

TOWN OF ST. ALBAN'S 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

June 17 2009

**TOWN OF ST. ALBAN'S
MUNICIPAL PLAN
2009**

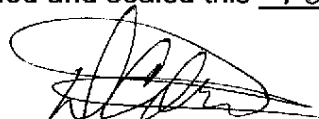
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF ST. ALBAN'S MUNICIPAL PLAN**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Alban's adopts the St. Alban's Municipal Plan 2009.

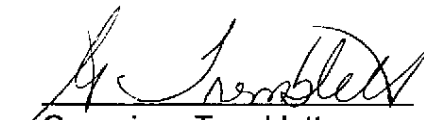
Adopted by the Town Council of St. Alban's on the 23rd day of June, 2009.

Signed and sealed this 16th day of July, 2009.

Mayor:


Deborah Collier

Clerk:


Genevieve Tremblett

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF ST. ALBAN'S
MUNICIPAL PLAN 2009**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Alban's:

- a) adopted the St. Alban's Municipal Plan on the 23rd day of June, 2009.
- b) gave notice of the adoption of the St. Alban's Municipal Plan by advertisement inserted on the 30th day of June, 2009 and the 7th day of July, 2009 in the Coaster newspaper.
- c) set the 15th day of July at 7.00 p.m. at the Town Hall, St. Alban's for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, on the 13th day of July, 2009 the Town Council of St. Alban's approves the St. Alban's Municipal Plan 2009.

SIGNED AND SEALED this 16th day of July, 2009

Mayor:


Deborah Collier

Clerk:


Genevieve Tremblett

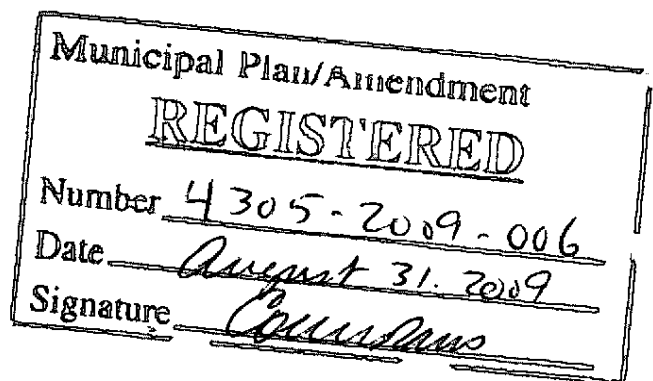


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TOWN OF ST. ALBAN'S MUNICIPAL PLAN 2009

PART I: INTRODUCTION

1.0 INTRODUCTION

1.1 Foreword

The Municipal Plan 2009 is an update of the 1991 Municipal Plan objectives and policies incorporating the latest references and policies under the Urban and Rural Planning Act 2000. It includes the updated Future Land Use Maps which have been prepared in accordance with the requirements set out by the Department of Municipal Affairs.

The St. Alban's Municipal Plan contains goals and land use policies approved by Council and registered by the Minister of Municipal Affairs. The Municipal Plan is binding upon Council and upon all other persons, corporations and organizations within the St. Alban's Municipal Planning Area.

In order to implement the Municipal Plan, the St. Alban's Development Regulations 2009 were approved and registered at the same time as the St. Alban's Municipal Plan 2009. The provisions of the Development Regulations set out the requirements for variances and non-conforming uses among other matters. Included with the St. Alban's Development Regulations is Newfoundland Regulation 3/011 - Development Regulations under the Urban and Rural Planning Act 2000.

Policies and regulations under the Municipal Plan and Development Regulations must comply with all applicable Provincial and Federal regulations. Prior to adoption by the Town under the Urban and Rural Planning Act, the Department of Municipal Affairs reviews the Plan and Regulations to "to determine provincial and other government agency interests. . . ." (Section 15(3) of the Urban and Rural Planning Act)

Development schemes, design concepts, comprehensive plans, subdivision agreements and concept plans, *further implement the Municipal Plan and Development Regulations* with more detailed designs, design strategies and policies for roads and other facilities, and development.

