Town of Millertown
Municipal Plan 2024-2034

Prepared for the Town of Millertown

by

Baird Planning Associates

John Baird, MCIP

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Urban and Rural Planning Act 2000
Resolution to Approve

Town of Millertown Municipal Plan, 2024 - 2034

Under the authority of Section 16, Section 17, and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Millertown

(a) Adopted the Millertown Municipal Plan on the 13th day of December 2024.

(b) Gave notice of the adoption of the Millertown Municipal Plan by advertisement posted on the Town of Millertown Facebook page, the Millertown Chatterbox page, the Millertown outdoor Information Board, and the Council Office door in the Town Hall.

(c) Set the 16th day of January 2025 at 7:00 p.m. at the Town Hall, Millertown for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act* 2000, the Town Council of Millertown approves the Millertown Municipal Plan.

SIGNED AND SEALED this 3rd day of June 2025

Mayor: _____
Fiona Humber

Clerk: _____
Debra White

(Council Seal)

Municipal Plan
REGISTERED

Number 3240-0001-2026
Date April 07, 2026
Signature _____

Urban and Rural Planning Act 2000
Resolution to Adopt

Town of Millertown Municipal Plan, 2024 - 2034

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Millertown adopts the Millertown Municipal Plan.

Adopted by the Town Council of Millertown on the 13th day of December 2024.

Signed and sealed this 3rd day of June 2025

Mayor: _____
Fiona Humber

Clerk: _____
Debra White

(Council Seal)

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.*

_____
John Baird, MCIP

(MCIP Seal)

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1.0 INTRODUCTION

1.1 Purpose of the Municipal Plan

The Millertown Municipal Plan, 2024-2034 provides for the development of the Millertown planning area over the ten-year planning period, 2024 to 2034 in accordance with Section 13(2) of the *Urban and Rural Planning Act 2000* (also referred to as the *Act*).

The Plan was drafted following a comprehensive review of land use and development issues and consultations with Council, residents, and appropriate government agencies.

1.2 Plan Preparation

The Municipal Plan reflects the review of land use, environmental, demographic, social, and economic issues, consultations with Town Councillors, and public comments received through the community consultation process.

The Plan guides future growth and physical improvement of the Town by identifying locations and policies for various types of land use development. The Municipal Plan provides the basis for the Millertown Development Regulations, which Council will administer through development permits and subdivision approvals. The Municipal Plan authorizes Council to prevent the undertaking of any development that contravenes a policy stated in the Municipal Plan.

1.3 Contents of the Municipal Plan

The Municipal Plan, comprising this document and the accompanying Future Land Use Maps, constitutes a legal document pursuant to the *Urban and Rural Planning Act 2000*. It contains:

- The aims of Council (goals and objectives).
- Land use policies for future development.
- Future Land Use maps, which allocate land for future development, environmental protection, and natural resource uses.

The Background Report in Section 2.0 describes conditions in the town at the time the Municipal Plan was prepared, provides comments from government agencies, and summarizes input received in the public consultations. The Background Report does not form part of the legal document.

1.4 Municipal Plan Administration

After Provincial approval of the Millertown Municipal Plan was published in the Newfoundland and Labrador Gazette, the Plan became binding upon Council and all other persons, corporations, and organizations. Council administers the Municipal Plan by carrying out the Plan's policies. This is done in several ways:

- By preparing and implementing the Development Regulations
- By issuing development permits to applicants wishing to subdivide land, erect or structurally alter a building or structure, or change the use of a building or land, or conversely, refusing to issue permits for developments that are not in accordance with the Plan

- By issuing demolition permits to applicants wishing to remove buildings or structures, or conversely, refusing to issue permits or demolitions that are not in accordance with the Plan
- By adopting or approving development schemes, concept plans, and so forth

In accordance with Section 25 of the *Act*, Council may make amendments to this Plan and Development Regulations at any time. Amendments will be brought into effect by the same process used to bring the Municipal Plan into effect. Sections 14 to 25 apply to an amendment to the plan and development regulations.

1.5 Interpretation

In this Municipal Plan:

- "Council" means the Council of the Town of Millertown
- "Development Regulations" mean the Millertown Development Regulations
- "Municipal Planning Area" means the Millertown Municipal Planning Area
- "Town" means the Town of Millertown

2.0 BACKGROUND REPORT

2.1 Geographical Setting

The Town of Millertown sits on the eastern shore of Beothuk Lake near the lake's northern end. As shown in Exhibit 1, the Town is located near the geographical centre of Newfoundland Island. It connects to the provincial highway system via Route 370-11 (Millertown Road) and Route 370 (Buchans Highway).

Exhibit 2.2 shows the Millertown location relative to the other towns in central Newfoundland. The town lies 5 kilometres from Route 370 at Buchans Junction and approximately 50 kilometres from the Trans Canada Highway at Badger. The nearest municipality, Buchans, lies on the opposite side of Beothuk Lake and 37 kilometres away by road. Badger is 49 kilometres away and Grand Falls-Windsor is 78 kilometres away.

Exhibit 2.3 is a map of the Millertown municipal planning area, which covers an area of approximately 24 square kilometres. As shown in Exhibit 2.4, the Town's built-up area hugs the eastern side of Beothuk Lake covering an area of about 100 hectares or one square kilometre.

