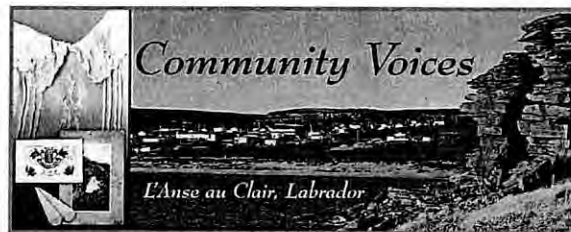


Municipal Plan 2019 - 2029



prepared for:
Town Council of L'Anse au Clair

prepared by:



May, 2019
Final edit, 17 September, 2021

Council Resolution to Adopt

L'Anse au Clair Municipal Plan 2019-2029

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the Council of L'Anse au Clair hereby adopts the L'Anse au Clair Municipal Plan 2019 – 2029.

Adopted by the Town Council of L'Anse au Clair on the 23rd day of November, 2020.

Signed and sealed this 18th day of October, 2021

Mayor: *Mark Chubb*

Clerk: *St. L.*



Canadian Institute of Planners Certification

I hereby certify that this document has been prepared under the provisions of the Urban and Rural Planning Act 2000

Dennis Knight

Dennis Knight, MCIP

Dated: 26 of November, 2021



Municipal Plan/Amendment
REGISTERED
Number 2700-2022-000
Date 13 APRIL 2022
Signature [Signature]

COUNCIL RESOLUTION TO APPROVE

L'Anse au Clair Municipal Plan 2019 - 2029

Under the authority of sections 16, 17 and 18 of the Urban and Rural Planning Act 2000, the Town Council of L'Anse au Clair:

- a) adopted the L'Anse au Clair Municipal Plan on the 23rd day of November, 2020.
- b) As there is no newspaper published in the area, gave notice of the adoption of said document by:
 - Posting the notice on the Town's Facebook page on April 26, 2021;
 - Posting the notice on the Town's website on April 26, 2021;
 - Placing posters in prominent locations including the town hall, etc.; and
 - Sending notices to the mailboxes of all residents on April 26, 2021
- c) Set the 12th day of May at 7:30 p.m. at the AMG Community Centre for the holding of a physical public hearing to consider objections and submissions.

Now under section 23 of the Urban and Rural Planning Act 2000, the Town Council of L'Anse au Clair approves the L'Anse au Clair Municipal Plan 2019 - 2029 as adopted on the above date and amended following the Public Hearing of May 12, 2021 and the Commissioner's Report, dated May 31st, 2021

Signed and sealed this 18th day of October, 2021

Mayor: [Signature]

Clerk: [Signature]

(Council Seal)



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1. Introduction

1.1 Purpose of the Municipal Plan

The L'Anse au Clair Municipal Plan is Council's comprehensive policy document for the management of growth and land use within the Municipal Planning Area over the 2019-2029 Planning Period. It was prepared under the authority of the *Urban and Rural Planning Act 2000* and repeals and replaces the 1995 L'Anse au Clair Municipal Plan.

1.2 Interpretation

In this Plan:

- **Council** means the Council of the Town of L'Anse au Clair.
- **Development Regulations** means the L'Anse au Clair Development Regulations 2019-2029.
- **Municipal Planning Area** or **Planning Area** means the L'Anse au Clair Municipal Planning Area, as outlined on Map 1: Future Land Use, included in this document.
- **Planning Period** means the period 2019 – 2029. The Plan will remain in effect until replaced by a new/revised Plan.
- **Town** means the Town of L'Anse au Clair.



1.3 Structure of this Document

The document is organized as follows:

1. **Introduction** of the Plan and its purpose.
2. **The Plan** is presented in the following sections:
 - **Objectives**, outlining the overall priorities of Council for the Planning Period in fulfilling its mandate of managing growth, the use of land and the delivery of services.
 - **Land Use Policies**, which divide the Planning Area into land use designations (as opposed to zones, which are addressed in the Development Regulations).
 - **Plan Implementation**, which addresses how Council will work to implement the objectives and policies outlined in the Plan over the 10 Year Planning Period.
 - **Accompanying Future Land Use Maps.**



2. The Plan

The Plan is divided into three parts:

Objectives,
Land Use Policies, and
Plan Implementation

2.1 Objectives

It is the overriding aim of Council to support the continued development of L'Anse au Clair, deliver services efficiently and practise comprehensive land use management within the Municipal Planning Area during the 2019-2029 Planning Period.

The Town's objectives to be pursued during the Planning Period are outlined below under the following five headings:

- Economic Growth,
- Land Use Management,
- Health and Wellness,
- Planning for Climate Change and Preserving the Natural Environment, and
- Municipal Administration and Finance.