1.2 Purpose and General Intent of the Municipal Plan

The Municipal Plan will serve to guide future physical development within the Planning Area so that it will take place in a manner that will be most beneficial to the health, safety and convenience of the general public. Conservation of financial and material

resources required to service and maintain the Town will be a priority, as will be the protection of the natural environment from pollution and other hazards.

Compact development will be promoted to make the most use of present municipal services. Residential areas will be consolidated mainly by infilling along existing serviced roads and by controlling sprawl into unserviced areas. As this will reduce the amount of pipe in the ground and length of street to be serviced, long-term maintenance costs will be minimized. The Town's resource lands will be preserved to ensure their continued use as resource lands.

The location of future development and its visual quality will affect the whole living environment of the community. The Town is small and its residential areas can easily be disrupted by inappropriate development. The Plan can ensure that any such development will not infringe on the character of the Town and the amenities that it wishes to protect.

An important consideration will be the cumulative effect of gradual change. A series of undesirable or improperly located developments, that might seem insignificant individually, may collectively lead to an economic burden, endanger health and safety, detract from the appearance of the surrounding land- scape or cause other problems over the course of a few years. Through proper planning and administration of development regulations such negative effects can be avoided.

2.0 GOALS AND OBJECTIVES

The following goals and objectives represent a framework for the long and short-term development of the planning area, and provide a basis for development of the Plan's policies. A goal is a desired state or condition which the Town would like to achieve over the long-term. An objective is a short term step toward achieving that goal.

2.1 Conservation of Financial Resources

Goal:

Maximize the efficiency and cost effectiveness of municipal servicing.

Objectives:

A compact town is more economical to service, therefore Council intends to ensure that growth of the Town takes place in a logical, orderly manner within or adjacent to existing built-up areas by:

- i) encouraging full development within existing serviced areas before extending servicing;
- ii) extending servicing only when it becomes necessary to do so and in accordance with a development plan;
- iii) avoiding extending servicing to areas where the cost to do so would be exorbitant.

2.2 Land Use and Development

Goals:

- i) Protect and enhance the safety and the physical and social well-being of all present and future residents and ensure the Town remains a pleasant place in which to live and work.
- ii) Ensure that land uses are properly allocated throughout the planning area so that room for their future expansion is available and that conflicts between incompatible uses are avoided.

Objectives:

The safety, health, and common well being of residents are of paramount importance in a Municipal Plan. Therefore, Council intends to:

- i) protect residents and residential areas from development that could negatively affect their health, safety, well-being or lifestyles by regulating the location and

kind of development that can occur throughout the planning area and by allocating sufficient land for future development in consideration of its best use based on its physical features, location and serviceability;

- ii) ensure that all development conforms to requirements of all provincial and federal government departments and agencies, particularly with regard to the provincial Departments of Government Services, and Environment and Conservation;
- iii) ensure that fire and emergency vehicles have adequate access to all buildings;
- iv) carry out improvements to the water system as needed to ensure water quality and quantity are adequate;
- v) provide for an adequate supply of suitable land for new housing development.

2.3 Environment

Goal:

Protect the natural environment and preserve the scenic quality of the planning area.

Objective:

Protection of the natural environment is also of vital importance. Council intends to:

- i) ensure that future development occurs with minimal disruption and without polluting the land or waterbodies of the Town or surrounding areas;
- ii) preserve and enhance scenic areas in and around the planning area;
- iii) prevent undesirable development from taking place in environmentally sensitive or aesthetically pleasing areas such as the coastline, hillsides, ponds, rivers and streams;
- iv) clean up, or require those responsible, to clean up or rehabilitate places where development has left an area in an unsightly condition, where garbage or other refuse has been left or where pollution of any form has occurred;
- v) ensure that all commercial, industrial and residential properties are kept clean, landscaped and free from refuse.