Exhibit 2.1 Regional Setting

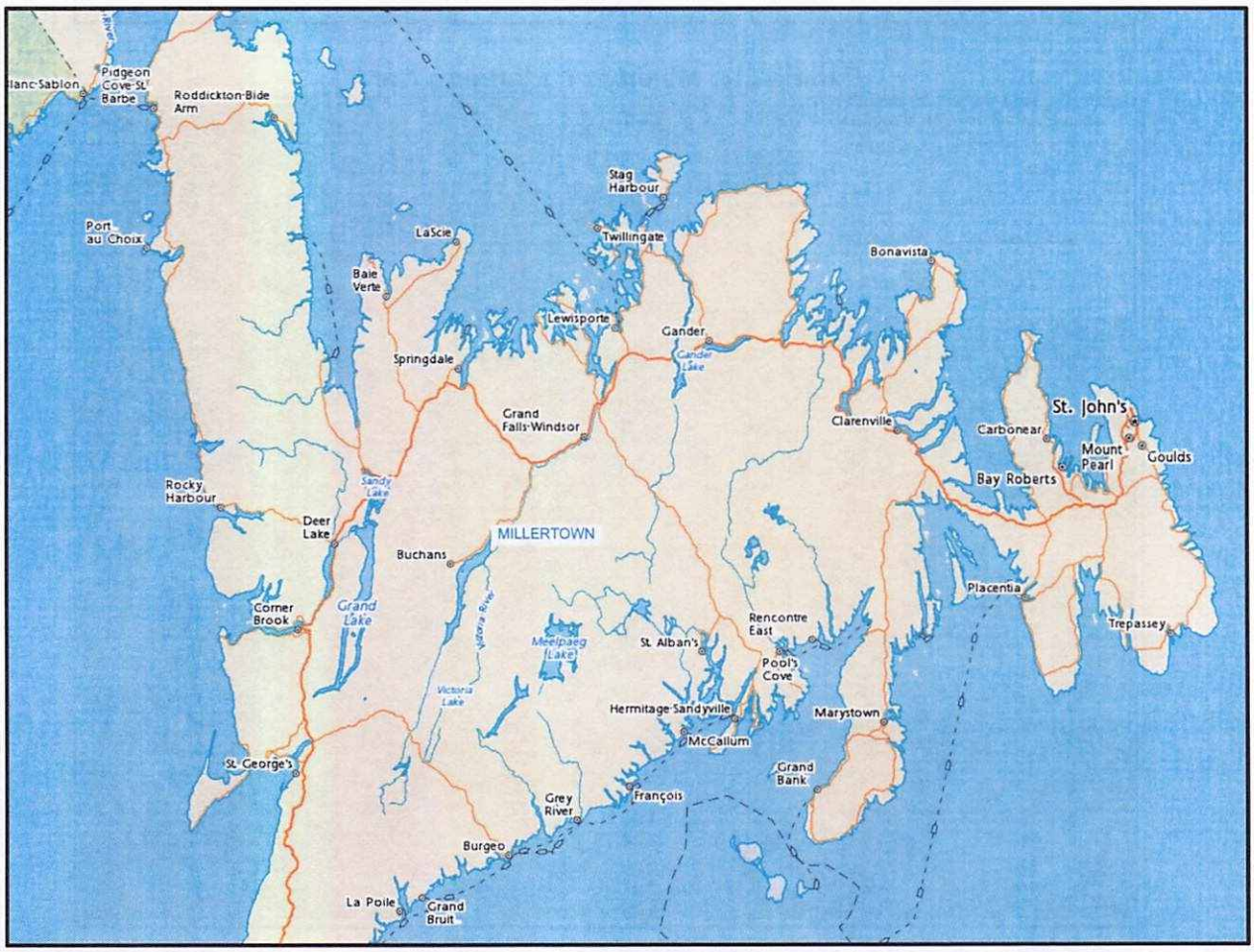


Exhibit 2.2: Millertown and Surrounding Municipalities

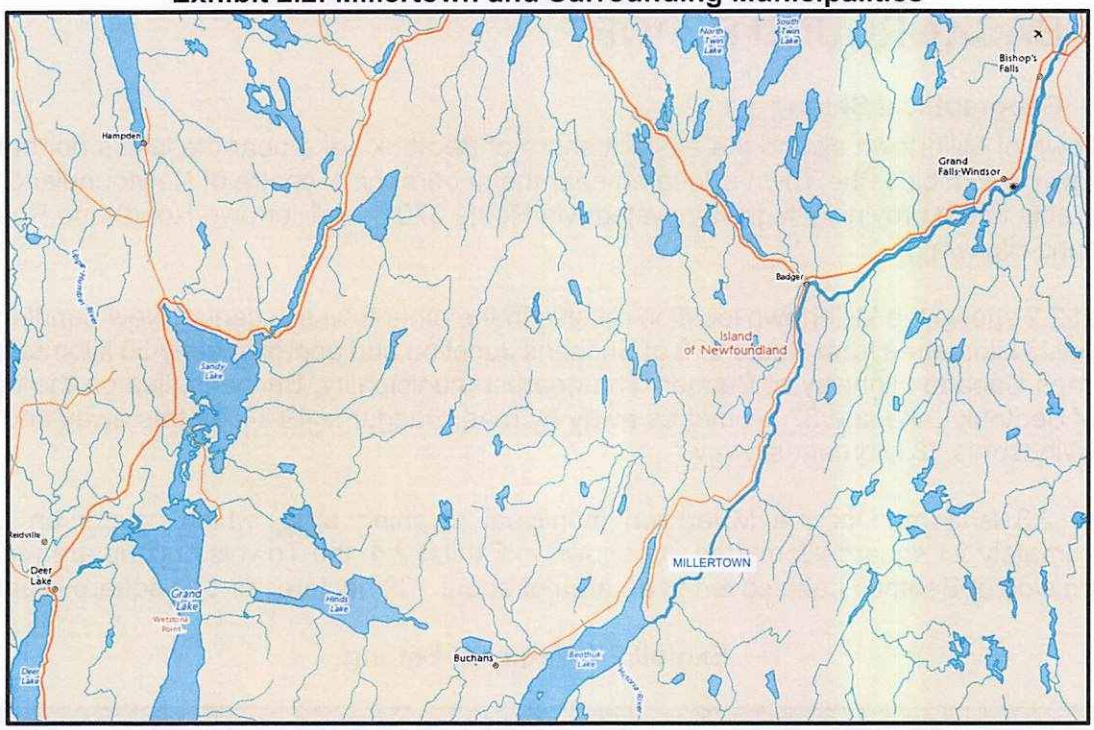


Exhibit 2.3: Millertown Planning Area

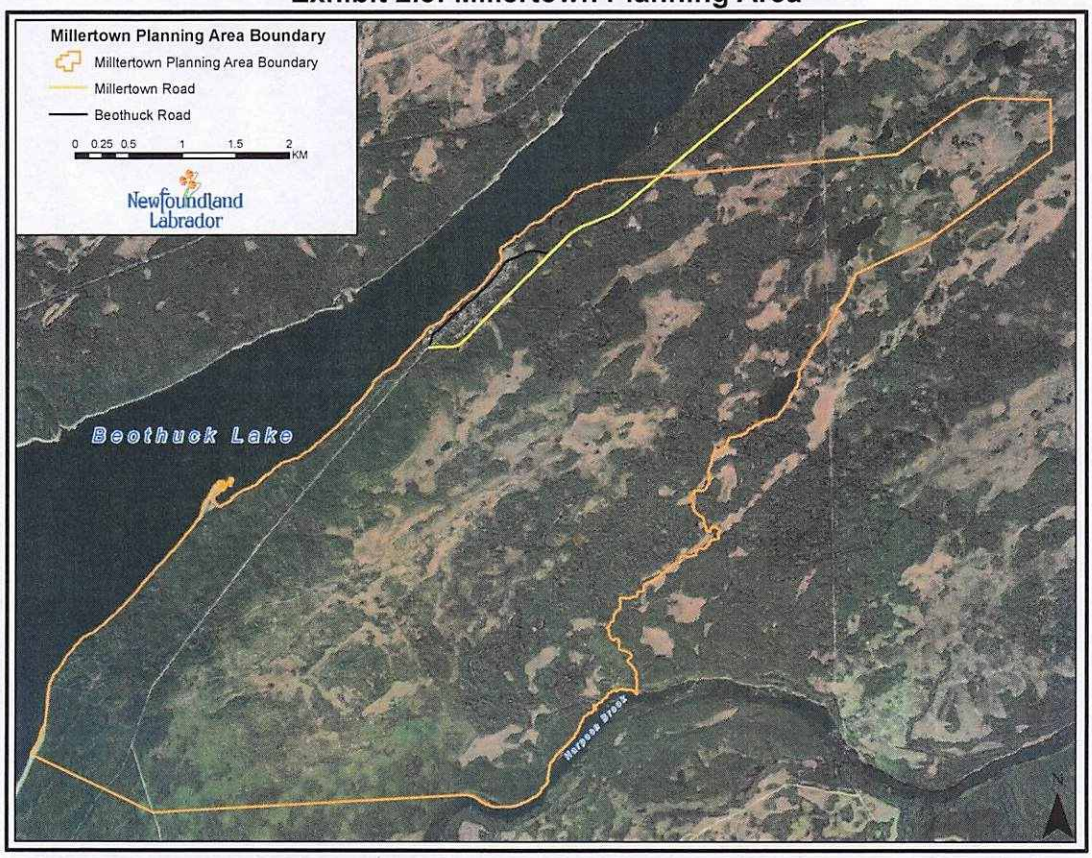
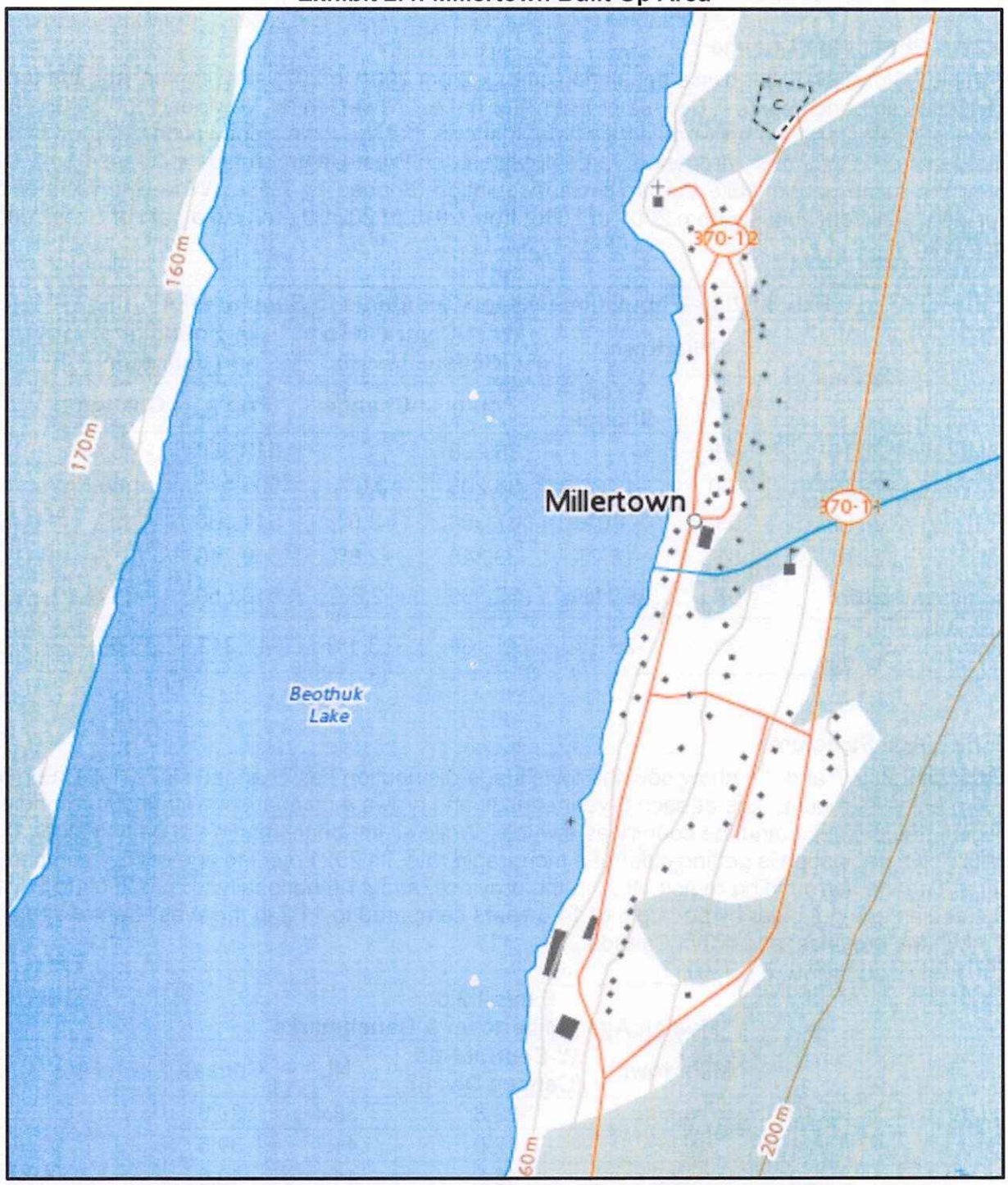


Exhibit 2.4: Millertown Built-Up Area



2.2 Population

2.2.1 Population Change

Exhibit 2.5 profiles Millertown's population change from 2001 to 2021. For comparison the table includes two benchmarks – Census Division No. 6 (i.e., West-Central Newfoundland) where the town is located and the province as a whole. It shows that the town's population declined by 31 residents or 26.3% over the period. In comparison, the West-Central region increased by 3.1% over the same period while the provincial population dropped by 7.5%. While the number of residents fell continuously from 2001 to 2016, from 2016 to 2021 there was a gain of 6 residents or 7.4%.

Exhibit 2.5 – Population Change Compared to Benchmarks

Census	Millertown		West-Central Nfld (Census Div. 6)		Newfoundland and Labrador	
	Pop'n	5-Year Change	Pop'n	Change	Pop'n	Change
2001	118		36,208		512,980	-7.0%
2006	100	-15.3%	36,208	0.0%	505,470	-1.5%
2011	99	-1.0%	37,304	+3.0%	514,536	1.8%
2016	81	-18.2%	38,345	+2.8%	519,716	1.0%
2021	87	+7.4%	37,339	-2.6%	510,550	-1.8%
20-Year Change	-31	-26.3%	+1,131	+3.1%	-41,242	-7.5%

2.2.2 Age Structure

Exhibits 2.6, 2.7 and 2.8 show how the town's age distribution has changed since 2001. Exhibit 2.6 profiles its median age at each 5-year census and draws a comparison with the surrounding region, the province, and the country as a whole. While all the benchmarks are getting older, the Millertown population is getting older at a more rapid rate. Its 2021 median age of 60.4 compares to 50.0 in the surrounding region, 48.4 in the province, and 41.6 nationally. From 2001 to 2021, its median age got older by a margin of 14.6 years compared to 11.2 in the West-Central region, 10.0 in the province, and 4.0 in Canada.