A. Economic Growth

Strengthening the local economy will continue to be a first order priority for the Town throughout the Planning Period. The fishery has traditionally been the primary industry in the region, led by the Labrador Fishermens' Union Shrimp Company headquartered in L'Anse au Loup. L'Anse au Clair is a Gateway community into Labrador and the Trans Labrador Highway (as well as to the Quebec Lower North Shore, which extends from Blanc Sablon through a series of communities 65 kilometres to Vieux-Fort).

With this strategic location, there is significant potential for further development of L'Anse au Clair and the Labrador Straits as a tourism destination, in collaboration with the Lower North Shore of Quebec. This can provide additional small business opportunities in, for example, arts and crafts, tour packaging and food/ accommodations. Possibilities in other sectors include information technology-enabled small business.

Objectives for 2019-2029:

- 1) To promote further development of young entrepreneurs in L'Anse au Clair by encouraging initiatives such as awareness-raising through school programming and events and mentoring by business owners.
- 2) To support the development of viable, long term business and employment opportunities in the local and regional economy, including the fishery, tourism and public service. This will include making every effort to match new development opportunities with the required land and municipal services.
- 3) To support the further development of facilities and attractions that will grow the tourism industry in L'Anse au Clair such as the designation of historic sites and buildings and community beautification programs, in collaboration with Destination Labrador.
- 4) Further to the Province's immigration strategy¹, to work with organizations and businesses to prepare a plan of action to attract and integrate immigrants into L'Anse au Clair.
- 5) To accommodate small business wherever possible, including home occupations that are compatible with adjoining residential uses.
- 6) To collaborate with the Government of Newfoundland and Labrador in ensuring that highway entrance signage on Route 510 (Trans Labrador Highway) present a high-level introduction to the Town and to Labrador.
- 7) To work with neighbouring towns towards enhancement of communications infrastructure within the region, including broadband internet services.

¹ *The Way Forward on Immigration in Newfoundland and Labrador.*



B. Land Use Management

L'Anse au Clair has a compact community form with available land for limited infilling as well as expansion, to the north. Commercial/industrial uses can be accommodated in the Dam Road/Main Road (Route 510) area.

Objectives for 2019-2029, cont'd:

- 8) To plan for a 5% increase overall in the current population by 2029 (increasing to approximately 226 in 2029).
- 9) To encourage infilling where possible within the built-up community, given the high cost of extending services.
- 10) To continue to ensure that L'Anse au Clair expands in a way that ensures the most economical use of land and municipal services. Land areas are identified for future expansion along the Main Road to the north (Mixed Use) and on Dam Road (Industrial/Commercial and Residential).
- 11) To encourage more land-intensive uses (such as warehousing and equipment storage) to locate in areas not serviced by municipal water and sewerage.
- 12) To require that new buildings meet the standards of the National Building Code, including the updated energy efficiency standards (Section 9.36 of the Code).
- 13) To pursue the sound management of all Crown Land within the Planning Area, in collaboration with Crown Lands Division, Department of Fisheries, Forestry and Agriculture and the Department of Municipal and Provincial Affairs.

Housing

- 14) To plan for a minimum of 20 new dwelling units by 2029².
- 15) To establish residential lot sizes that make maximum use of available land, meet the minimum safety and servicing requirements of Council, and the lifestyle requirements of residents.
- 16) To investigate innovative housing designs that increase the economical use of land and municipal services and serve the needs and interests of the population, i.e. singles, families and seniors.

² Assuming 2.9 persons/household, i.e., the Canadian average in 2016.



C. Health & Wellness

The promotion of health and wellness is a priority for the community, which includes making it possible for all residents to participate in community life and the use of municipal services. Community health and wellness is also served when affordable housing is available to a range of income levels.³

The Department of Children, Seniors and Social Development administers the Community Healthy Living Fund. It is a program that supports "The Way Forward: A Vision for Sustainability and Growth in Newfoundland and Labrador" and provides a funding opportunity to communities and organizations for projects, programs and initiatives that demonstrate direct, measurable results towards the targets outlined in "The Way Forward", specifically: increased physical activity and the rate of vegetable and fruit consumption. See https://www.cssd.gov.nl.ca/grants/pdf/2018-19_CHL_Fund_Guidelines.pdf. A few words about each of these.

Physical Activity: Projects and programs that provide opportunities for exercise and socializing for all ages, with facilities such as parks/playgrounds, indoor recreation space and walking trails.

Vegetable & Fruit Consumption: Another essential part of healthy living is healthy eating. There is a current movement in the province to increase local food production and thereby our level of food sustainability. At the community level, this translates into initiatives such as community gardens, backyard gardening and greenhousing.

Finally, the preservation (and celebration) of a Town's heritage, both cultural and natural, is invaluable in building identity and sense of place.