2.4 Economic Growth

Goal:

Encourage economic and business opportunities that may expand and diversify the employment base.

Objective:

Council intends to facilitate economic development by:

- i) providing for future commercial and industrial development to take place in appropriate locations;
- ii) improving the potential for tourism-related business, with the added benefit of improving the living environment for residents by:
 - a) encouraging preservation of buildings and structures that reflect the history and heritage of the Town;
 - b) preventing development from negatively affecting scenic areas or views;
 - c) encouraging people to clean up and otherwise improve the appearance of their buildings and to properly landscape the surrounding lots, especially in the case of restaurants and other businesses that may cater to tourists.

2.5 Transportation

Goal:

Ensure that the local transportation system adequately and safely provides access throughout the planning area.

Objective:

In order to properly provide an efficient, safe and economic street system Council intends to:

- i) prevent unorganized development of streets and intersections and ensure that any new streets are developed only when necessary and in conformity with an overall plan;
- ii) upgrade and maintain existing roads under a regular maintenance program.

2.6 Recreation

Goal:

Ensure that facilities for a wide variety of recreation and social activities that all residents can use remain available.

Objective:

Recreation facilities and activities that all residents can make use of and participate in, and community services that help improve the quality of people's lives can foster a good community spirit and contribute to residents' overall well-being. With this in mind, Council intends to:

- i) continue to provide a range of community services and facilities to properly satisfy the health, educational, recreational, social and safety needs of the Town's population and ensure that all citizens, including the elderly and disabled have access and opportunity to use them;
- ii) encourage the provision of additional community services in response to needs as they are identified, such as child daycare or care for the elderly or disabled;
- iii) encourage the use of public buildings (such as schools and recreation centres) for a variety of purposes as needed.

PART II: POLICY STATEMENTS

3.0 GENERAL POLICIES

The following policies are applicable throughout the entire planning area unless stated otherwise.

3.1 Land Use Zoning

- i) All development shall conform to plan policies and requirements of the Land Use Zoning, Subdivision and Advertisement Regulations. Only the types of development listed as permitted and discretionary uses in Schedule "C" of the Development Regulations may be allowed in each zone.
- ii) Except where they abut roads or other distinct physical barriers, adjacent uses may slightly overlap one another, provided that it is acceptable to do so with respect to the purpose and general intent of the Plan and policy 3.2.

3.2 Decision Making Power of Council

Situations will arise regarding a planning issue or development proposal where a judgement, interpretation or choice has to be made. This occurs, for instance, where the word "may", as opposed to the words "shall" or "will", appears in a policy or regulation, or where discretionary uses have been listed in the land use regulations. In such situations, Council shall judge the particular situation on its merits and if necessary consult with concerned residents, Council staff, and appropriate federal or provincial government departments or agencies.

The decision must take into account and conform to any other requirements of the Plan and its general intent, good planning principles and the best interests of the residents of the Town. Assistance in such matters from the Department of Municipal Affairs will be available upon request. However, where regulations and policies of the Plan, or a department or agency of the federal or provincial government clearly state what shall or shall not be permitted, or what shall be required as a condition for approval, Council will be bound by those policies, regulations and/or requirements.

3.3 Non-Conforming Uses

Development not in conformity with the land use designation under which it is found, but which had already been legally in existence prior to the date upon which this Plan was registered under the Urban and Rural Planning Act 2000 will be permitted to continue as a non-conforming use, with restrictions regarding its replacement and

expansion. However, in the case of a non-conforming use that, although legally established, is nevertheless causing a nuisance or otherwise infringing on or preventing other development, Council will encourage, its relocation or discontinuance by preventing its expansion or providing suitable land in another location.

3.4 Costs Related to Mileage

Many of the costs of running a municipality are related to mileage, such as upgrading and maintenance of streets, water and sewer servicing and garbage collection. Generally, the more spread out a municipality is, the higher the costs related to these items are. To help keep these costs low:

- i) as full use as possible will be made of developable vacant land in serviced areas before extending services;
- ii) ribbon development, unnecessarily long dead-ends or extensions to them shall be avoided;
- iii) new development shall, wherever possible, contribute to shorten dead-ends or connect them with collector and main roads.