Exhibit 2.6
Median Age - Millertown & Benchmarks

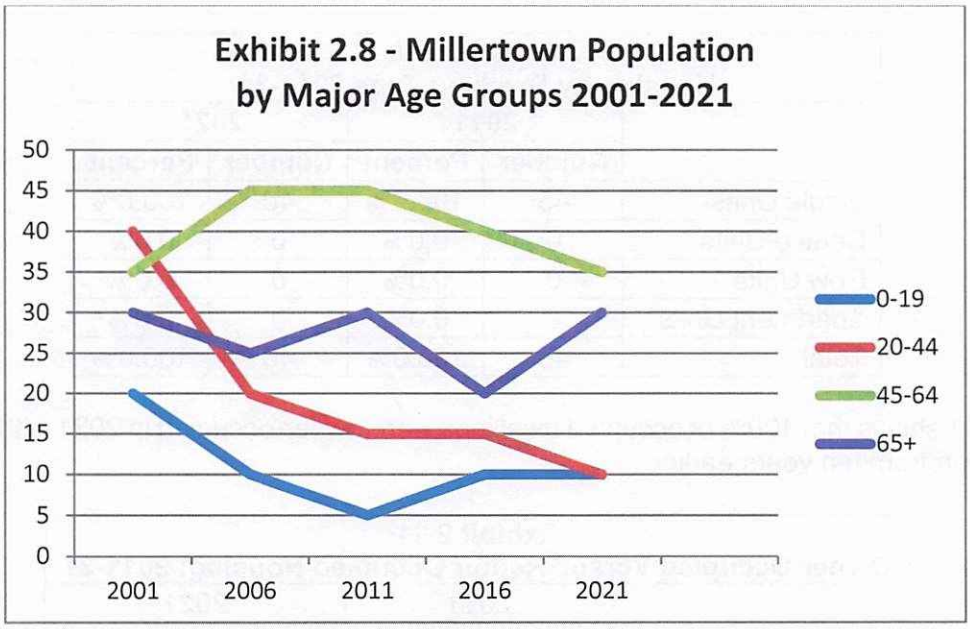
	Millertown	W-Central Nfld (Census Div. 6)	NL	Canada
2001	45.8	39.8	38.4	37.6
2006	52.0	42.9	41.7	39.5
2011	53.9	45.2	44.0	40.6
2016	57.4	47.5	46.0	41.2
2021	60.4	50.0	48.4	41.6

As shown in Exhibits 2.7 and 2.8, in 2001, residents under 45 years old comprised almost half of Millertown's population in 2001, but by 2021 this age group was less than a quarter of the population. Over the 2001-21 period, the 0-19 age group dropped from 16.6% to 11.8% of total

residents while the 20-44 age group dropped from 29.2% to 11.8%. The number of residents in the 45-64 age group increased from 29.2% to 41.2% of the total while the 65+ age group increased from 25.0% to 35.3%.

Exhibit 2.7
Millertown Age Distribution, 1996-2021

Age Group	2001	2006	2011	2016	2021
0-19	20 16.0%	10 10.0%	5 5.2%	10 11.8%	10 11.8%
20-44	40 32.0%	20 20.0%	15 15.8%	15 17.6%	10 11.8%
45-64	35 28.0%	45 45.0%	45 47.4%	40 47.1%	35 41.2%
65+	30 24.0%	25 25.0%	30 31.6%	20 23.5%	30 35.3%
Total	125 100.0%	100 100.0%	95 100.0%	85 100.0%	85 100.0%



2.3 Households and Housing

Housing needs in a community are driven by two factors – change in population and change in the average number of people per household. Exhibit 2.9 compares changes in Millertown's population and its stock of full-time housing from 2001 to 2021. While the population fell by 31 residents, there was no change in the number of occupied dwellings. The reason for this disparity is that the average number of residents per household dropped from 2.95 in 2001 to 2.18 in 2021.

Exhibit 2.9 Occupied Housing Inventory 1996 - 2021			
	Population	**Occupied Dwellings**	**Residents per Dwelling**
2001	118	40	2.95
2006	100	42	2.38
2011	99	45	2.20
2016	81	38	2.13
2021	87	40	2.18
20-Year Change	-31 -26.3%	0 -0.0%	-0.77 -26.1%

According to Statistics Canada, the shift to smaller households is a long-term trend driven by demographic and societal changes. For example, from 1961 to 2011 the average number of children per family in Canada dropped from 2.7 to 1.9. Single-person households and couples-without-children households both now outnumber couples-with-children households.

Exhibit 2.10 profiles Millertown's occupied housing stock by dwelling type. It shows that detached single dwellings made up the town's entire stock of housing in 2021 with no change from 2011.

Exhibit 2.10 Housing by Dwelling Type 2011-21				
	2011		**2021**	
	Number	**Percent**	**Number**	**Percent**
Single Units	45	100.0%	40	100.0%
Double Units	0	0.0%	0	0.0%
Row Units	0	0.0%	0	0.0%
Apartment Units	0	0.0%	0	0.0%
Total	45	100.0%	40	100.0%

Exhibit 2.11 shows that 100% of occupied dwellings were owner-occupied in 2021 with no change in proportion from ten years earlier.

Exhibit 2.11 Owner Occupied Versus Renter Occupied Housing: 2011-21				
	2011		2021	
	Number	Percent	Number	Percent
Owner Occupied	45	100.0%	40	100.0%
Renter Occupied	0	0.0%	0	0.0%
Total	45	100.0%	40	100.0%

Exhibit 2.12 shows the age of occupied dwellings in Millertown. As of 2021, 62.5% of the town's dwellings were built before 1960 and the remainder in the 2001-10 period. At the regional level, only 23.2% of units were built prior to 1960, 54.6% from 1961-2000 and 22.2% after 2000.

Exhibit 2.12 also provides data on the condition of the town's housing. It shows that 6.7% of the town's housing stock needed major repairs in 2016 compared to 5.1% in the surrounding region and 6.5% in the province as a whole.

Exhibit 2.12 **Age of Housing 2021** (Percent Dwellings by Period of Construction)			
	Millertown	Division 6	NL
1960 or before	62.5%	23.2%	19.8%
1961-1980		33.9%	32.6%
1981-1990		11.6%	15.6%
1991-2000		9.1%	11.6%
2001-2010	37.5%	11.1%	13.0%
2011-2016		11.1%	7.4%
	100.0%	100.0%	100.0%
Condition of Housing 2021 (Percent Dwellings by Condition)			
Needs regular maintenance only	100.0%	94.9%	93.5%
Needs major repairs	0.0%	5.1%	6.5%

Exhibit 2.13 compares average household size in Millertown with the surrounding region and the province. Between 2001 and 2021 the average number of residents per household in the town dropped from 2.9 to 2.2, compared to a drop from 2.6 to 2.2 in the region and from 2.7 to 2.3 in the province.

Exhibit 2.13 – Average Household Size			
	Millertown	**West-Central Nfld (Div. No. 6)**	**NL**
Persons per Household (Census Profiles)			
2001	2.9	2.6	2.7
2006	2.5	2.5	2.6
2011	2.3	2.7	2.4
2016	2.3	2.3	2.3
2021	2.2	2.2	2.3

An interesting community housing indicator is the difference between occupied and unoccupied dwellings. Unoccupied dwellings can include houses that are not occupied by permanent residents, for example summer homes, as well as houses that are fully vacant. Exhibit 2.14 calculates the number of unoccupied dwellings as the difference between the number of private dwellings and occupied dwellings as defined in the Census. In 2001 Millertown had 29 dwellings that were not occupied by permanent residents. This number decreased to 15 dwellings by 2021. As a proportion of the total, unoccupied dwellings ranged from 42.0% in 2001 to 27.3% in 2021.

Exhibit 2.14 Estimate of Unoccupied Dwellings (derived from Census Profiles)				
	Total Dwellings	**Occupied Fulltime**	**Not Occupied Fulltime**	
2001	69	40	29	42.0%
2006	67	42	25	37.3%
2011	66	45	21	31.8%
2016	66	38	28	42.4%
2021	55	40	15	27.3%

2.4 Public Consultations

2.4.1 Public Information Session – October 19, 2022

The first public consultation session took place on October 19, 2022, at the Millertown Town Hall. Public notice of the session included poster advertisements posted on September 27 at the Council office, the Town outdoor bulletin board, Post Office, and Sis's General Store.

The information session took place from 2:00 to 4:00 PM and 6:00 to 8:00 PM. The evening session included a public forum facilitated by the planning consultant. Seventeen people attended including five Council members.

Planning issues raised during the session included the following:

- Indian Point is a designated national historic site. Indian Point and land to the south along Beothuk Lake should be a protected heritage area.
- Primary economic opportunities include tourism and spinoffs from mining development.
- Indian Point and the proposed heritage area are key for developing tourism.
- Measures are necessary to reduce erosion along the shoreline. Waterfront, trees, and Beothuk sites are being lost because of Hydro's water control practices. This is a risk as well for sewer lines that are only a few feet from where the erosion is happening.
- Land east of the townsite should be reserved as a domestic wood supply area for residents
- Land needs to be identified for future residential development
- A fire break is needed around the townsite to reduce the risk of forest fires
- Residents want the character of the townsite to stay the same. Small-scale businesses such as a B&B or café would be acceptable but larger commercial and industrial development should go up on Millertown Road.
- Council wishes to develop a new drinking water source at Rainbow Pond
- Existing views of the lake should not be obstructed by new development.

2.4.2 Public Information Session – June 15, 2023

The second public consultation session took place on June 15, 2023, at the Millertown Town Hall. Public notice of the session included poster advertisements posted on June 6 at the Council office, the Town outdoor bulletin board, Post Office, and Sis's General Store.

The information session took place from 1:30 to 4:30 PM and 6:30 to 8:30 PM. The evening session included a public forum facilitated by the planning consultant. Fourteen people attended including four Council members. The session included a public forum at which the planner presented a summary of the draft Municipal Plan and Development Regulations and received feedback.

Planning issues raised during the session included the following:

- Land development on Millertown Road is likely to have negative drainage impacts on downslope areas. This is a particular concern for the townsite area where a number of streams flow across residential properties.
- The plan should make provision for a firebreak to surround the town's built-up area.
- A number of adjustments were proposed to zoning boundaries.

3.0 GOALS AND OBJECTIVES

This section outlines the Town's planning goals and objectives for the 2024-2034 period. A goal is a desired state, which reflects the long-term intent of Council and relates to a major area of interest or concern. An objective is a short-range step towards achieving the goal. In this context, an objective is an outcome or output desired by Council in less than 10 years.