Objectives for 2019-2029, cont'd:

- 17) To encourage local food production through means such as community and private gardens, greenhouses and hydroponic growing.
- 18) To support the sports, recreation and health needs of all age groups within the community.

Heritage Preservation

- 19) To support heritage preservation projects such as development of hiking trails, the erection of storyboards interpreting local heritage and the collection and recording of stories about L'Anse au Clair.
- 20) To encourage the designation of all archaeological sites and sites of historic significance in all land use designations identified in this plan.

³ CMHC defines affordable housing as housing that meets the needs of a variety of households in the low to moderate income range. Typically it is housing that costs below 30% of before-tax income (including mortgage/rent payments, taxes and utilities).



- 21) To ensure that the natural heritage of the Town is preserved, including its scenic beauty and the environmental quality of landscapes within the Planning Area.

D. Planning for Climate Change and Preserving the Natural Environment

Climate change and the need to protect the natural environment are realities that will influence a wide range of decisions on land use management and infrastructure during the Planning Period. The Newfoundland and Labrador Office of Climate Change and Energy Efficiency has developed a number of conclusions and recommendations on the consequences of climate change, including:

- A rise in sea level of 80 cm – 1 metre is projected over the next century,
- An 18 – 20% growth in annual precipitation and increases in extreme weather events by mid-century, and
- Ongoing climate warming (especially winter).⁴

These and related changes are projected to cause increased flooding, coastal erosion and landslides/rockfalls. Lands that will become more vulnerable to change will include:

- Coastal lands (particularly those below the present 2 metre contour),
- Cliff edges (an average annual recession rate of 15 cm is expected for the province),
- Riparian land along river banks and particularly land near the mouths of rivers such as Eastern and Western Brooks, and
- Steep lands, particularly those with unstable soil and at the base of steep slopes.

Waterways and wetlands will play important roles by helping to retain and control the runoff of stormwater.

Objectives for 2019-2029, cont'd:

- 22) To incorporate the projected impacts of Climate Change, e.g., increased sea levels and flooding potential, into the Town's land use management decisions, in keeping with Federal and Provincial climate change plans⁵
- 23) To conserve the integrity of the land, shoreline and marine environments within the planning area, and particularly lands that are environmentally sensitive (e.g., river banks, shorelines), unsuitable for development (e.g., at risk of flooding,

⁴ A recent report by Environment and Climate Change Canada, *Canada in a Changing Climate*, concluded that Canada is warming at twice the global rate.

⁵ Including the national Framework on Clean Growth and Climate Change and the NL Climate Change Action Plan.



coastal erosion or landslides), or that are valuable for stormwater management (e.g., wetlands), keeping in mind the impacts of climate change.

- 24) To meet Fisheries Act Regulations for treatment of the Town's wastewater.
- 25) To oversee management of the natural resources of the community, including the requirement that undertakings having significant environmental effect be registered under the *Environmental Protection Act*.
- 26) To ensure that any contamination of sites by oil and other substances is remediated on an urgent basis.

E. Municipal Administration and Finance

Council will continue to provide sound governance during the Planning Period in the best long-term interests of the municipality, promoting development and delivering the most efficient and effective services to the public within its means.

Objectives for 2019-2029, cont'd:

- 27) To administer the Municipality of L'Anse au Clair within the framework laid out in the *Municipalities Act, 2000*, including Part III, *Administration and Staff*.
- 28) To pursue training and upgrading opportunities for municipal staff and ensure that municipal employees are serving the town with maximum productivity. This will take different forms, including:
 - Video-conferencing through the facilities of Smart Labrador, and
 - Individual training requests to the Department of Municipal and Provincial Affairs.
- 29) To manage the Town's finances with the objective that total annual debt charges not exceed 25% of total revenues.

Municipal Services

- 30) To prepare and implement a Capital Works Plan annually through the Planning Period, in conformity with this Plan.
- 31) To deliver municipal services to residents to the highest quality of possible, given available resources.
- 32) To provide piped services that adhere with the Limit of Services Agreement with the Department of Municipal and Provincial Affairs and any amendments that may be approved subsequent to this Plan coming into effect.



- 33) To continue to provide and upgrade drainage ditches for flood prevention and erosion control.
- 34) To preserve the environmental quality of the L'Anse au Clair Water Supply Area and to apply for its protection under provincial legislation administered by the Water Resources Management Division, Department of Environment and Climate Change.
- 35) To participate in the effort to establish a regional waste disposal facility for the Labrador Straits/Eastern Labrador Region.