3.5 Surface Conditions

Development will only be permitted on lands which are suitable and safe for the proper siting and development of the proposed use. Any proposal for erection of structures on a site with slopes in excess of 10%, or potentially subject to flooding, shall be reviewed by an engineer or other person qualified to do so to ensure that no danger to health may occur if development of the site were to take place.

3.6 Servicing and Road Frontage

- i) All residential dwellings, and all other buildings throughout the planning area, with the exception of sheds, barns and accessory buildings, or any buildings not intended for human occupancy for extended periods of time, shall be integrated with the municipal water and sewer system at the developer's cost, if they are located on a serviced road. If they are not located on a serviced road or otherwise cannot be integrated with the Town's water and sewer system they must have an onsite well and septic system that meets the requirements of the Department of Government Services and at least the required minimum lot size.
- ii) All buildings, with the exception of accessory buildings and non-residential buildings associated with agriculture, forestry, sawmilling, mineral workings or

other rural resource or industrial type of uses for which road frontage would be unnecessary or undesirable shall have the minimum required frontage on a publicly maintained road, unless other policies and requirements of this Plan specify otherwise.

- iii) In the case of buildings situated on publicly maintained roads but 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.

3.7 Backlot Development

At its discretion, Council may permit backlot development, provided it is accessible to emergency vehicles at all times and that on-site water and septic systems or hook ups to the Town's water and sewer system, at the developer's cost can be provided. The maximum setback from a publicly maintained road that a backlot building may be is 30 m. The siting of buildings associated with backlot development shall be in a manner that can permit further development of the land if it is both possible and acceptable with respect to the plan.

3.8 Transportation

- i) General
 - a) The speed and volume of traffic on local roads shall be kept to a minimum by means of street signs and design.
 - b) Cul-de-sacs or dead-end roads shall provide adequate space for vehicles to turn around and their lengths shall be in conformity with appropriate safety standards.
 - c) Local roads shall be upgraded and maintained to maximize the safety and efficiency of vehicular and pedestrian traffic.
 - d) All buildings shall conform to requirements for minimum setback from a road and buildings on corner lots shall be set back far enough to leave sight lines unobstructed.

ii) Vehicle Access

Vehicle access from a public road to commercial, industrial or public assembly uses, or to any parking area, shall be:

- a) well defined and clearly marked, with suitable barriers or landscaping put in place to prevent vehicles from entering and exiting at other than the defined access points;
- b) limited to an appropriate number of entrance and exit points and located so that visibility from streets and access points are maximized and so that the flow of traffic generated does not cause a nuisance or hazard to residents or traffic along adjoining streets;
- c) shared with adjoining uses, wherever possible and appropriate.

iii) Parking

- a) Landscaping of parking areas, and associated and surrounding lands shall be required.
- b) All development must provide an adequate number of parking spaces for vehicles.
- c) Council will encourage shared parking and shared access to parking lots.

3.9 Property Maintenance

All property and building owners, particularly owners of commercial properties, restaurants, shops and stores or any business catering to tourists, shall landscape their building lots and properly finish and maintain the exterior of their dwelling or building. Owners of dilapidated structures may be required to repair or, if they present a safety hazard, remove them. Council will ensure that buildings and property owned by the Town will be well maintained and landscaped as a general example to the community, however, failure of Council to do so in no way relieves residents and property owners from the requirements of this policy. Council will not permit storage or abandonment of wrecked or inoperable vehicles, machinery, equipment of any kind on any property or lot so that it is in general view of public streets or developed areas. Screening, fencing or removal and cleanup of unsightly features may be required.

3.10 Historic and Heritage Structures

- i) Houses and other buildings and structures which were:
 - a) built in a traditional or distinctive architecture style or
 - b) otherwise deemed to have historic or aesthetic value by Council, or a department or agency of the provincial or federal governments;

will be considered to be heritage structures.

