

TOWN OF AQUAFORTE MUNICIPAL PLAN 2016



Prepared for:
The Town of Aquaforte

Prepared by:
CBCL Limited

Date:
March 2016

Project #:
153028-00

Urban and Rural Planning Act Resolution to Approve

Town of Aquaforte Municipal Plan 2016

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

- a) adopted the Aquaforte Municipal Plan 2016 on the 6th day of June, 2016.
- b) gave notice of the adoption of the Aquaforte Municipal Plan by advertisement inserted on the 15th day in the Irish Loop Post and the 25th day of June, 2016 in the Telegram.
- c) set June 30 at the Town Hall, Aquaforte, 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 Aquaforte approves the Aquaforte Municipal Plan 2016 as adopted.

Signed and sealed this 14 day of July, 2016.

Mayor: Paul Anne Rose

Clerk: Marjorie O'Leary



Urban and Rural Planning Act Resolution to Adopt

Town of Aquaforte Municipal Plan 2016

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the Town Council of Aquaforte adopts the Aquaforte Municipal Plan 2016.

Adopted by the Town Council of Aquaforte on the 6th day of June, 2016.

Signed and sealed this 14th day of July, 2016.

Mayor:

Carol Anne Rose

Clerk:

Marjorie O'Leary

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.

Mary Bishop
M. Bishop, F.C.I.P.

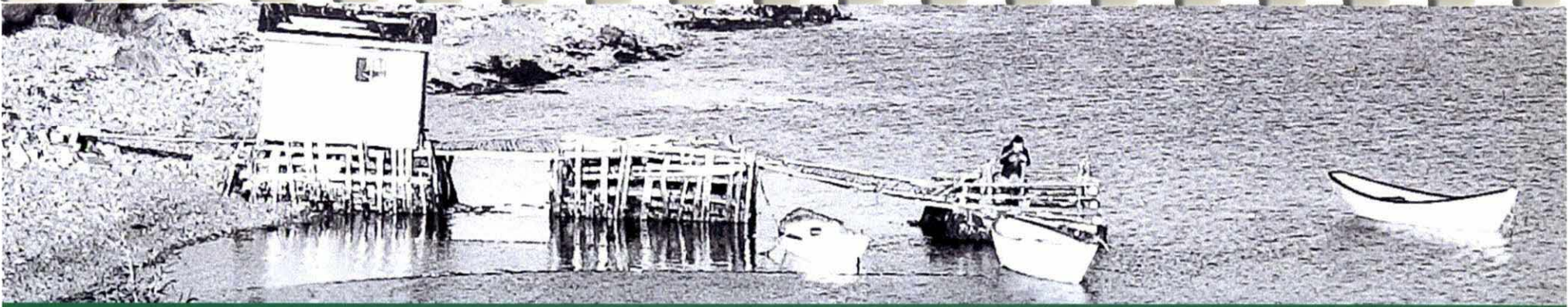
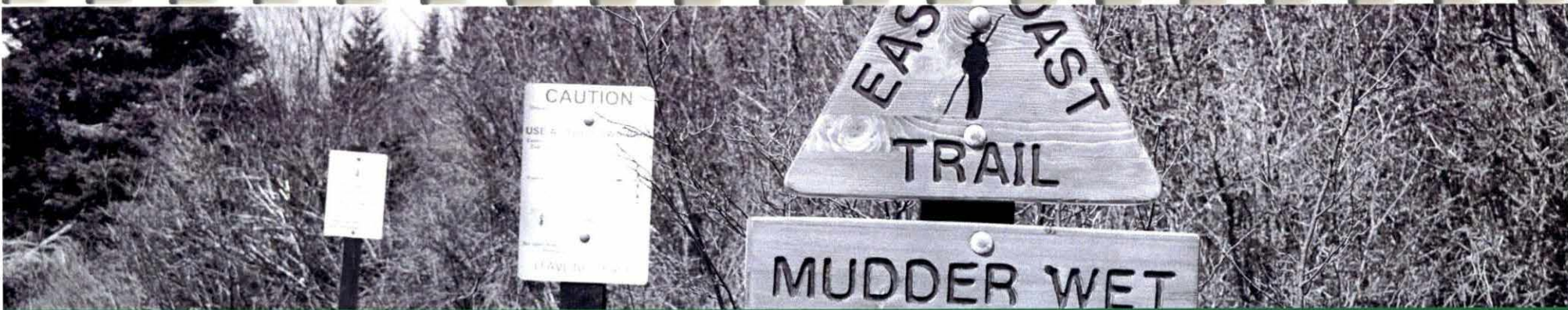