3.1 Community Structure and Character

Goal: Orderly and efficient development and use of land and municipal services, compatibility between land uses, avoidance of sprawl, and retention of the Town's attractive natural and built features.

Objectives: Encourage land development that is efficient in the use of municipal infrastructure and sensitive to the existing physical form and historic character of the community.

Prioritize development through infilling along existing serviced streets constructing new close to existing streets and infrastructure.

Preserve and protect important and sensitive areas including drinking water supply areas, surface water resources, wetlands, steep slopes, and visually significant features.

Improve the safety and efficiency of the physical transportation system for vehicles and pedestrians.

3.2 Economic Growth and Development

Goal: Diversified and balanced economic development that fosters employment opportunities, promotes a high quality of life, contributes financially to the municipality, and protects the environment.

Objectives: Enhance tourism through the protection and development of trails, watercourses, scenery, and visitor services and amenities.

Develop the town hub with an integrated residential and tourism focus.

Provide land for commercial and industrial opportunities particularly as it relates to development of the mining industry.

Identify new areas for housing development.

Allow for compatible mixed development of residential, commercial, tourism, recreation, and open space.

Enhance Millertown as an attractive place to live year-round, drawing on its spectacular scenery, waterfront access, and outdoor recreational amenities.

Facilitate creative enterprises and home occupations that fit with the town's character, natural landscapes, and scenery, and do not impinge on the reasonable enjoyment of neighbouring properties.

3.3 Environment

Goals: Conservation, protection, and enhancement of biodiversity and important and sensitive environmental resources.

Objectives: Provide municipal services at environmentally acceptable standards.

Protect the Town's existing and future drinking water supply areas from land uses and activities that could adversely affect water quality and quantity.

Conserve, protect, and enhance important and sensitive environmental resources, including lakes, streams, estuaries, wetlands, riparian areas, steep slopes, wildlife habitat, and scenic vistas.

Prevent and mitigate drainage patterns and stormwater flows that could damage developed and developing areas, cause erosion, and overcharge streams and other receiving waters.

Limit development that would be injurious to the habitat of caribou, raptors, waterfowl, and other vulnerable species.

3.4 Health and Social Well-Being

Goal: Provision for the welfare of Millertown residents by addressing basic human needs, quality of life and community services.

Objectives: Facilitate opportunities to meet the needs of residents for food, shelter, health care, education, employment, income, and safety.

Facilitate the housing needs of residents of all ages, income levels, and physical and mental abilities (also see Section 3.5).

Enact development standards to address the mobility needs of elderly and disabled residents and enhance Millertown as an accessible and age-friendly community.

3.5 Housing

Goal: Adequate housing for all residents regardless of age, income, abilities, and family status.

Maintenance of a pleasant residential environment.

Objectives: Allocate sufficient residential land to meet anticipated requirements for the next ten years.

Protect residential quality of life and property values.

Provide for the development of affordable housing for all residents. Manage residential development in a manner that preserves and protects sensitive environments and public open space.

Facilitate residential infilling along existing streets and where possible open new areas for development near existing streets and water and sewer infrastructure.

Ensure land development includes adequate precautions to minimize stormwater impacts on existing and future residential areas.

3.6 Transportation

Goal: Efficient and safe roads, trails, and pedestrian facilities to provide for motorized and non-motorized transportation needs in Millertown.

Objectives: Maintain safe and efficient access to all residential areas, commercial establishments, and recreational areas.

Appropriately address the needs of disabled and elderly residents in the planning and design of streets, parking areas, and trail systems.

3.7 Open Space and Recreation

Goals: Provision of attractive natural areas and outdoor facilities to accommodate active and passive recreation for residents and visitors

Objectives: Involve residents and local businesses in the planning of open space, trails, and associated infrastructure.

Support community organizations in organizing recreational activities and events.

Protect and enhance public access to the Town's lakeshore and scenic viewsheds.

3.8 Capital Works

Goal: Acceptable and consistent level of water, sewer, and transportation services.

Full utilization of existing capacity prior to investing in new municipal infrastructure.

Objectives: Maintain a water system capable of providing an adequate quantity and quality of drinking water to all feasible areas.

Provide for the development of Rainbow Pond as a new water supply source.

Maintain an efficient sanitary sewer system capable of accommodating existing and future sewage flows.

Maintain a safe and efficient transportation system for automobiles and pedestrians.

3.9 Governance

Goal: Effective, efficient, and equitable municipal services to all residents within the fiscal capacity of the Town.

Collaboration with other levels of government, community organizations, and the business community to facilitate opportunities to improve municipal services and economic development.

Objectives: Promote public participation in municipal governing processes, including Council elections, committee activities, and decisions-making on important municipal matters.

Deliver municipal administration and services effectively, efficiently, openly, and within the Town's fiscal capacity.

Govern the Town in compliance with relevant legislation such as the *Municipalities Act 1999* and the *Urban and Rural Planning Act 2000*.

3.10 Municipal Finance

Goal: Management of municipal expenditures and revenues to provide municipal services within a framework of long-term financial stability.

Objectives: Manage municipal expenditures and debt burdens in a prudent manner and according to the Town's ability to pay.

Enlarge the Town's economic base to generate more tax revenues.

Ensure that growth-related capital costs do not place an undue burden on residents' ability to pay.

4.0 COMMUNITY WIDE POLICIES

4.1 Policy Framework

This section provides the policy framework for the planning of Millertown as expressed in the Goals and Objectives outlined in Section 3.0.

The Millertown Municipal Plan provides for the development of the Millertown Planning Area for a 10-year period. The overriding thrust of the Municipal Plan is to ensure the continuance of an efficient and sustainable community, maintain the town's attractive character based on a compatible mix of built-up development and green space, and optimize economic development opportunities. This is important to provide continuity with the past, achieve the Town's development vision, maintain its distinct identity, preserve scenic viewsheds, and contribute to environmental, economic, social, and financial sustainability.

To accomplish the overall intent of the Plan, the following policy initiatives are put forward:

(a) Areas that can be developed and serviced at the most reasonable long-term costs to the Town will be given priority for future growth. Highest priority is placed on the infilling of serviced vacant land. Second priority is placed on developing areas that are affordably close to existing streets and piped services. Development will be restricted in areas that would entail prohibitive or unnecessary costs to develop and maintain new infrastructure and provide services.

(b) Prominent features that help to preserve community character, such as heights of land, shoreline features, parks, open space, and scenic viewsheds will be preserved.

(c) A high standard will be maintained for both the built and natural environments, particularly the protection of environmentally sensitive resources such as water bodies, shorelines, wetlands, steep slopes, and vulnerable terrestrial and aquatic habitat.

(d) Capital works will be undertaken in an efficient, financially prudent, and environmentally responsible manner.

4.2 General Land Use Policies

4.2.1 General Layout of the Town

(1) Council will encourage the consolidation of development in areas that are economical to connect to existing roads and service with water and sewer.

(2) Council may refuse proposed developments in locations where municipal services are inadequate or it would be uneconomic to provide and maintain municipal services.

(3) In certain areas with limited opportunity for connection to municipal water and/or sewer services, Council may consider allowing unserviced development subject to compliance with relevant Provincial regulations and standards.

(4) Building Line Setbacks
- (a) The Development Regulations will establish building line setback standards for development fronting onto public streets.
- (b) Notwithstanding building line requirements set out in the Development Regulations, Council, at its discretion, may allow development to complement existing building setbacks on adjoining properties.

(5) Multiple Uses on a Lot
- (a) Where a single lot contains more than one permitted use, each use shall conform to all requirements set out in the Development Regulations that are applicable to that use.
- (b) A proposed new use on a multiple-use lot may not be permitted where Council deems that the use might be incompatible with existing uses on or adjacent to the lot by reason of safety, amenity, appearance, or nuisance.

(6) Main Buildings on a Lot
More than one main building may be permitted on a lot provided that the standards set out in the Development Regulations are satisfied.

4.2.2 Compatibility of Uses

(1) As much as is reasonable, Council will ensure that new developments will not negatively affect existing land uses through the creation of hazards or nuisances such as noise, dust, odour, congestion, or unsightly appearance.

(2) As much as is reasonable, Council will ensure that development will not negatively affect the character of existing neighbourhoods and scenic viewsheds.

4.2.3 Non-Conforming Uses

In accordance with the *Urban and Rural Planning Act 2000*, a use of land that legally existed on the date of the registration of this Municipal Plan shall be allowed to continue irrespective of its conformity to the Plan or Development Regulations. Specific provisions concerning legal non-conforming uses are set out in the Millertown Development Regulations.

4.2.4 Land Development Proposals

1. Coordination with Surrounding Development

New developments will be coordinated with surrounding existing developments, the street network, and municipal infrastructure. New developments may be required to provide for access to adjacent undeveloped lands.

2. Municipal Services and Access

The scale of new development must be appropriate to the availability of municipal services and street access. Council will ensure that a new development will make efficient use of existing streets and infrastructure and will not create unreasonable servicing demands or costs. If Council deems that a proposed development cannot be efficiently connected to or serviced by existing infrastructure, it will refuse the development.

3. Unserviced Development

Before approving a subdivision or building permit application in a location where municipal water and/or sewer services cannot be provided, Council will ensure that the development complies with all applicable Provincial regulations and requirements for unserviced development including:

(a) The "Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells" (www.gov.nl.ca/mae/files/waterres-regulations-appforms-unserviced-subdivision-gw-assessment-guidelines-dwh-revisions.pdf)

(b) The *Sanitation Regulations* under the *Public Health Act* (www.assembly.nl.ca/legislation/sr/regulations/rc960803.htm)

4. Site Environmental Suitability

When reviewing a proposed development or subdivision of land, Council will consider the site's suitability in terms of soils, geology, location of watercourses and wetlands, steepness of grades, impact on open space and viewsheds, impact on threatened and vulnerable animal, bird, and plant species, and general environmental sensitivity.

5. Land Needed for Environmental Protection

When approving a development, Council may require portions of the proposed site to be set aside from development to protect environmentally sensitive land. Council's authority to require land to be set aside for environmental purposes derives from Section 13(3) of the *Urban and Rural Planning Act 2000*. Land needed for such purposes will not be included in the calculation of land for public use as set out in Section 37(1) of the *Act*.