Cannabis

- 36) To respond to any enquires made to the Town concerning the growing or retailing of Cannabis. In particular, the following is noted:
 - a. Household growing (up to 4 plants) of non-medical Cannabis may be permitted for personal recreational purposes under the *Cannabis Act*, administered by Health Canada (no permit required from the Town). Plants must be grown from licensed seeds supplied by the NL Liquor Corporation. Growing Cannabis for personal medical purposes may be permitted, subject to licensing by Health Canada. The number of plants permitted, etc will be specified on the license.
 - b. These activities do not constitute development and do not require municipal approval, unless an accessory building is required.
 - c. Commercial growing of Cannabis requires a license under the *Cannabis Act* and authorization from the NL Liquor Corporation. A proposed operation will be subject to a provincial environmental assessment, with the Town providing input. Any production facility would need to be located on land designated Industrial in this Plan.
 - d. Retailing of Cannabis products is administered by the NL Liquor Corporation under Provincial Bill 20 (see www.cannabiscompliance.com). A retail establishment would need to be located on property designated for commercial purposes in this Plan.



2.2 Land Use Policies

Land Use Designations have been developed to express the objectives and land use policies of Council for the 2019 – 2029 Planning Period. They are:

Mixed,
Residential,
Public,
Conservation,
Industrial/Commercial,
Municipal Watershed, and
Rural.

The policies that follow, including General Policies and Future Land Use Maps 1 and 2 constitute the land use policy component of this Plan.

Mixed

i) General Intent

The intent of this designation is to continue the traditional mix of residential, public and commercial uses that have always co-existed in L'Anse au Clair, primarily along the Main Road (Route 510). In addition to Route 510, the designation is applied to two other sites; one on Oceanview and the other fronting on Lodge and Western Brook Roads.

ii) Uses

Uses that shall be permitted in this designation include single and double dwelling residential, bed and breakfast, conservation and recreational open space.

A wide range of uses may be permitted at the discretion of Council. They include commercial uses (personal service, general service, catering, service station, light industry, convenience store, shop, take-out food service, commercial residential, office, home business, indoor and outdoor market, boarding house residential, club and lodge, apartment building, medical and professional, amusement and theatre).

Other discretionary uses are mobile home, police station, child care, place of worship, funeral home, cultural & civic, general assembly, indoor assembly, antenna, communications and agriculture uses.

These uses may be permitted, provided Council is satisfied that any concerns re heritage preservation, public safety, amenity and the natural environment are met.



iii) Commercial

Commercial and small-scale industrial uses in, for example, tourism and retail, engine repair and manufacturing may be permitted, providing they allow for proper traffic access and parking and are not a hazard or nuisance to adjoining uses.

iv) Public Service

Uses such as recreation, education, religious, health and other services designed for the public good may be permitted in Mixed Use areas, provided they meet the standards of Council for building, parking and the extension of services.

v) Heritage Preservation

Council will assign high priority to the preservation of structures and sites within Mixed Use areas that demonstrate and represent the cultural and natural heritage of L'Anse au Clair and its people, including aboriginal sites. To this end, development proposals will be circulated to the Provincial Archaeology Office for comment.

vi) Environmental Quality

It is the policy of Council to see that all environmental regulations are employed to ensure a clean environment is maintained throughout the community. Maintaining attractive properties throughout the Town, including those fronting onto Main Road, will be a priority.

Measures of environmental improvement will include the upgrading of small open spaces, planting and signage. Council will apply such measures to its buildings and will expect other property owners to do the same.

vii) Buffering

Council may require buffering or screening between land uses where the enjoyment of property is an issue.

Residential

i) General Intent

The intent of this designation is to continue primarily residential uses in established areas and to encourage new development where infilling or rounding out of development is possible. New development shall be supplied with municipal water and sewage services.

ii) Uses

Uses that shall be permitted in this designation include single dwelling and double dwelling residential, recreational open space and conservation uses.



Uses that may be permitted at the discretion of Council include antenna, apartment building (including family & group home), mobile home, subsidiary apartment, child care, home business, personal service, bed and breakfast, boarding house residential, medical treatment & special care (home for the aged) and convenience stores. Other uses traditional to the community such as the storage of gear and equipment related to recreation and traditional subsistence activities, may be considered, provided they do not detract from the residential character of the area or result in any environmental or safety hazards.

iii) Road Standards

Where proposed development requires construction of a new road or road extension, Council shall ensure that it will be developed to an acceptable standard prior to issuing permits for development.

iv) Dam Road Expansion Area - General Intent

The Residential designation recognizes land abutting Dam Road as by far the best option for residential expansion available to the Town (e.g., slope and drainage conditions and the water main from the Park Lake water supply running through the property). New development must be supplied with municipal water and sewage services and this land is outside the Limit of Service agreement reached with the Provincial Government in 2001. The agreement will therefore need to be re-negotiated before the Town is eligible for provincial funding support of water and/or sewer projects for the area. It is Council's intention to pursue this re-negotiation within a year of this Plan being approved.

v) Development Standards

In addition to the Limit of Service issue, prior to approving development, Council will be satisfied that the Dam Road expansion area is properly designed before any development is considered, piecemeal. This will include having a layout for the area completed to Council's satisfaction and ensuring that proposed water and sewer services are checked by a qualified Engineer and constructed to Council's standards. The Basque Snowmobile Trail also runs through the area, which will need to be accommodated in the layout.