Table of Contents

1.0 Introduction	1	2.5 Environment Context	7
1.1 <i>The Purpose of a Municipal Plan</i>	1	2.6 <i>Infrastructure</i>	8
1.2 <i>The Planning Area</i>	1	2.7 <i>Priorities for Municipal Planning</i>	9
1.3 <i>The Planning Process</i>	2	3.0 Vision & Planning Goals	10
1.4 <i>Effect and Implementation</i>	3	3.1 <i>Community Vision</i>	10
1.5 <i>Reviewing and Amending the Plan</i>	3	3.2 <i>Community Wide Goals</i>	10
1.6 <i>Organization</i>	3	4.0 Community Wide Policies	11
1.7 <i>Interpretation</i>	3	5.0 Managing Land Use	15
2.0 Planning Context	4	4.1 <i>Community Development</i>	16
2.1 <i>Spatial Context</i>	4	4.2 <i>Conservation</i>	19
2.2 <i>Historical Context</i>	4	4.3 <i>Rural</i>	20
2.3 <i>Social Context</i>	5	4.4 <i>Protected Viewshed</i>	21
2.4 <i>Economic Context</i>	6	4.5 <i>Protected Water Supply</i>	23

6.0 Services & Infrastructure	24	<i>6.3 Public Consultation</i>	<i>28</i>
5.1 <i>Transportation</i>	<i>24</i>	<i>6.4 Amending and Reviewing the Municipal Plan</i>	<i>28</i>
5.2 <i>Water and Wastewater</i>	<i>24</i>	<i>6.5 Municipal Budget and Capital Works Program</i>	<i>28</i>
7.0 Implementation	26	Appendices	29
6.1 <i>Administration of the Municipal Plan</i>	<i>26</i>	<i>Appendix A Future Land Use Map</i>	<i>29</i>
6.2 <i>Development Regulations</i>	<i>27</i>		



1.0 Introduction

The Aquaforte Municipal Plan is the Town's main policy document that will be used to guide future decision-making regarding land use and development in the Town.

This introductory section describes the purpose of municipal planning and the process followed to prepare a Municipal Plan for Aquaforte.

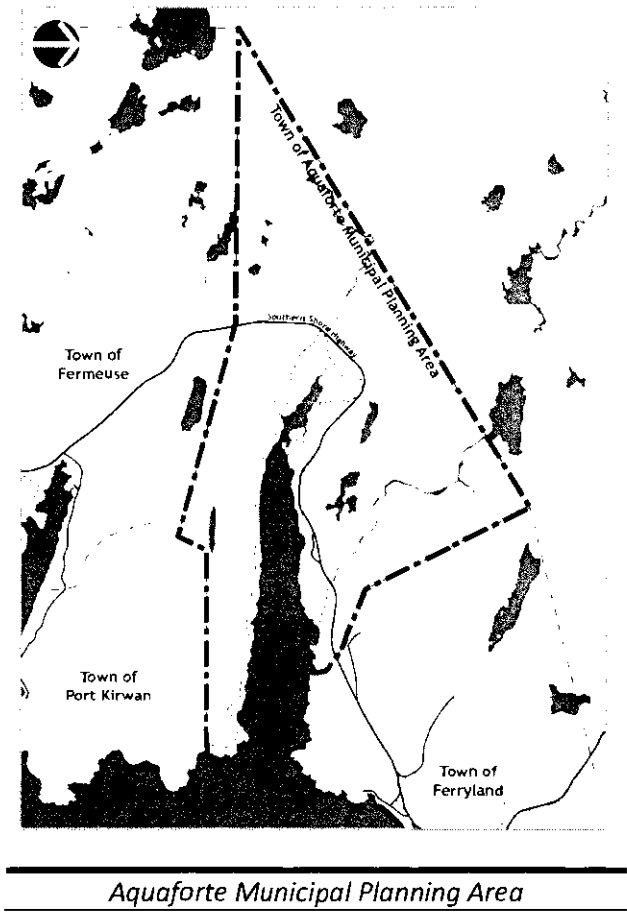
1.1 The Purpose of a Municipal Plan

A Municipal Plan sets out policies that guide decisions of Council concerning how land is used in the community. The policies are meant to promote community health and safety, support economic development, and protect the environment through the efficient utilization of land, water and other resources. The Municipal Plan sets out a vision, goals, and objectives for community development and includes written policies and the Future Land Use

Map. Development Regulations, prepared concurrently with the Plan, are one means by which the Plan is implemented. They set out specific standards for land uses and buildings, and the processes that Council must follow when considering applications for development.