6. Stormwater Control (Refer also to Section 4.3.6)

Council will require land developments to include reasonable measures to reduce stormwater runoff from the site, including as necessary the setting-aside of green areas for stormwater control and infiltration. In addition, it may require individual landowners to take measures to reduce runoff such as minimizing pavement and other impervious surfaces and installing soakaways to infiltrate runoff directly into the ground.

7. Land for Public Use

In accordance with Section 37 of the *Act*, for each subdivision approval, Council will require the developer to convey an area of land to the Town for open space or other public use. This conveyance would be equal to up to ten per cent of the gross area of the land to be developed. Land to be set aside must be high quality land suitable for the purpose.

Alternatively, in lieu of land dedication, Council may accept a sum of money that is equivalent to the value of the land that would have been conveyed.

8. Public Input

Council may seek input from nearby residents and landowners when reviewing development proposals.

9. Council Decision

Council will review each development application on a case-by-case basis and may:

(a) Approve the application as proposed,
(b) Approve the application subject to certain terms or conditions,
(c) Defer a decision subject to more detailed information or requested modifications to the proposal, or

(d) Refuse the application if it deems that the development:
   (i) would be unsuitable for the location
   (ii) would be prohibitively expensive to service or maintain
   (iii) would create environmental or other problems that cannot be satisfactorily corrected or mitigated.

4.2.5 Consolidation and Infill of Serviced Areas

(1) Council will encourage moderate intensification of development in areas that are accessible to piped water and sewer services. This can occur through infilling of vacant land along existing roads and keeping new street development near existing infrastructure.

(2) Site plans for infill development must meet the approval of Council. Developments must be compatible with the existing neighbourhood character and in accordance with Council's development standards with respect to lot size, frontages, installation of municipal services, environmental protection, retention of open space, and matters concerning current or future public works.

4.2.6 Adaptive Re-use of Existing Buildings and Properties

Council will encourage adaptive reuse of existing buildings and properties for land uses that are permitted within the designation and would be compatible with nearby existing land uses.

4.2.7 Discretionary Uses

Council may decide that a land use should be set out as a discretionary use in a particular zone in the Development Regulations, where:

(a) The suitability of the use is not clear and may depend on the land use characteristics and circumstances of individual locations within the zone.
(b) Council determines that the use could negatively affect the predominant land uses of the zone and, to prevent or mitigate this impact, it would be desirable to consult with the public prior to issuing a development permit, issuing a development permit subject to conditions, or refusing a development permit.
(c) Council determines that the use could negatively affect the general character of an area or an important freshwater or scenic resource and, to prevent or mitigate this impact, it would be desirable to consult with the public prior to approving or refusing a development.
(d) It is necessary to attach conditions to an approval to ensure that the use is developed in a way that is compatible with nearby existing or permitted main uses.

4.2.8 Mineral Exploration

(1) Mineral exploration that <u>is classed as a development</u> (by virtue of drilling, appreciable ground disturbance, or construction of access roads) may be permitted in certain designations, provided that necessary Provincial approvals have been obtained and adequate provision has been made for environmental protection, site reinstatement, landscaping, buffering, or mitigations of impacts on residential, commercial, industrial, institutional, and recreational areas.

(2) Mineral exploration that <u>is not classed as a development</u> will be permitted on all land in the Planning Area provided that the Town is given reasonable notice, necessary Provincial approvals have been obtained, and owners of private land have given consent as per Paragraph (3) below.

(3) In accordance with Sections 12 and 13 of the *Mineral Act*, no exploration of any type will be permitted on privately owned land without the consent of the landowner.

4.2.9 Mineral Working

(1) Mineral working operations, where permitted, will be subject to terms and conditions to minimize impacts on environmentally sensitive areas and nearby existing development.

(2) Mineral working operations will take measures to minimize negative impacts on water resources, wetlands, and other sensitive environmental resources.

4.2.10 Forest Resources and Trees

(1) Forests will be preserved and protected to produce timber-based products and domestic wood harvesting, as well as the realization of important non-timber values such as fish and wildlife habitat, water quantity and quality, biodiversity, scenery, recreation, and tourism.

(2) Harvesting of forests and trees will respect the Town's objectives for environmental protection, preservation of scenery, outdoor recreation, stormwater control, and drinking water protection.

(3) In order to preserve a site's natural characteristics and attractiveness for development, Council may restrict, or set conditions on, tree removal in areas planned for future residential development.

4.2.11 Utilities

Subject to conditions set by Council, utility uses, such as transmission lines, communication towers, stormwater drains, water and sewer pipes and treatment facilities, and pollution control facilities, will be permitted in all land use designations except the Conservation designation. In the Conservation designation, development of certain utilities may be permitted at Council's discretion.

4.2.12 Small-Scale Energy Facilities

At Council's discretion, small-scale wind, hydro, and solar energy generation facilities may be permitted in all land use designations except the Conservation designation, subject to conditions, including the following:

(a) The location and design of such utilities shall take into consideration potential impacts on nearby land uses, persons, and the natural environment.

(b) Wind generators permitted within built-up areas will be limited to single turbines designed to serve individual properties.

(c) To provide for adequate safety and comfort of persons and properties, Council will ensure that there is an adequate separation distance between any type of wind generator and nearby buildings and structures.

(d) Energy generation facilities may be subject to required approvals by relevant provincial and federal departments.

In the Conservation designation, development of energy generation facilities may be permitted at Council's discretion.

4.2.13 Archaeological Resources

Archaeological sites are protected under the *Historic Resources Act.* No development will be permitted in proximity of a known site until the Provincial Archaeology Office has been notified and has provided direction on measures that to be taken to ensure the site is protected. Likewise, if a new site or artifact is discovered as land being developed, the development will stop and no further development will be permitted until the Provincial Archaeology Office has been notified and provided direction on measures that to be taken to ensure the site is protected.

4.2.14 Provision for the Disabled and Elderly

Council will consider the mobility needs of disabled and elderly residents in the planning and design of municipal streets, recreational facilities, and when approving commercial, public, and large residential buildings and facilities.

4.2.15 Signs

(1) Unless otherwise exempted in the Development Regulations, the erection of advertising and notice signs will be subject to the approval and standards of Council.

(2) In addition to a permit from Council, the erection or display of a sign on Provincial Route 370-11 (aka Millertown Road) will require approval from Digital Government and Service Newfoundland and Labrador under the *Highway Sign Regulations, 1999"*

4.2.16 Residential Area Buffers

Where a proposed industrial or commercial development abuts a residential area, Council may require the developer to provide buffer strip between the development and the residential area. Conversely, Council may require a new residential development to provide a buffer strip.

4.2.17 Protection from Forest Fires

At its discretion, Council may permit the clearing of land in any land use designation to create fire breaks to protect built-up areas of the town from forest fires.

4.2.18 Use of Discretionary Authority

Council may exercise its discretionary authority to prohibit or set conditions on a development when, in its opinion, that development would be incompatible with, or have undesirable impacts on, existing nearby land uses.

4.3 General Environmental Policies

Conservation values are intrinsic to this Municipal Plan. High priority is given to protecting sensitive areas and habitat. Council will protect freshwater resources, particularly the Town's water supply area, with a focus on maintaining water quality and minimizing stormwater impacts, soil erosion, and watercourse sedimentation. Environmental sensitivity will be of primary consideration when reviewing proposed developments in the vicinity of watercourses and steep hillsides. Land use decisions will always duly consider environmental sustainability and biodiversity objectives.

4.3.1 General Environment

1. Biodiversity

Maintaining biodiversity will be of foremost consideration in the planning and approval of future development in the Municipal Planning Area.

2. Protection of Sensitive Areas
Environmentally sensitive lands, including water supply areas, watercourses, riparian areas, wetlands, steep slopes, wet and unstable soils, sensitive shoreline features, and terrestrial and aquatic habitat, will be protected from potentially damaging development.

3. Consideration of Environmental Impacts
Potential environmental effects will be considered when reviewing development applications. At its discretion, and in accordance with other statutory requirements, Council may refer development proposals for advice and/or regulatory approval to Provincial and Federal departments and agencies such as Environment and Climate Change, Digital Government and Service NL, Health and Community Services, the Provincial Wildlife Division, Fisheries and Oceans Canada, and Environment Canada.

4. Climate Change Considerations
Potential climate change impacts will be considered when reviewing proposed developments, particularly as they may affect freshwater shorelines, watercourses, riparian areas, steep slopes, flood risk areas, and unstable geology. Council will consider the potential for development to affect or be affected by impacts such as rising sea level, storm surges, erosion, landslides, and flooding. The Development Regulations will establish restrictive provisions related to areas that are vulnerable to occurrences such as storm surges, flooding, erosion, and landslides.

4.3.2 Soils and Drainage

(1) Development shall be permitted only on lands with soil and drainage conditions that, in the opinion of Council, are suitable for the proposed use.

(2) Development in areas that are environmentally sensitive or hazardous due to wet or unstable soils, a high-water table, or unstable geological conditions, may be restricted or subjected to terms and conditions to reduce potential impacts.

4.3.3 Watercourse and Wetland Protection

(1) Development in the vicinity of a watercourse or wetland will be carried out in a manner that minimizes the potential for environmental impacts, protects natural drainage, and preserves existing public access to the water.

(2) Conservation buffers will be established to protect watercourses from stormwater discharges, erosion, sedimentation, pollution, and damage to important habitat for aquatic and terrestrial species.

(3) Where it believes that a proposed development may affect a watercourse or wetland, at its discretion, Council may:
   (a) establish a sufficient buffer from the edge of the watercourse or wetland, where development may not be permitted,
   (b) require such other conditions or restrictions as it deems necessary to protect the watercourse or wetland, and/or
   (c) refuse to approve a development if it believes that identified impacts cannot be satisfactorily minimized or mitigated.

4.3.4 Shorelines

Development in the vicinity of freshwater shorelines shall be carried out in a manner that is in accordance with the Provincial Policy for Development in Shorewater Zones and aims to minimize environmental impacts, protect natural features, and preserve existing public accesses to and along the shoreline.

4.3.5 Steep and Unstable Slopes

Steep and unstable slopes may be subject to development restrictions or other conservation measures designed to minimize environmental impacts and hazards to humans and properties resulting from development.

