shall be properly finished and maintained to the satisfaction of Council. Owners of dilapidated structures shall be required to repair them or remove them if they present a safety hazard.
- 5.2 Council will ensure that buildings and property owned by the Council are well maintained and landscaped, where possible, as a general example to the town.
- 5.3 Wrecked or inoperable vehicles, machinery or equipment of any kind shall not be stored or abandoned where it may be in general public view. Any vehicles or other machines (snowmobiles) that have value as replacement parts, shall be store properly at the rear of properties, and shall be removed after a two year time period from the date of placement of these machines in storage.

6. Visual Effects of Development

Where a proposed development is of a size or nature that could in any way have negative effects beyond the boundaries of the site upon which it is located (such as the creation of noise, smoke, dust, fumes or unsightliness) Council may hold a public briefing or otherwise consult with surrounding residents to ensure they are aware of the potential effects of the proposal and that their concerns are taken into consideration before any decision is made on a development application. Screening through such means as retention of original trees and other plant growth or erection of fences or any other measures to render off-site effects acceptable will be required.

7. Development Near Waterbodies

Development will not be permitted within 15 metres of the highwater mark of the seashore or any permanent or semi-permanent watercourse or waterbody within the Municipal Planning Area except for the following and then only with the approval from the Water Resources Division, Department of Environment or Federal Department of Fisheries and Oceans.

- i) wharves, slipways and sheds along the coast to allow for traditional small scale marine operations;
- ii) public works and utilities;

8. Environmental Protection

- 8.1 Any proposed development shall not pollute any part of the Municipal Planning Area. Permission to develop may be conditional upon measures to prevent pollution during construction, operation, or occupation of a building or site.
- 8.2 Garbage, refuse, abandoned vehicles and any other discarded materials of any kind shall be disposed of only at a waste disposal site approved by the Department of Environment. Such material shall not under any circumstances be used as fill for buildings lots.

9. Public Utilities

Municipal and public utility works (including associated structures) for such purposes as provision of telephone, water treatment, pollution control and electric utility facilities may be permitted at any location throughout the Municipal Planning Area provided due consideration is given to potential danger and nuisance, the effect on aesthetics, and provided there are no reasonable alternatives and then only subject to such conditions as Council sees fit to secure an acceptable development.

10. Archaeology Sites

There are eight known archaeological sites within the Town of Postville Planning Area. Any persons or company conducting development activities within the Planning Area should be aware of the possibility of unearthing significant archaeology finds. If any structural significant items or artifacts are discovered it should be reported to the Town and also Provincial Archaeology Office, Department of Tourism, Culture and Recreation.

11. Advertisements

All signs and advertisements are to be tastefully presented (in terms of lettering and overall design), properly situated and well maintained in order to prevent unwanted visual effects.

12. Fuel Storage Tanks

All fuel storage tanks (larger than 2500 litres) located within the Municipal Planning Area shall be required to have adequate containment and dyking. Council shall require that all new fuel storage tank installations be approved by the Department of Government Services and Lands. Council shall also demand that fuel storage tanks be inspected annually by Department of Government Services and Lands and copy of inspection certificate be submitted to the Town. Council shall also encourage the location of all commercial fuel storage tanks to be located in the Rural or Industrial land use designation to the south of the town in general area of existing tank farms.

13. Non-conforming Uses

Existing development which does not conform with the requirements of the Municipal Plan and Development Regulations may be continued as a non conforming use. Restrictions shall be designed to limit its potential for replacement and expansion (to be specified in the Development Regulations). Where a Non-Conforming Use is causing a nuisance or otherwise infringing on or preventing allowable development, Council will encourage its relocation or discontinuance.

MUNICIPAL PLAN IMPLEMENTATION

Introduction

In order to enforce and implement the policies of the Municipal Plan, **Land Use Zoning, Subdivision and Advertisement Regulations** (referred to as Development Regulations) and a capital works program are required. The **Development Regulations** and capital works program must conform to Municipal Plan policies.

Development Regulations

Development Regulations ensure that development takes place in accordance with the goals and objectives and within the framework of the land use policies of the Municipal Plan. The manner in which the Regulations are drafted and the form in which they appear must comply with the requirements of the **Urban and Rural Planning Act**. Like the Municipal Plan, these Development Regulations are binding upon the Council and all other persons and organizations. The Development Regulations consist of five parts: General Regulations, General Development Standards, Advertisement Regulations, Subdivision of Land Regulations and Land Use Zones. The first four are similar for all towns and communities in the province. However, the Land Use Zone section (Schedule C), will be tailored to conform to this Municipal Plan.