The design will also need to provide for a secondary road access to the Main Road (the provincial guideline, in the interest of resident safety and security, is that cul-de-sacs not exceed 300 metres unless secondary access is provided for).

Public

i) General Intent

Lands are designated Public to permit institutional-type uses that will serve the public of L'Anse au Clair, beginning with the new Council building.



ii) Uses

Permitted uses shall include cultural and civic uses, indoor and outdoor assembly, general assembly, recreational open space, office, place of worship and conservation uses.

Child care, antenna and facilities of community service organizations may also be permitted on a discretionary basis. This could also include an affordable housing project for senior citizens, run by a not-for-profit organization.

Public uses are also permitted in the Mixed Use and Residential designations. In addition, Jersey Trail, Labrador Pioneer Footpath and the Basque Snowmobile Trail are examples of facilities within the Planning Area available for use by the L'Anse au Clair public.

Conservation

i) General Intent

The intent of this designation is to preserve lands that are environmentally sensitive (susceptible to flooding, erosion, valuable wetlands, etc). It includes land along the banks of Western Brook and the shoreline of L'Anse au Clair Cove. These areas are also to be preserved for public access and enjoyment. An additional intent is to preserve any archaeological resources discovered on the land. In this event, the Provincial Archaeology Office is to be notified. These priorities are also emphasized in the Rural designation.

ii) Uses

The uses permitted in this designation will focus on the conservation of natural resources.

Uses that may be permitted include agriculture and antenna. Hiking trails such as the Jersey Trail, may be permitted if it doesn't compromise the preservation of natural heritage.

Industrial/Commercial

i) General Intent

Land on Dam Road is designated Industrial/Commercial to accommodate new industrial development and commercial uses not requiring frontage on Main Road. For the land designated Industrial/Commercial on the waterfront, the intent is to continue to accommodate uses associated with marine transportation and fishing.

Uses on Dam Road will be limited to those not requiring municipal water supply and sewage disposal services, until such services are available.



ii) Uses

Uses to be permitted on Dam Road shall include indoor assembly, general commercial (e.g., outdoor market), light industry, antenna and conservation.

Uses that may be permitted on Dam Road at the discretion of Council include general industry, agriculture, outdoor assembly and recreational open space. Mineral Working (quarry) uses may be permitted, subject to regulations and review under the *Quarry Materials Act* and/or the *Mineral Act*. This will include a requirement for rehabilitation of quarry sites under the *Quarry Materials Act*.

On the waterfront, permitted uses shall include general industry (e.g., seafood processing, marine repair and supply), transportation and antenna.

Uses that may be permitted at the discretion of Council include catering, recreational open space and utilities.

The bulk storage of hazardous substances shall be excluded from the Industrial/Commercial designation.

iii) Buffering

Unightly operations must be screened from public view.

Municipal Watershed

i) General Intent

The intent of this designation is to prevent any development or extraction activity that would affect the quality of the municipal water supply. It is vital that residents have an adequate supply of quality, potable water.

ii) Uses

No development shall be permitted except those aimed at environmental conservation. Passive recreation (such as hiking and canoeing) may be permitted. Antenna and utility uses may be permitted, subject to criteria (e.g., that they don't cause pollution, erosion or other major alteration).

iii) Protection Measures

All development proposals shall be required to show plans for grading, ditching and landscaping. Where necessary, Council will create awareness of the Town's water supply and the need to protect it, including the posting of signs along the watershed boundary. Environmental monitoring and remediation shall be carried out where required.



Rural

i) General Intent

The balance of land within the L'Anse au Clair Planning Area is designated Rural on Future Land Use Maps 1 and 2. The intent is that the traditional use of these lands for subsistence, recreation, public utility and other purposes, be continued. Development of natural resources on-site will be considered where such uses are not suitable for serviced community locations. Further, this designation is to ensure the environmental protection of sensitive and hazardous lands, including those subject to flooding.

These areas are also to be preserved for public access and enjoyment. An additional intent is to preserve any archaeological resources discovered on the land. Development proposals are to be circulated to the Provincial Archaeology Office for comment and they are to be notified of any discovery of archaeological resources.

ii) Uses

Rural lands will generally be retained in their natural state. Permitted uses will be limited to environmental conservation, and traditional, resource-based activities such as home gardening or commercial fur farming (see (v) below). Forestry will be a permitted use, subject to the approval of the Department of Fisheries, Forestry and Agriculture.