No development other than a recreational use or public utility will be permitted on a slope steeper than 20 precent. An application for such a development must include a biophysical assessment to identify potential adverse impacts as well as necessary measures to prevent or mitigate such impacts.

At its discretion, Council may permit development on a slope of 15-20 percent subject to a biophysical assessment of site capability and certain other provisions established in the Development Regulations.

4.3.6 Storm Drainage

(1) Development will not be permitted in a manner that may cause excessive increases in stormwater runoff such that it could be detrimental to adjacent properties, steep or unstable slopes, nearby watercourses, and other sensitive areas.

(2) In areas where there is concern that development may contribute to increased surface or sub-surface drainage, Council may require developers and landowners to:
   - (a) Set aside undeveloped land where stormwater can be discharged to naturally infiltrate into the soil.
   - (b) Maintain vegetated buffers between stormwater drainage outlets and watercourses to minimize direct discharges into watercourses.
   - (c) Preserve existing trees or plant additional trees and shrubs to promote soil infiltration and capture sediments.
   - (d) Install soakaways to capture runoff and infiltrate it directly into the ground.
   - (e) Channel runoff to gardens and low-lying areas on the development site and on individual lots.
   - (f) Take advantage of the topography to reduce storm drainage, for example, retain natural depressions in the landscape to accumulate runoff and promote soil infiltration.
   - (g) Re-establish vegetative cover immediately on gravel surfaces, banks, drainage ditches, and other areas disturbed by construction activity.
   - (h) Minimize pavement and other impervious surfaces that prevent infiltration and increase runoff.
   - (i) Require special measures such as settling ponds to be incorporated as part of proposed developments.

4.3.7 Wildlife Habitat and Landscape Connectivity

Council will consider potential effects on wildlife habitat and landscape connectivity when making land use and development decisions.

This could include:

- Riparian buffers along wetlands and watercourses (ponds, rivers, creeks etc.) with wider buffers when bordering land uses include higher impact uses such as residential development, gravel pits, and some types of agriculture.
- Green belts connecting forested areas and other habitat patches to create travel corridors for various wildlife species.
- Vegetation clearing outside the May 1-July 31 period as disturbance can be most detrimental during that sensitive breeding and young rearing period.

4.3.8 Excavation and Infilling of Land and Water

Excavation and infilling of land and water will not be permitted unless it is to redirect stormwater, is related to a permitted shoreline development, or is a work that has been approved by the Water Resources Management Division of the Department of Environment and Climate Change.

Council will not approve any infilling or dredging work within 15 metres of a body of water unless a permit from the Province has been issued under the *Water Resources Act 2002*. Also, all proposed infilling must comply with the Province's Policy for Infilling Bodies of Water.

4.3.9 Use of Discretionary Authority

Council may exercise its discretionary authority to prohibit or set conditions on a development when, in its opinion, the development might result in undesirable environmental impacts, for example, excessive drainage onto adjacent properties, flooding, soil erosion, scouring and siltation of streams, or injury to rare and sensitive species and habitat.

4.4 Infrastructure Policies

4.4.1 Water Supply System

Council will maintain its water supply system, including intakes, treatment plants, and distribution system, in good working order to ensure the availability of an adequate quantity and quality of water for the town.

4.4.2 Sanitary Sewer System

Council will maintain the town's sanitary sewer system in good working order and will not allow landowners to connect storm drains to sanitary sewer mains.

4.4.3 Stormwater Management

Council will maintain storm drains, drainage ditches, and related facilities in good working order.

4.4.4 Water and Sewer Requirements for New Development

(1) All water and sewer infrastructure associated with new land development must meet the minimum standards of the Town.

(2) The costs of installing water and sewer services and connecting new lots to the municipal system will be the sole responsibility of the developer.

4.5 Transportation Policies

The transportation system in Millertown includes a hierarchy of arterial, collector, and local streets as well as public trails and walkways.

4.5.1 Consideration of Environmental Impacts

New streets, water crossings and associated infrastructure will be located and constructed so as to minimize adverse impacts on environmentally sensitive areas and resources.

4.5.2 Arterial Roads

1. Purpose

The primary purpose of an arterial street is to provide safe and efficient traffic flow for vehicles travelling to and through the Planning Area. A secondary purpose is to distribute traffic within the Planning Area.

2. Description

Millertown Road (Route 370-11) is Millertown's only Arterial Street. It extends approximately 2.5 kilometres from the northern boundary of the planning area to its southern intersection with Beothuk Road.

3. Individual Accesses

Council will use its discretionary authority if necessary to prevent development of any driveway or other private access along Millertown Road where it deems that such access would adversely affect traffic safety and/or efficiency. Accesses onto Millertown Road also require approval of the Provincial Department of Transportation and Infrastructure.

4.5.3 Collector Streets

1. Purpose

The primary purpose of collector streets is to distribute traffic between major points and local streets within the Town.

2. Description

Beothuk Road and Lakeview Drive are the only streets that can be described as collector streets in Millertown. Both streets connect to each other and to Millertown Road.

4.5.4 Local Streets

1. Purpose

Local streets are intended to serve properties located on the street and generally are not used by traffic except to access these properties and adjoining local streets.

2. Description

Local streets include all streets other than Millertown Road, Beothuk Road, and Lakeview Drive.

4.5.5 Future Road Connections

Council will ensure that appropriate street reservations are reserved along Arterial, Collector, and Local streets to provide for future connections to backland areas with development potential.

4.5.6 Street Design and Construction

(1) The location, design, and construction of public streets will meet Council's minimum requirements for public safety, traffic efficiency, access to adjoining land, and construction quality.

(2) Except where it is not physically feasible, new streets shall be located such that there will be sufficient land to develop lots on both sides in accordance with the development standards of the zone.

(3) The layout of a new street will provide adequate reservations to accommodate road extensions and access to backland areas for future development. Council will ensure that appropriate street reservations are reserved along arterial, collector, and local streets to provide for future connections to backland areas with development potential.

(4) The costs of constructing and connecting new streets to the municipal street system will be the sole responsibility of the developer.

4.5.7 Trails

Trails and walkways designated by Council will be protected from developments and activities that might impede public passage, undermine the amenities or aesthetics of the trail environment, or interfere with any legal right of Council to develop or improve the trails for public access and recreation.

4.5.8 Provision for Disabled and Elderly Persons

Streets, public walkways, parking areas, and access points to public and commercial buildings will be designed to facilitate easy access and movement by disabled and elderly persons.

5.0 LAND USE DESIGNATIONS

In addition to general policies that apply throughout the Planning Area, The Town's growth and development will be managed by designating lands to broad land use categories. These designations are shown on Future Land Use Maps 1 and 2. Policies outlined in this section specify Council's intent related to land use and forms of development in each of the following land use designations.

Future Land Use Designations	Zones	
Conservation	Environmental Protection Protected Water Supply	EP PWS
Residential	Residential 1 Residential 2 Future Residential Area	RES1 RES2 FRA
Commercial-Industrial	Commercial-Industrial	CI
Open Space Recreation	Open Space Recreation	OSR
Heritage Area	Heritage Area	HA
Rural	Rural	RU

5.1 Conservation

5.1.1 General Intent

Land is designated Conservation to protect environmentally sensitive and important lands and natural resources including surface water resources, protected drinking water supply areas, wetlands, and sensitive riparian features.

5.1.2 Land Use Zones

The Development Regulations will establish two land use zones within the Conservation designation.

Conservation Designation - Land Use Zones		
Zone	**Intent**	**Application**
Environmental Protection (EP)	Protect watercourses, wetlands, important habitat, and sensitive lands.	Rivers, lakes, streams, wetlands, riparian features, and sensitive habitat.
Protected Water Supply (PWS)	Conserve and protect water supply areas.	Corresponds to the boundaries of the Provincially protected Water Pond Water Supply Area as well as the proposed Rainbow Pond future water supply area.

5.1.3 Environmental Protection (EP) Zone

1. Land Use

(1) Permitted Uses

Conservation and open space are permitted. Open space uses may include low impact uses such as walking trails, boardwalks, viewing platforms, picnic tables, and outdoor interpretation facilities.

(2) Discretionary Uses

At its discretion, Council may permit docks and slipways in Beothuk Lake shoreline areas subject to necessary Provincial and Federal approvals.

Transportation infrastructure and utilities may be permitted at Council's discretion only if alternative locations are not feasible and Council considers the proposed development to be in the public interest. It will be limited to essential infrastructure such as road crossings of streams, bridges, culverts, drainage ditches, electrical transmission lines, water supply infrastructure, and sewer infrastructure. Council may consult with the Department of Environment and Climate Change, Fisheries and Oceans Canada, and other relevant agencies before approving any such development.

At its discretion, Council may permit mineral exploration that is classed as a development (refer to definitions in Part 2) subject to the provisions of Section 4.2.8, necessary Provincial approvals, and other conditions deemed necessary by Council.

Other uses that may be permitted at Council's discretion include antennas and motorized trails.

(3) Prohibited Uses

Uses that are not listed as permitted or discretionary will not be permitted.

2. Excavation and Infilling of Land and Water

Excavation and infilling of land and water will not be permitted unless it is to redirect stormwater, is related to a permitted shoreline development, or is a work that has been approved by the Water Resources Management Division of the Department of Environment and Climate Change.

Council will not approve any infilling or dredging work within 15 metres of a body of water unless a permit from the Province has been issued under the *Water Resources Act 2002*. Also, any permitted infilling must comply with the Province's Policy for Infilling Bodies of Water.

5.1.4 Protected Water Supply (PWS) Zone

The intent of the Protected Water Supply zone is to protect Millertown's existing drinking water supply area as well as the proposed Rainbow Pond future water supply area. Its highest goal is to ensure land uses and development will not negatively affect surface water and recharge areas for these water supply sources.

1. Protected Water Supply Areas

(1) The Protected Water Supply zone includes the Provincially protected Water Pond supply areas and the proposed Rainbow Pond future water supply area.

(2) No development of any kind will be permitted in the Water Pond Protected Water Supply Area without the required permit(s) from the Water Resources Management Division of the Department of Environment and Climate Change.

(3) No development of any kind will be permitted in the Rainbow Pond future water supply area unless Council is satisfied the development will not have negative impacts on the quantity and quality of water in Rainbow Pond. Council will seek guidance from the Water Resources Management Division when considering any development proposal in the Rainbow Pond area.