I. General Regulations

Among other things, the General Regulations govern matters relating to the power and authority of a municipality to regulate development within its Municipal Planning Area and establish conditions relating to the issuing of permits and local appeal boards.

II. General Development Standards

The General Development Standards relate to such matters as the siting of buildings on building lots, building height, setback from the street, buffers between certain types of development, parking and access requirements, non-conforming uses and other related matters.

III. Advertisement Regulations

Advertisement regulations control the size, shape, location, siting, illumination and material construction of advertisements for the protection of the safety and convenience of the general public and neighbouring properties and the general aesthetics of the Municipal Planning Area.

IV. Subdivision of Land Regulations

Subdivision regulations govern the development and division of parcels of land into two or more lots for the purpose of development. They include standards for street improvements, lot sizes and lot layouts, procedures for dedicating land for public purposes, acceptance of proposed engineering works and other necessary requirements as prescribed.

V. Land Uses Zones

Zoning is a means of implementing Municipal Plan policies. Land Use Zone tables are presented in Schedule C of the Development Regulations. For each land use zone a list of Permitted and Discretionary uses are listed.

Development Control

The Municipal Plan is a legal document which is binding upon all persons, groups, and organizations, including the municipal council. Before any development can take place, an application must first be made to Council for a development permit. Development may take place only after Council has reviewed the application and issued a permit. Anyone who fails to follow the required application process or who otherwise violates the Municipal Plan and Development Regulations can be prosecuted and may be ordered to remove any illegal structure and restore the site and buildings on it to their original state.

Day-to-day administration of both the Municipal Plan and Development Regulations are the responsibility of Council and its authorized staff members. It is the duty of authorized staff members to implement the Municipal Plan through the Development Regulations, refer development applications to outside agencies and to issue all required permits when approval is granted.

An application to develop must be made on the proper application form prescribed by Council. All applications must show as accurately as possible the location of the site of the

proposed development and include a plot plan showing the location of existing and proposed buildings and structures on the proposed site.

Council will consider the application to determine whether or not it conforms with the requirements of the Development Regulations and the policies of the Municipal Plan. If it conforms, Council will approve the application and inform the applicant and state any conditions that may apply. If the proposed development does not conform to the Municipal Plan and Development Regulations, the application must be refused. Any applicant who is dissatisfied with the decision of Council may appeal to an Appeal Board. The Appeal Board shall either confirm the decision or require that Council's decision be varied or reversed.

Council has discretionary authority to grant a variance to a proposed development which does not strictly comply with the development standards. However, the proposed development must conform to the general intent of the Municipal Plan. A proposed development must not change the permitted land use, or negatively impact on adjoining properties.

Public Works

Essential to the implementation of the Municipal Plan is the carrying out of annual public works projects. The Community's water and sewer servicing program and any future capital works programs must conform with applicable policies and land use designations of the Municipal Plan. Water and sewer projects must not contribute to sprawl, since that would conflict with the Municipal Plan's goal of promoting compact development. Council must also demonstrate its ability to cover its share of costs in any capital works requests. It should also be recognized that extensions of the water and sewage systems required for (or as a part of) new development (including residential subdivisions) are the responsibility of developers and not the municipal or provincial governments. Upon completion of the water and sewer servicing program (or individual phases of it) improvements to local roads should be undertaken in accordance with the Town's financial capability (and in conformity with the Municipal Plan) on a prioritized basis. The development of additional recreational facilities should also be carried out on a year-to-year basis subject to the Town's financial capabilities.

Development Schemes

Sections 29-30 of the **Urban and Rural Planning Act, 2000** provide Council with the authority (upon adoption of a Municipal Plan) to prepare and adopt Development Schemes. Development Schemes are detailed localized plans outlining the manner in which a specified part of the Municipal Planning Area is to be developed. Through a Development Scheme, land may be reserved for such things as public roadways, residential subdivisions, schools, parks or open space. Development Schemes can also provide for the acquisition, subdivision, sale or lease of land and buildings by the municipality. They are prepared and adopted in a manner similar to the process of adopting a Municipal Plan, and when approved, form part of the Municipal Plan.