Uses that may be permitted at Council's discretion include mineral exploration, mineral working (see (iii) below), solid waste disposal (see (iv) below), recreational open space, outdoor assembly, transportation and cemetery.

Public utility uses, including wind power generation facilities, may be permitted subject to the approval of Council and relevant provincial and federal authorities. Council will evaluate each development proposal to determine impacts on the natural environment and L'Anse au Clair's cultural heritage.

Resource-based industry (general industry) may be considered within the Rural designation where being located next to the resource is a requirement or where siting the use within the serviced community is undesirable.

Subsidiary buildings such as a dwelling, storage shed or barn may be permitted where Council is of the opinion that it is necessary for the successful operation of the main use.

Other discretionary uses include communications and antenna.

Any proposed development accessing onto the Trans Labrador Highway (Route 510) will be scrutinized carefully using criteria such as the following:

- a) Approval to be secured from the Department of Transportation and Infrastructure, all other relevant provincial agencies and Council,
- b) A full landscaping plan for the property to be developed, with all outdoor storage areas properly screened from view of the passing public, and



- c) Design of buildings, facilities and signage to be approved by Council and the Provincial Government, including the Department of Tourism, Culture, Arts and Recreation, ensuring all is in keeping with a major Gateway to the Province and the Town of L'Anse au Clair.

iii) Mining

Mineral working may be permitted in the Planning Area if approved through a comprehensive environmental impact assessment.

When issuing a permit for any mining operation, Council may attach such conditions as, in its opinion, are necessary. These could relate to, for example,

- noise, dust and pollution control, and
- site rehabilitation.

Existing quarry sites are to be exhausted before new sites are developed.

iv) Solid Waste Disposal

A buffer of not less than 1.6 km (1 mile) is to be maintained around any disposal site used by the Town, to protect against smell, rodents and other adverse environmental effects.

v) Agriculture & Traditional Harvesting

Agricultural uses that may be permitted include traditional resource-based activities such as home gardening and fur farming. Trapping and snaring of animals will not be permitted within or near the built-up community.

General Policies

The following policies will apply to all Land Use Designations within this Municipal Plan.

i) Steep Slopes

Any proposal to develop a structure on a site with slopes in excess of 15% is to be certified by a Professional Engineer.

ii) Transportation

Municipal roads are to be maintained in an acceptable condition to maximize safety and convenience for the public.



iii) Property Maintenance

The exteriors of buildings are to be finished and maintained to the satisfaction of Council, particularly with respect to public safety and general appearance. Owners of dilapidated structures shall be required to repair or remove them if they present a safety hazard.

Wrecked or inoperable vehicles, machinery or equipment of any kind shall not be stored or abandoned where they may be in general public view.

iv) Development Near Waterbodies

Development will not be permitted within 15 metres of the high water mark of all water bodies within the Planning Area, including rivers, streams, ponds and wetlands, except for the following, and then only with approval from the Departments of Environment and Climate Change and Fisheries and Oceans:

- wharves, slipways and sheds along the coast to allow for marine operations, and
- public works and utilities.

v) Recreation/Tourism

Creating and preserving recreation experiences for both residents and visitors is a priority for Council. This includes playgrounds, Jersey Trail, the L'Anse au Clair portion of the Labrador Pioneer Trail and Basque Whalers Snowmobile Trail and the scenic beauty of the landscape throughout the Planning Area.

vi) Non-Conforming Uses

Land uses that legally existed at the time of the registration of this Municipal Plan will be allowed to continue irrespective of its conformity to this Municipal Plan. Specific provisions concerning legal non-conforming uses shall be set out in the Development Regulations.

- It is the intent of this Plan that non-conforming uses shall, over the long term, cease to exist or be relocated to a more suitable location within the Municipal Planning Area.
- Council may permit changes in non-conforming uses where the change is to a more compatible use. Where possible these shall be replaced by uses that conform to the land uses and policies of this Plan.
- Renovation, alteration, reconstruction or limited enlargement of a non-conforming use in circumstances specifically set down in its regulation may be permitted, provided that to do so would not constitute a hazard, or have any other deleterious effect on surrounding uses.

vii) Heritage Preservation

Council will assign high priority to the preservation of structures and sites that demonstrate and represent the cultural and natural heritage of L'Anse au Clair and its



people, including aboriginal sites. The designation of any heritage structures will be pursued under provision 248 of the *Municipalities Act 1999*:

The council may, by regulation, designate real property as heritage buildings, structures or lands.