- ii) In addition to preserving local history and heritage, such structures may individually or collectively have economic value as tourist attractions. Their restoration and preservation are encouraged. Council may require any measures to ensure that the appearance of other structures to be constructed or to undergo exterior renovations in the vicinity of heritage structures do not detract from the heritage structure.
- iii) A permit to alter the exterior appearance of any heritage structure may be refused if the alteration will infringe upon the heritage quality of the structure. For example, on traditional houses windows must be casement style, greater in height than width and siding materials may only be narrow coarse, wooden clapboard.
- iv) A permit to demolish any heritage structure may be refused if it is structurally sound and otherwise in usable condition. Owners of heritage structures requesting a demolition or alteration will be advised of the importance of their structure as a heritage resource and tourist attraction.

3.11 Advertisements

The size and location of signs; the size of lettering on the signs and other aspects relating to the display of signs and advertisements shall be controlled. Council will seek to ensure that signs and advertisements will be tastefully presented and properly located in order to prevent unwanted visual effects.

3.12 Protection of Scenery

- i) In the case of any proposed development that may potentially have a negative effect on scenery within or around Town (for example, aggregate resource extraction in general view of developed areas and roads), Council may refuse to permit the proposed development. If Council approves such a proposed development, it will require as a condition of approval measures to ensure potential negative effects are prevented or rendered innocuous.
- ii) Council will encourage those developing land to retain as much as possible, original trees and other plant growth on building lots.

- iii) Where any development is, or may potentially be, producing or creating noise, smoke, dust, unsightliness or any other unacceptable effect on other uses, a suitable screen such as trees or fencing will be required. With this in mind, Council may require that original trees and other plant growth be left around land cleared for any potentially unsightly development in order to provide a screen.

3.13 Development Near Watercourses

The only uses that can be permitted in the buffer area of a waterway or wetland are roads, public utilities, trails, trail related accessory uses, and uses requiring direct access to a body of water such as wharves and docks and fishing and marine operations. These uses are subject to the approval of the Water Resources Division of the Department of Environment and Conservation, Department of Fisheries and Oceans Canada and where applicable, the Government Service Centre of the Department of Government Services for Crown Lands and referrals.

3.14 Pollution Prevention

Any measures deemed necessary to prevent pollution at any location in the planning area may be required as a condition of a development permit. Garbage, refuse, abandoned automobiles and any other discarded materials shall be disposed of only at a waste disposal site approved by the Department of Environment and Conservation. Such material shall not under any circumstances be used as fill for buildings lots.

3.15 Referrals

- i) Department of Environment and Conservation

The review and approval of the provincial Department of Environment and Conservation shall be required for:

- a) any development proposal which may present cause for concern regarding pollution or damage to the natural environment or involve the use or storage of potentially damaging or harmful chemicals and substances;
- b) installation of on-site water and sewer system or municipal water and sewage systems;
- c) any development within 15 metres of the highwater mark of any watercourse or the shoreline of Bay d'Espoir.

ii) Department of Government Services

Any extensions to the municipal water and sewer system or installation of private water and sewage disposal systems anywhere within the planning area shall require the approval of the Department of Government Services.

iii) Department of Tourism, Recreation and Culture – Provincial Archaeology Office

Any findings of archaeological objects must be reported to the Provincial Archaeology Office of the Department of Tourism, Recreation and Culture. No further development may proceed at a site where an archaeological find has occurred until written permission to do so has been obtained from the Provincial Archaeology Office

iv) Department of Natural Resources – Mineral Lands Division

The provincial Department of Mines and Energy must be consulted with regard to any proposed development within 50 metres of a reserved sand or gravel pit, within 300 metres of an operational sand or gravel pit or within 1000 metres of a gravel pit or quarry, in reserve or operational, in which blasting may take place.

v) Department of Fisheries and Oceans Canada

Applications for development within 15 metres of the highwater mark of any watercourse or the Bay d'Espoir coastline shall be subject to the review, assessment and authorization of the federal Department of Fisheries and Oceans.