1.2 The Planning Area

The policies of the Municipal Plan apply to all lands within the Municipal Planning Area for the Town as shown in the following figure.



Aquaforte Municipal Planning Area

1.3 The Planning Process

The process to prepare a Municipal Plan takes place in several steps. It begins with conducting a survey of land uses and reviewing available social, economic, environmental and cultural information about the Town. The research also includes consideration of Town

initiatives, reports and studies, and where appropriate, incorporating recommendations that affect land use, into the Plan.

The second step involves talking to citizens about their community and its future. This began with a meeting held April 23rd, 2015. Residents attended to discuss community values, concerns and ideas, which were considered in drafting the Plan. Input from various government departments and agencies was also received and incorporated into the planning documents.

Next, all the information collected is reviewed and assessed, and the draft Municipal Plan and Development Regulations are prepared. The Draft Plan and Regulations are submitted to the Minister of Municipal and Intergovernmental Affairs for review to ensure that the Plan conforms to provincial policy and law. Following the completion of the provincial review, Council may, by resolution, formally adopt the Plan and Regulations. Council then appoints a Commissioner and gives notice of a public hearing. At the public hearing, the Commissioner hears objections and representations from citizens about the Plan, and then submits a report to Council with recommendations for any changes to the Plan.



Plan Preparation Process

Council then considers the recommendations in the Commissioner's report, and may formally approve the Plan, with or without changes. The Municipal Plan and Development Regulations are then sent to the Minister of Municipal and Intergovernmental Affairs to be registered in a planning registry established in the Department. The Plan comes into effect on the date notice of its registration is published in the Newfoundland and Labrador Gazette.

1.4 Effect and Implementation

When the Municipal Plan and Development Regulations come into effect, they are legally binding upon Council, and decisions concerning development in the Town, must be in accordance with them.

Day-to-day administration of the Municipal Plan and Development Regulations is done by the Town Clerk who will issue permits for developments as they are approved by Council. The Clerk will also make recommendations to Council on matters pertaining to development in accordance with the Municipal Plan and enforce the regulations. Section 7 of the Plan includes further details about the implementation of the Plan.

1.5 Reviewing and Amending the Plan

Under the Urban and Rural Planning Act (2000), Council must review the Plan every five years from the date on which it comes into effect, and if necessary, revise it to reflect changes in the community that can be foreseen

during the next 10-year period. The Plan may be amended as necessary prior to the five-year review in response to new development proposals, changed policies, or community priorities. Such amendments must follow the process outlined in Sections 14 to 24 of the Urban and Rural Planning Act (2000).

1.6 Organization

This Municipal Plan consists of the Plan document and the Future Land Use Map which is included in Appendix A. Section 2 presents background information about the Town and sets the context for the vision, goals and objectives of the Plan contained in Section 3. Section 4 sets out land use policies that apply throughout the community, followed by policies that apply to specific areas of the Town as identified on the Future Land Use Map. Section 6 presents policies for services and infrastructure and the final section deals with how the Plan will be implemented.

1.7 Interpretation

Throughout this document, several terms are used and shall be interpreted as follows;

- Council shall mean the Council of the Town of Aquaforte.
- Development Regulations shall mean the Aquaforte Development Regulations.
- Planning Area shall mean the Aquaforte Municipal Planning Area.
- The Plan shall mean the Aquaforte Municipal Plan.



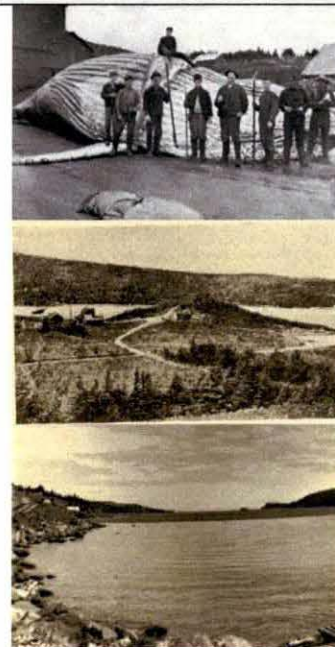
2.0 Planning Context

Planning for the future for Aquaforte requires an understanding of the challenges and opportunities that are present in the Town, and of the forces that will influence the community in the future. This section of the Plan briefly outlines the context for planning in Aquaforte.