Council may also declare Heritage Areas under Section 200 of the *Municipalities Act 1999*.

viii) Archaeological Sites

Council recognizes the high potential for new archaeological sites to be located within the Planning Area and will make it a priority to have close consultation with the Provincial Archaeology Office.

ix) Off-Street Parking

In planning sites for new development or re-development, adequate space for off-street parking of motorized vehicles will be reserved.

2.3 Plan Implementation

The adoption of this Plan represents the start of the 2019 – 2029 planning process. The Plan will be implemented over the next ten years through ongoing review and decisions of Council and in co-operation with Council and bodies such as the Labrador Straits Historical Development Corporation. Of particular importance to Council are the following:

Administration of the Plan

This Plan will be an ongoing guide to Council and its officials in pursuing its goals, objectives, policies and programs. All development within the Planning Area shall conform to this Plan. It is intended that no amendment of this Plan will be required to permit minor adjustments of the Plan's boundaries.

Control of Development

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



Any person wishing to develop or subdivide land for any purpose within the L'Anse au Clair Planning Area shall make application for permission to Council. All new development or redevelopment as well as any change of use or alteration or improvement to any land or existing building will require a permit from Council. A separate permit will be required for all building work and the occupancy of a building. A building permit will not be granted until a development and/or subdivision permit has been obtained.

Public Consultation

Council is committed to consultation with citizens and will seek input from the public on planning and development matters that, for example, require a change of Town policy, amendment to this Plan or the L'Anse au Clair Development Regulations.

Amending & Reviewing the Plan

Amendments to the Plan may be considered by Council under certain conditions, such as:

- If changing circumstances require that a Plan policy be re-examined,
- If studies have been undertaken which contain recommendations or policies that should be incorporated into the Plan, or
- If a provincial land use policy has been released that requires a change in policy by the Town.

While the boundaries of the land use designations outlined in this Plan can be subject to some interpretation, any change to these boundaries (beyond such interpretation) will require a Plan amendment.

Should amendments to the Plan be necessary during the Planning Period, they shall be prepared according to the *Urban and Rural Planning Act 2000*, Sections 16 – 30.

After five years from the date on which this Plan comes into effect, Council shall review the Plan and revise it if necessary. Revisions will take account of development which can be foreseen during the following 10 years.

Development Regulations

Once this Plan is adopted, Council will adopt Land Use Zoning, Subdivision and Advertisement Regulations (or Development Regulations) pursuant to Section 35 of the *Urban and Rural Planning Act 2000* which states in part:

A council shall, to ensure that land is controlled and used only in accordance with the Municipal Plan, make development regulations respecting:

- *land use zoning,*
- *the requirements for residential lots, and*



- *the development of, and requirements for, subdivisions.*

Permitted and Discretionary Uses

Each of the Use Zones laid out in Schedule 'C' of the Development Regulations will include Permitted and Discretionary Uses. The issuing of permits for permitted uses is usually straight forward, subject to the requirements set out in the Regulations and any further conditions imposed by Council.

Discretionary uses are those that may be allowed in a zone if:

- o The development is not contrary to the general intent and purpose of this Municipal Plan, the L'Anse au Clair Development Regulations, or any other regulations pertinent to the Town,
- o Proper public notice has been given and Council is satisfied that it is not against the public interest and will fit into the zone as a complementary or non-damaging use, and
- o Council is satisfied that the discretionary use is suitably located within the zone proposed.

Re-zonings

For any proposed mapping amendments to the Development Regulations (i.e., a rezoning), Council shall require a clear proposal that shows:

- o The location of the subject property (to scale), showing lot dimensions, area and road frontages,
- o The means by which the site will be serviced,
- o The location of driveway and parking areas, and
- o The location of all proposed buildings.

Criteria to be Considered

In its review of proposals for amendments to the Development Regulations, Council shall consider the following:

- o Conformity with the intent of this Plan and with the requirements of Town regulations,
- o The ability of the Town to absorb any related costs,
- o The adequacy of proposed water and sewer services, or of physical site conditions to accommodate services,
- o The adequacy of the road adjacent to or leading to the development,
- o The potential for the development to contaminate watercourses or cause erosion,
- o The potential for other environmental impacts of the development (e.g., air, soil pollution and noise impacts),



- Previous uses of the site which may have caused soil or groundwater contamination, and
- The bio-physical suitability of the site (e.g., grades, soil and bedrock conditions and the location of watercourses and marshes).

Capital Works Program and Budgeting

Annual works will be carried out by Council according to its Capital Works Plan, in conformity with this Plan. Non-capital works initiatives will be carried out by Council as detailed in this document.