(4) Council will monitor land uses and activities in both water supply areas to ensure they are carried out in a manner that will not harm water quantity and quality.

(5) Uses or activities that are found to be taking place in a manner deleterious to the water supply will be subject to an immediate stop-work order.

2. Land Use

(1) Permitted Uses

Conservation and open space uses will be permitted. Open space uses may include low impact uses such as walking trails, boardwalks, viewing platforms, picnic tables, and outdoor interpretation facilities.

(2) Discretionary Uses

Discretionary uses may include antennas, forestry, motorized trails, transportation, and utilities.

Council may permit a mineral exploration use that is classed as a development subject to the provisions of Section 4.2.8, necessary Provincial approvals, and other conditions deemed necessary by Council.

(3) Prohibited Uses

Uses that are not listed as permitted or discretionary will not be permitted.

5.2 Residential

5.2.1 General Intent

Land is designated Residential to preserve the amenity of existing residential areas and accommodate future housing needs. Existing residential development consists primarily of single detached dwellings.

The Residential designation will facilitate housing in a way that maintains a pleasant residential environment and accommodates a diversity of housing needs. By permitting a variety of housing forms, it is Council's objective to ensure housing remains affordable for all socio-economic groups. Residential development will be managed in a manner that preserves and protects sensitive environments, public open space, and scenic values.

The Residential designation may allow certain commercial, public, and recreational uses to the extent that they are compatible with the main residential purpose of the designation.

5.2.2 Land Use Zones

The Development Regulations shall establish three land use zones within the Residential designation – Residential-1, Residential-2, and Future Residential Area.

Residential Designation – Land Use Zones		
Zone	**Intent**	**Application**
Residential-1 (RES1)	Recognize Millertown's core serviced residential area. Allow for mixed housing types as well as compatible commercial and public uses.	Existing and proposed residential areas developed only with full municipal water and sewer. Allows some non-residential uses.
Residential-2 (RES2)	Recognize existing and potential outlying residential areas and allow for limited compatible commercial uses.	Existing and proposed residential areas developed with or without municipal water and sewer. Allows some non-residential uses.
Future Residential Area (FRA)	Envisioned for future residential development.	Reserved for future residential development. Does not allow any built-up development that might impede the potential for residential development.

5.2.3 Residential-1 (RES1) Zone

The Residential-1 zone applies to Millertown's core built-up area along Beothuk Road and Lakeview Drive as well as a proposed residential area immediately north of the core area. Development opportunities in this zone include minor extensions to existing streets and a new street that could be developed incrementally based on demand beginning near the Millertown Church and extending northward parallel to the Beothuk Lake shoreline

While single detached dwellings will remain the primary housing form in this zone, double and multi-unit dwellings and compatible commercial and public uses will be encouraged.

1. Land Use

(1) Permitted Uses

Permitted housing in the Residential-1 zone includes single dwellings, double dwellings, and subsidiary apartments.

Residential accessory buildings will be permitted subject to standards and conditions.

Other permitted uses include childcare, community gardens, conservation, home offices, open space, transportation, and utilities.

(2) Discretionary Uses

Apartment buildings, boarding houses, row dwellings, mini-homes, tiny homes, and residential care homes may be permitted subject to conditions.

A home occupation within a residential dwelling or a residential accessory building may be permitted subject to conditions.

Commercial accommodations, bed and breakfasts and visitor rental dwellings may be permitted subject to conditions.

Glamping facilities and individual tourist cottages may be permitted as accessory uses on residential lots.

Mineral exploration that is classed as a development may be permitted subject to the provisions of Section 4.2.8, necessary Provincial approvals, and other conditions deemed necessary by Council.

Other uses that may be permitted at Council's discretion include antennas, arts and craft studios, assembly uses, catering, clubs and lodges, crop agriculture, cultural and civic uses, drinking establishments, educational uses, emergency services, energy generation facilities, general services, indoor and outdoor markets, kennels, medical services, mobile vending facilities, offices, personal livestock uses, personal services, places of worship, recreational open space, recreational vehicles, shops, take-out food services, tourist cottage establishments, travel trailers, and veterinary services.

(3) Prohibited Uses
Uses that are not listed as permitted or discretionary will not be permitted.

5.2.4 Residential-2 (RES2) Zone

The Residential-2 zone takes in land fronting onto the east side of Millertown Road as well as the new summer cottage area south of the core area. Most properties in these areas do not have piped municipal services.

1. Land Use
(1) Permitted Uses
Permitted housing the Residential-2 zone includes single dwellings, double dwellings, mini-homes, and subsidiary apartments.

Residential accessory buildings will be permitted subject to standards and conditions.

Other permitted uses include childcare, community gardens, conservation, home offices, open space, transportation, and utilities.

(2) Discretionary Uses
Row dwellings, tiny homes, boarding houses, and residential care homes may be permitted subject to conditions.

A home occupation within a residential dwelling or a residential accessory building may be permitted subject to conditions.

Commercial accommodations, bed and breakfasts, and visitor rental dwellings, may be permitted subject to conditions.

Glamping facilities and individual tourist cottages may be permitted as accessory uses on residential lots.

Mineral exploration that is classed as a development may be permitted subject to the provisions of Section 4.2.8, necessary Provincial approvals, and other conditions deemed necessary by Council.

Other uses that may be permitted at Council's discretion include antennas, arts and craft studios, assembly uses, campgrounds, crop agriculture, emergency services, energy generation facilities, indoor and outdoor markets, kennels, mobile vending facilities, motorized trails, personal livestock uses, recreational open space, recreational vehicles, shops, tourist cottage establishments, travel trailers, and veterinary services.

(3) Prohibited Uses
Uses that are not listed as permitted or discretionary will not be permitted.

5.2.5 Future Residential Area (FRA) Zone

Land is designated Future Residential Area to reserve it for future residential development and prevent alternative developments that would impede the area's potential for residential development. While permanent buildings and structures will be prohibited, non-permanent uses such as forestry and crop production may be permitted.

1. Land Use
(1) Permitted Uses
Permitted uses within this designation include conservation and open space.

(2) Discretionary Uses
Uses that may be permitted at Council's discretion include crop agriculture, mineral exploration, motorized trails, and utilities.

(3) Prohibited Uses
Uses that are not listed as permitted or discretionary will not be permitted.

No permanent building or structure will be permitted regardless of whether it is accessory to a main use.

5.3 Commercial-Industrial

5.3.1 General Intent

The Commercial-Industrial zone takes in three locations. The first area fronts onto the east side of Millertown Road for approximately 2 kilometres from the northern boundary of the planning area to the Millertown Variety Store. The second area fronts onto the east side of Millertown Road for approximately 1.5 kilometres from the south end of the townsite toward the Millertown dam. The third area contains the existing wood products plant at the southern end of the townsite.

The intent of the CI zone is to protect the amenity of existing uses and allow for more land-extensive commercial and industrial development that cannot be accommodated or might not be compatible closer to existing built-up areas of the town.

5.3.2 Stormwater Controls (Refer also to Section 4.3.6)

The Commercial-Industrial designation includes significant undeveloped areas on the east side of Millertown Road and Dam Road. On Millertown Road much of the designation lies upslope of the main townsite, and on Dam Road it lies upslope from the new residential area south of the townsite. The topography is such that new development will increase runoff into these areas. This could include the overcharging of streams that flow across residential properties.

In accordance with **Municipal Plan Policy 4.3.6**, when considering development applications in these areas, Council will pay particular attention to the potential for damaging stormwater impacts on lower elevations. If deemed necessary, it may require proponents to engage engineering or other appropriate professional advice to assess potential drainage impacts and recommend measures to prevent or mitigate stormwater impacts on existing and future development areas. If it deems that stormwater impacts cannot be satisfactorily prevented or mitigated, Council may use its discretionary authority to refuse the development.

5.3.3 Land Use Zone

The Development Regulations will establish one land use zone within the Commercia-Industrial designation – also referred to as Commercia-Industrial.

Zone	Intent	Application
Commercial-Industrial (CI)	Provide for commercial and industrial development separate from other land use classes.	Existing industrial area south of the townsite. Mostly undeveloped lands on the east side of Millertown Road.

5.3.4 Commercial-Industrial (CI) Zone

1. Land Use

(1) Permitted Uses

Permitted uses will include assembly uses, catering, community gardens, contractor yards, crop agriculture, cultural and civic, educational, emergency services, energy generation facilities, garden centres, general garages, general services, indoor markets, light industries, lumber yards, mobile vending facilities, offices, outdoor markets, personal and professional services, recreational open space, recycling facilities, service stations, shops, storage facilities, take-out food services, transportation, utilities, and veterinary services

Conservation and open space are compatible uses that will be permitted.

(2) Discretionary Uses

Development that may be permitted at Council's discretion include antennas, autobody shops, campgrounds, clubs and lodges, commercial accommodations, construction yards, drinking establishments, general industries, kennels, livestock agriculture, salvage yards, tourist cottage establishments, and vehicle sales and rentals.

Council may permit mineral exploration subject to the provisions of Section 4.2.8, necessary Provincial approvals, and other conditions deemed necessary by Council.

5.4 Open Space Recreation

5.4.1 General Intent

The Open Space Recreation designation refers to lands set aside for parks, open space, cultural and civic uses, recreational open space, trails, cemeteries, and public assembly facilities.

5.4.2 Land Use Zone

The Development Regulations shall establish one land use zone within the Open Space Recreation designation, also referred to as Open Space Recreation.

Open Space Recreation (OSR)	Provide lands for parks, open space, outdoor recreation facilities, trails, cemeteries, and community events and activities.	Existing and future open space, recreational areas, and trails.

5.4.3 Open Space Recreation (OSR) Zone

1. Land Use

(1) Permitted Uses

Permitted uses in the Open Space Recreation zone include community gardens, conservation, open space, and recreational open space.

(2) Discretionary Uses

Uses that may be permitted at Council's discretion include antennas, cemeteries, energy generation facilities, motorized trails, outdoor assembly, cemeteries, transportation, and utilities.

At its discretion, Council may permit catering, mobile vending facilities, and take-out food services provided they are temporary and accessory to a main use such as an assembly event or recreational open space use.

At Council's discretion, an outdoor market may be permitted on a temporary basis, for example, as part of a community event.

(3) Prohibited Uses

Uses that are not listed as permitted or discretionary will not be permitted.