2.1 Spatial Context

Nestled between Ferryland and Fermeuse, Aquaforte is located on the eastern portion of the Avalon Peninsula, about an 80-kilometer drive south of St. John's via the Southern Shore Highway (Route 10). Although the Town is over 2,200 hectares in area, the built up area of the community occupies only a small portion on the north side of the harbour on the Loop Road peninsula, on the ridges of the harbour, and along the Southern Shore highway. Some seasonal residences are found on the southern side of the harbour.

Historical Photos



Photos: Provincial Archives of Newfoundland and Labrador

2.2 Historical Context

Throughout its history, Aquaforte been a place with an attachment to the sea and the fishery. As early as 1670, the harbour was used as a seasonal fishing station by crews from North Devon, despite limitations of the harbour. Although the harbour fiord provided shelter in storms, its waters were too deep to provide good anchorage and the distance to the fishing grounds was greater than others along the coast. Despite this, Aquaforte continued to be used as a seasonal fishing station until around 1715.

It wasn't until the early 1800s that permanent settlement took hold and the community began to grow. The area was named "R da aguea", anglicized as Agoforta and believed to mean "strong water", after a waterfall that empties into the harbour. In 1815, Peter Windsor brought other families with him to settle in Aquaforte and established a large fishing room. These settlers, with Windsor, formed the backbone of the growing settlement that grew to include more than 125 residents by 1836 and three schools by 1842. But by mid-century, the fishery began to decline and the population soon followed suit.

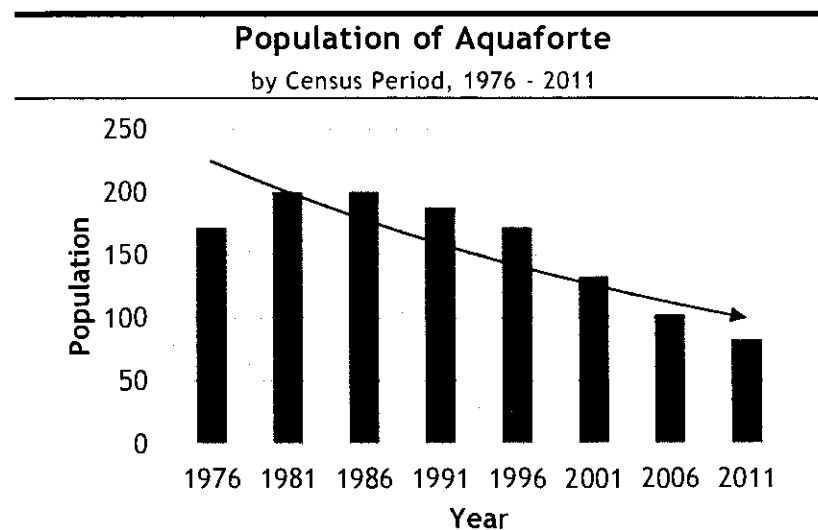
Still a small settlement in the early 1900s, Aquaforte received a boost from the whaling industry. A whale processing factory was built in the community around 1903, resulting in employment for local residents. In its first year, 198 whales were brought to Aquaforte, but this success was short lived. In subsequent years, the number of catches decreased and the factory was forced to shut down around 1906.

Incorporated in 1972, the community shifted back to the fishery which continued for the next several decades until the closure of the cod fishery in 1992. Today, the fishery, now diversified to include processing, packaging, and transport, is still an important industry in the community.

2.3 Social Context

Population

In 2011, Aquaforte had a population of 83 living in 65 households. In available Census years, the Town held its largest population of 200 in 1981, but since then, it has declined by nearly 60%.



While the total population trends are important for determining the needs of the community, what is more telling of the demographics of the community is the breakdown of the population by age groups. The current population is largely middle aged and older persons, with a median age of 59.5. An aging (and declining) population poses serious sustainability issues for the Town.

Imminent challenges will be ensuring that services and infrastructure can continue to be provided for fewer, and

older residents, while at the same time trying to improve amenities to attract new families to the community.

Cultural Heritage

During consultations on the Plan, residents indicated the historical and cultural significance of lands on the south side of the Harbour, opposite The Island. This area had traditionally been accessed by a small ferry crossing and was once the location of the whaling station.



Aquaforte Whaling Station c. 1904 Source: Ellefsen Papers

The Spurwink Island Path section of the East Coast Trail follows the southern shore of the Harbour and along the coastal headland between Aquaforte and Fermeuse. This trail, and other sections of it in the Town that follow traditional footpaths and rights of way, are considered a valuable local and regional tourism asset.