4.0 LAND USE POLICIES

The following policies are limited to the particular category of land use under which they are found except where otherwise stated. The land use categories correspond with those on the Future Land Use Maps.

4.1 Mixed Development

4.1.1 Permitted Uses and Discretionary Uses

While the primary use in the Mixed Development designation is single dwelling residential as a permitted use, this designation also accommodates a wide array of

other residential and non-residential public, commercial, transportation and industrial uses and other appropriated uses as either permitted or discretionary uses.

4.1.2 Residential Subdivisions

The policies and regulations for general development and general residential development shall also apply to any residential subdivision development. Residential subdivisions shall be developed in as comprehensive a manner as possible. For subdivisions that involve the creation of new streets or roads, no development shall be permitted until a subdivision plan showing open space areas, proposed roads and their interconnection with existing streets, method of drainage, lot layout and road connections to potential further development on adjoining land has been prepared for the entire site and approved by Council.

4.1.3 Other Policies Apply

The policies and regulations that apply to each particular kind of development shall apply to that development as it occurs in the Mixed Development area. For instance, policies under section 4.1 of this Plan shall apply with regard to residential development in Mixed Development areas.

4.1.4 Avoidance and Mitigation of Land Use Conflicts

Council will consult with and consider legitimate concerns of surrounding residents and property owners before granting approval for any development in Mixed Development areas. If a proposed development is considered to be unacceptable, a permit may be refused. If measures such as buffering, screening, landscaping and/or property maintenance can render negative effects innocuous they will be required, at the developers cost. Conversely, if someone wishes to build a residence or undertake some other development next or near to a pre-existing but potentially conflicting use, Council may refuse the application or require the applicant to provide mitigative measures.

Major commercial and public uses may only be located along Main Street, and major industrial uses may only be allowed along the coast line and in other selected areas where there is not likely to be a conflict with residential development.

4.2 General Industrial

- i) General Industrial areas shall be reserved for general and light industry, transportation and conservation purposes.
- ii) Due to the fact that Industrial uses are often unsightly Council intends to ensure that adequate screening and buffering of such development is put in place. If screening is not possible a permit may be refused.
- iii) Suitable areas under the Rural and Mixed Development designations may be used for further industrial development should the need arise, provided all applicable policies and regulations are complied with.

4.3 Public Buildings

This category of land use includes stand alone major public utilities, such as the chlorination plant for the Town's water supply, and places where a public service or public gathering for non-commercial purposes may take place and includes such things as schools, churches, government offices and meeting halls. Since there is unlikely to be much demand in the foreseeable future, no land for Public Building uses, other than for existing sites, has been designated. Mixed Development areas will be able to accommodate future needs for Public Building sites.

4.4 Rural

4.4.1 Permitted and Discretionary Uses

All areas not designated under any other land use category will be considered Rural areas. They will generally remain undeveloped, to be left for agriculture, forestry and conservation uses and other compatible uses, including mineral exploration and mineral workings. However, as developable land is limited in St. Alban's certain other uses which require relatively large areas of land and which could not be accommodated in other areas, such as certain industrial uses (for example, a marine industrial park), scrapyards and solid waste disposal sites may be permitted in Rural areas at Council's discretion.

4.4.2 Industrial Uses

Industrial uses in Rural areas must:

- i) conform with all regulations for both General Industrial and Rural development;
- ii) not create the need to extend or install municipal services or impede existing or potential development of permitted uses anywhere in the planning area;
- iii) not cause pollution;
- iv) be adequately screened from view if they are to take place along a public road or within general view of developed or developable areas of Town.

4.4.3 Residential Development

Residential development shall not be permitted in Rural areas unless ancillary to a permitted use after it has been in operation for at least 2 years and provided approval has been obtained from the Departments of Government Services and Natural Resources.