5.4 Heritage Area

5.4.1 General Intent

The Heritage Area designation refers to lands set aside for the protection and interpretation of Indigenous history and pre-history. Accessory land uses may include parks, open space, cultural facilities, campgrounds, and walking trails.

5.4.2 Land Use Zone

The Development Regulations establish one zone within the Heritage Area designation, also referred as the Heritage Area zone.

Zone	Intent	Application
Heritage Area (HA)	Protect heritage resources and develop appropriate interpretive facilities and programs related to Indigenous history and pre-history. Protect scenic viewsheds and accommodate accessory uses that are complementary to and compatible with heritage values.	Land use and development decisions by Council will ensure the area's heritage values are protected, enhanced, and not undermined.

5.4.3 Heritage Area (HA) Zone

1. Land Use
(1) Permitted Uses
Permitted uses in the Heritage Area zone include conservation and open space.

(2) Discretionary Uses
At its discretion, Council may permit cultural and civic uses related primarily to commemoration of the Beothuk and Indigenous history and pre-history of this area.

At Council's discretion, a campground may be permitted subject to conditions to protect and maintain the area's heritage values.

Arts and crafts studios, assembly uses, catering, energy generation facilities, general assembly, indoor and outdoor markets, mobile vending facilities, outdoor assembly, shops, and take-out food services may be permitted at Council's discretion provided they are accessory to an existing main use.

Transportation and utility uses may be permitted subject to conditions.

(3) Prohibited Uses
Uses that are not listed as permitted or discretionary will not be permitted.

5.5 Rural

5.5.1 General Intent

Areas are designated Rural to recognize their potential for natural resource utilization, agriculture, outdoor recreation, and certain industrial activities that may not be suitable in or near the town's built-up areas. Certain areas of the Rural designation are also recognized for their potential to accommodate rural and recreational homes.

5.5.2 Land Use Zone

The Development Regulations shall establish one land use zone in the Rural designation, also referred to as Rural.

Rural Designation - Land Use Zone		
Zone	**Intent**	**Application**
Rural	Recognize lands presently used for or with potential for forestry, mineral working, outdoor recreation, and natural resource development.	Undeveloped lands lying outside built-up and protected areas.

5.5.3 Rural Zone

The Rural zone recognizes land used presently or with the potential for forestry, mineral working, agriculture, mining, and other natural resource developments.

1. Land Use

(1) Permitted Uses

Permitted uses in the Rural zone include antennas, community gardens, conservation, crop agriculture, energy generation facilities, forestry, mineral exploration, open space, transportation, and utilities.

(2) Discretionary Uses

Uses that may be permitted at Council's discretion include campgrounds, cemeteries, construction yards, domestic sawmills, livestock agriculture, mineral working, mining, motorized trails, and recreational open space.

At its discretion, Council may permit a single dwelling that is accessory to a commercial agricultural use.

A general or light industrial use may be permitted at Council's discretion provided that the use is accessory to a commercial agriculture, forestry, or mineral working use, or is unsuitable for development within built-up areas of Millertown.

A salvage yard may be permitted at Council's discretion subject to conditions.

An outdoor market or shop may be permitted at Council's discretion provided that the use is accessory to a commercial agriculture, campground, or recreational open space use.

2. Cemetery

An application to develop or expand a cemetery must be accompanied by a site design plan for Council's consideration.

3. Environmentally Sensitive and Scenic Areas

Council may restrict or set conditions on land uses and resource extraction activities in locations where it deems that the use may adversely affect steep slopes, geologically unstable areas, wetlands, watercourses, scenic viewsheds, and other sensitive areas. In such areas, protection and conservation will take priority over development.

4. Forestry

(1) Commercial forest harvesting, and resource road development will be permitted only in accordance with the forest management plans of the Department of Fisheries, Forestry and Agriculture.

(2) Domestic wood cutting will be permitted only in areas designated for this purpose under a forest management plan of the Department of Fisheries, Forestry and Agriculture.

6.0 IMPLEMENTATION

The Millertown Municipal Plan will be implemented over the next 10 years through decisions of Council. Of particular importance to Council are the following:

- Effective administration of the Municipal Plan
- Public participation
- Development Regulations
- The basis of development control, and
- The procedure for considering amendments to the Municipal Plan.

6.1 Administration of the Plan

The Millertown Municipal Plan is comprised of goals and objectives (Section 3 of this document), community-wide land use policies (Section 4), designation-specific land use policies (Section 5), and a program of implementation (Section 6). The Background Report (Section 2) provides information but does not form part of the legally binding Millertown Municipal Plan. All development applications will be evaluated as to their conformity to the policies in the Municipal Plan.

6.1.1 Map Interpretation

(1) For the purpose of administering the Municipal Plan, **Future Land Use Maps 1, 2,** and **3** shall be read only in conjunction with the goals, objectives, and land use policies of the Plan.

(2) The boundaries of the land use designations shown on the **Future Land Use Maps** are general only and, except where they coincide with roads, shorelines, or other prominent physical features, are not intended to define exact limits. No amendment to the Millertown Municipal Plan shall be required to allow minor adjustments of the land use boundaries. Other than such minor boundary adjustments, no development shall be permitted that does not conform to the Plan.

6.1.2 Development Applications

(1) A person wishing to develop land for any purpose within the Millertown Municipal Planning Area must apply to Council for permission through the established procedure. Council shall require that all development applications conform fully to the Millertown Municipal Plan before proceeding. Council may refuse or approve the application and may set conditions on approval. The decision of Council may be appealed to the appropriate appeal board by the applicant or a third party.

(2) Once conformity to the Municipal Plan has been established, Council shall ensure that each development proposal is given an evaluation.

(3) If Council suspects that a Provincial or Federal policy or statute may come into effect, it will refer the development proposal to the relevant government department or agency for approval or comments.

(4) Council's final decision on an application will be based on the desire to guide the development of Millertown in the best long-term interest of residents and landowners.

(5) Provisions regarding appeals of Council decisions on development applications will be contained in the Development Regulations.

6.1.3 Subdivision Proposals and Agreements

(1) All persons wishing to subdivide or develop land for any purpose within the Planning Area shall apply to Council for permission on the prescribed application form and shall submit a detailed drawing of the proposal indicating the location and dimensions of the land and the development.

(2) Council will review the application based on the Development Regulations and consideration of the following:
   (a) Physical conditions and features of the site and opportunities for and constraints on development.
   (b) How the proposed subdivision will connect to existing roads, how it will affect existing developments, and whether it will provide future access to undeveloped lands in the area.
   (c) Compatibility with surrounding land uses, both existing and future.
   (d) Proposed municipal services and the long-term public costs of providing and maintaining these services.
   (e) How stormwater drainage will be managed to minimize increased run-off onto adjacent lands.
   (f) How the development may affect important and sensitive environmental resources.

(3) Based on its review, Council may approve the application, approve it with conditions, or refuse it.

(4) Before approving a development, Council may require the developer to enter into a development agreement, which will establish the conditions under which development will proceed and shall be binding on both parties. Any conditions governing the development will be enforced by attaching them to the development permit.

6.2 Public Participation

The Municipal Plan is an expression of the goals and aspirations of the citizens of Millertown, therefore, periodic reviews of the Plan provide an opportunity for public participation and input and can be an invaluable tool for the successful implementation of planning.

Council will take advantage of opportunities to involve the public in decision-making processes with respect to future planning and development of the community.

6.3 Development Regulations

Pursuant to Section 35 of the *Urban and Rural Planning Act 2000*, Council has adopted the Millertown Development Regulations (referred to as the Development Regulations) to implement the goals, objectives, and land use policies of the Municipal Plan. The Development Regulations control the subdivision and development of all land within the Millertown Planning Area.

6.3.1 Council Responsibility

In accordance with Section 35 of the *Urban and Rural Planning Act 2000*, the Development Regulations have been established to ensure that land is controlled and used only in accordance with the Millertown Municipal Plan.

6.3.2 Content

The Development Regulations:

(a) divide the Planning Area into land use zones
(b) indicate permitted and discretionary land uses in each land use zone,
(c) set out municipal-wide and zone-specific requirements and standards for the subdivision and development of land,
(d) set out the administrative procedures for dealing with development permit applications and the issuing of development and building permits,
(e) set out the regulations respecting the non-conforming development and use of land,
(f) set the minimum notice periods for Council decisions respecting discretionary land uses, non-conforming land uses, and variances,
(g) set out the regulations and procedures respecting appeals of Council decisions, and
(h) set out the regulations respecting the enforcement of permit requirements.

6.4 Development Control

6.4.1 Municipal Plan is Binding

The Millertown Municipal Plan is a legal document that is binding upon all persons and organizations including Council.

6.4.2 Council Responsibility

Council shall exercise appropriate control over development in the Millertown Planning Area in accordance with the Municipal Plan and the Development Regulations.

6.4.3 Right to Appeal

An applicant who receives a refusal decision from Council on a development application may appeal that decision to the Appeal Board in accordance with the Millertown Development Regulations. As well a third party who feels aggrieved by a decision by Council may appeal that decision to the Appeal Board.

6.4.4 Provincial and Federal Referrals

If Council deems that a proposed development may be affected by the policies or regulations of a Provincial or Federal department, the application will be referred to the concerned department for comments before a permit is issued.

6.5 Amending the Municipal Plan and Development Regulations

This Municipal Plan was prepared based on existing and expected future conditions. It is Council's intention not to amend the Plan for a five-year period after its adoption, after which another Plan Review will be undertaken. Nevertheless, if circumstances change in unforeseen ways during the planning period, Council may consider possible amendments to the Plan.

6.5.1 Municipal Plan Amendment

If Council decides to adopt an amendment to the Municipal Plan, in accordance with Section 25 of the *Urban and Rural Planning Act 2000*, the amendment procedure will be the same as for the adoption of the Municipal Plan as a whole. This procedure is outlined in Sections 14 to 24 of the *Act*.

6.5.2 Stand-Alone Amendment to the Development Regulations

(1) If Council decides to adopt an amendment to the Development Regulations that does not also require a change to the Municipal Plan, the amendment procedure will be in accordance with Section 35 (5) of the *Act*.

(2) Council shall give notice of the proposed change in a newspaper circulated in the area and shall receive representations with respect to those changes before forwarding the adopted amendment to the Department of Municipal and Provincial Affairs and for registration under Section 24 of the *Act*.