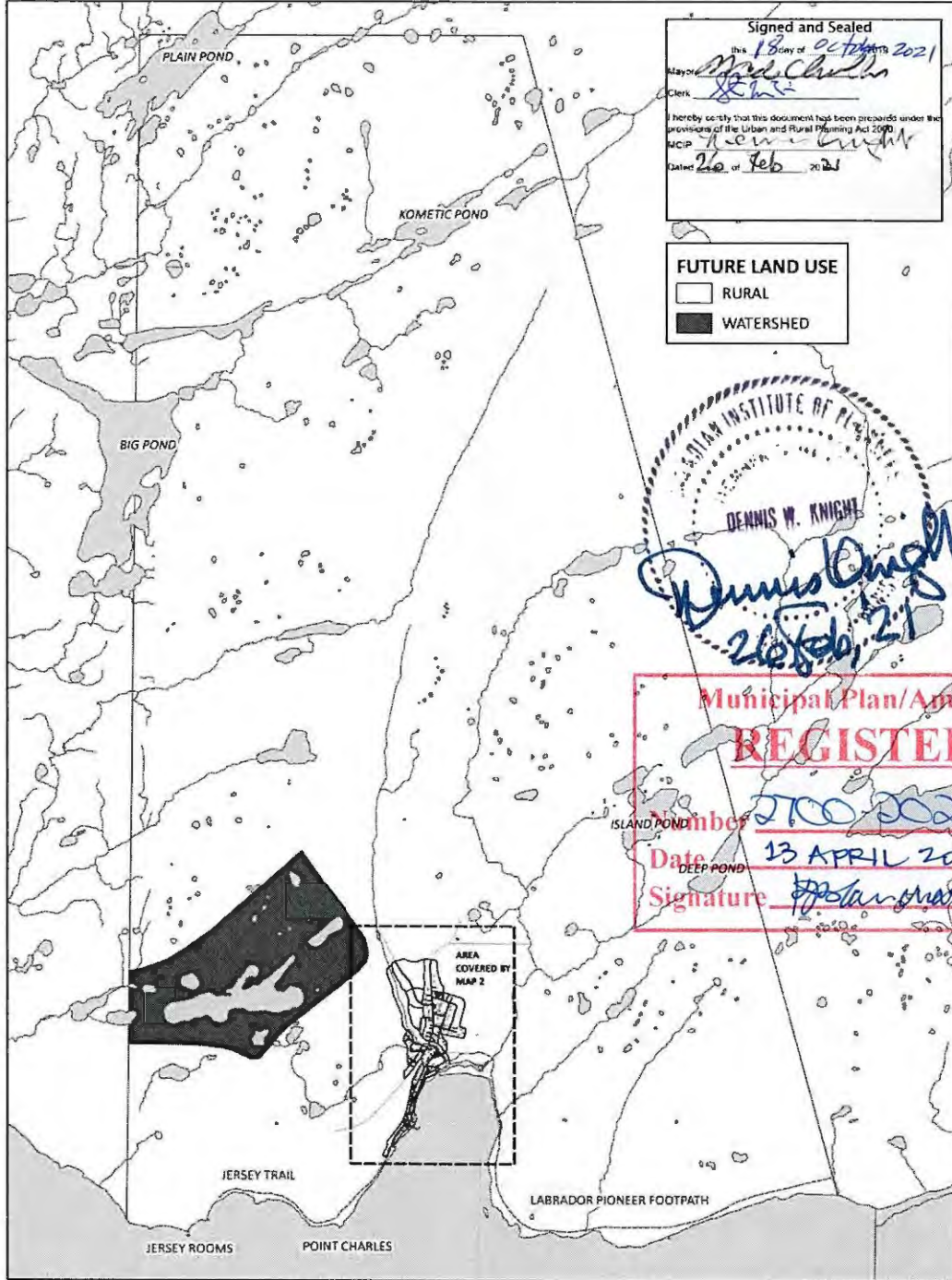
It is the policy of Council to carry out multi-year programming, with pre-planning and engineering carried out well in advance of construction.



Future Land Use Maps



L'Anse au Clair Municipal Plan 2019-2029 - Map 1 : Future Land Use



Signed and Sealed
 this 13th day of October 2021
 Mayor: [Handwritten Signature]
 Clerk: [Handwritten Signature]
 I hereby certify that this document has been prepared under the provisions of the Urban and Rural Planning Act 2000
 M.C.P. [Handwritten Signature]
 Dated 26 of Feb 2022

FUTURE LAND USE
 [White Box] RURAL
 [Dark Grey Box] WATERSHED

PLANNING INSTITUTE OF PELOTON
 DENNIS W. KNIGHT
 [Handwritten Signature]
 26 Feb 21



WATER — ROADS — CONTOURS
 STREAMS — TRAIL — BUILDINGS

1:50000
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