4.4.4 Cemeteries

Any new cemeteries will be located in Rural areas away from lands suitable for other uses.

4.4.5 Mineral Workings

- i) All activities that may be classified under the general category of mineral workings including extraction, processing or storage of gravel, sand, rock or any other such substance will only be permitted in Rural areas. This includes concrete and asphalt plants, rock crushing, quarries and sand and gravel pits on any scale of operation.
- ii) Dust, smoke, noise, truck and heavy equipment traffic, long and short term blemishes on the landscape and potential spills of oil, gas and other chemicals stored onsite are among the negative aspects of mineral working uses. Council intends to ensure that no mineral workings or related activity at any scale will negatively affect the environment, cause an inconvenience, nuisance or danger to residents, detract from scenery or negatively affect or prevent the surrounding area's eventual use for residential or other development. Mineral workings will be subject to any requirements of the Town, the Department of Mines and Energy, the Department of Environment and Conservation or any other

government department or agency. If a mineral working operation cannot be adequately screened from general view from the developed parts of Town and main roads a permit for the development may be refused.

4.4.6 Recreational Uses

- i) Public open space uses and outdoor recreation facilities, such as ballfields and playgrounds, may be allowed in Rural areas at Council's discretion.
- ii) Private outdoor recreation development for both commercial and non-commercial purposes may be allowed in Rural areas at Council's discretion. Some examples of commercial outdoor recreation activities are; golf driving ranges, miniature golf courses, go-cart courses, bumper boats, campgrounds, waterslides and horseback rides. Approval of any such development will be withheld if it may interfere with development of permitted Rural uses or if its effects on the environment, traffic, visual impact, noise production or its general suitability within the context of its proposed location are not acceptable to Council.
- iii) All buildings associated with such development must have properly finished exteriors. Grounds, including accesses and parking areas must be landscaped to Council's satisfaction.
- iv) To ensure that safety and aesthetics are integral considerations in the development of any such proposal, a site plan clearly depicting in proper scale and proportion the layout of the land and all activities, buildings and parking areas must be included with any proposal for an outdoor recreational development having more than two kinds of activities on site; for extensions to an existing outdoor recreational development; or for additional activities at the site of an existing outdoor recreational development. Depending on the size or complexity of the proposed development, Council may require any such site plan to be drawn by an engineer, surveyor or other qualified person.

4.5 Conservation

Lands designated Conservation are areas which are unsuitable for development because they are too hazardous to build on, for example, due to steep slopes or potential danger of flooding, or because they may be environmentally sensitive and require special protection. No structures shall be built in these areas unless associated with a conservation related purpose. Otherwise, no activity or development, particularly

any which could potentially cause pollution, erosion, or alteration of the area from its natural biophysical state may take place.

4.6 Protected Public Water Supply Area

The Protected Public Water Supply Area (formerly the Groundwater Protection Area) is established to protect the Town's municipal water system. There are three Sub-Areas: A, B, and C, in which the level of protection varies from the highest to the least. Protected Public Water Supply Area – C overlays other designations, and is thus an overlay designation.

All development is subject to this section, in addition to any other requirements under the Municipal Plan and Development Regulations.

All development within the Protected Public Water Supply Area, Sub-areas A, B and C, is subject to the approval of the Department of Environment and Conservation and no development is permitted which may damage the quality of the Town's water supply.

i) Sub-Area A

Within Sub-area A only conservation and public utilities are allowed.

ii) Sub-Area B

Within Sub-Area B only antenna, conservation, public utilities and recreational open space can be allowed.

iii) Sub-Area C

Within Sub-Area C in addition to the uses that can be permitted in Sub-Areas A and B, in Sub-Area C all other appropriate uses can be allowed, except for hazardous industry, and uses which entail the processing or storage of fuel and chemicals, the major repair of vehicles or equipment and other activities deemed to be a hazard to the water supply by the Department of Environment and Conservation and the Town.