A recent quarry development proposal on the south side of Aquaforte Harbour for which there was considerable public opposition, highlighted the value of this natural and cultural landscape to the community.

2.4 Economic Context

Employment and Labour

Traditionally, the livelihood of families in Aquaforte came from the fishery with most families connected to it, either directly or indirectly as fishers, plant workers, sellers, transporters, or as employees in related businesses.

Since the 1992 codfish moratorium, there has been limited and declining activity in the fishing industry. However, the fish plant, operated by Aqua Crab Producers Inc. has been able to diversify and continues to process groundfish, pelagics, snow crab, and scallops.

A Harbour Authority manages activities at the public wharf which it is currently upgrading and expanding.

The decline in the fishery has resulted in ongoing out-migration, particularly of young people, from the Town, and few new residents moving in. This means that there is an aging and dwindling workforce in the community.

Economic opportunities for the Town may lie outside its boundaries. A proposed offshore marine supply base in Fermeuse, has potential to create demand for workers,

and for land for housing and business investment beyond the boundaries of Fermeuse.

Tourism

Aquaforte has cultural and eco-tourism assets that have potential for expansion. The Town's harbour, scenic vistas, and varied natural features make it a popular destination for sea kayaking and SCUBA diving, hiking on the East Coast Trail, and visitation to historic sites such as the Ryan Premises.

Three sections of the East Coast Trail pass through the Town: Mudder Wet Trail, Sounding Hill Path, and Spurwink Island Trail. As a local and regional tourism asset, consideration will need to be given to ensuring that

this asset is protected through Municipal Plan policy. The Municipal Plan will also need to allow for uses that support tourism associated with the Trail, such as accommodations establishments.

2.5 Environment Context

Landform and Geology

Formed by the submergence of a glaciated valley, Aquaforte features a fjord-like sheltered harbour set between high cliffs. Two rivers, Aquaforte River and Spout River, empty into the Harbour.

Aquaforte is part of the Southeastern Barrens, and its landscape is characterized by gently rolling ground moraine and large boulders left by retreating glaciers.



Due to the area's poor drainage and wet climate, Aquaforte is scattered with bogs, fens, and other wetlands.

Summers in Aquaforte are typically cool and accompanied by frequent fog and strong southerly winds while winters are relatively mild.

Climate Change

While the earth's climate changes naturally over time, human activity is contributing to and accelerating climate change. These changes include rising sea levels and more frequent and intense storm events that can result in flooding and erosion, particularly in low lying coastal areas.

In Aquaforte, homes, streets and other municipal infrastructure located along the low lying portions of Loop and Riverhead Roads are vulnerable to the impacts of climate change and it will be important to keep development back from the shoreline to reduce the risk of damage to properties in this area.

Anticipating the impacts of climate change means keeping development out of floodplains and shorelines that are vulnerable to flooding and erosion. It also means that structures such as wharves and other marine infrastructure that need to be built along the coastline are designed and built to anticipate and withstand the impacts caused by changing climatic conditions.

Planning in the context of climate change requires that the Town be proactive in planning for future development, infrastructure, and vital community services, particularly along the vulnerable coastline.

Built Environment

The Southern Shore Highway (Highway 10) runs through the community, connecting it to the neighbouring towns of Ferryland to the north and Fermeuse to the south.

Along this highway, the Town Hall, some residences, and a few commercial uses are found. Most homes in the community are built along Loop Road and a few small side streets.



2.6 Infrastructure

Roads, Water and Sewage

The Town uses its limited financial resources to invest, where possible, in maintaining municipal infrastructure. Some streets are subject to washouts, especially those in low lying areas.

Water Supply

Davies Pond is the source of water for some residents of the Town. The Davies Pond watershed is protected under the *Water Resources Act*. Homes that are not connected to the municipal water system use private wells as their source of potable water.

A Boil Order has been in effect for some time, as the disinfection system is off, due to maintenance or mechanical failure. Water quality data from February, 2015,¹ shows that the water in the system is also (like many other communities in the province) corrosive. Currently, the Town struggles to find ways to improve the system and the quality of water given the high costs and limited financial resources.

In 2015, capital works funding enabled the Town to upgrade its water system with the construction of a new pumphouse.

Emergency Response Services

Aquaforte shares many municipal services with neighbouring towns, including emergency response services. These services include an RCMP detachment in Ferryland, the Fermesue-Port Kirwin Volunteer Fire Department in Fermeuse, and Ferryland Ambulance Service.

Education

School age children from Aquaforte travel to the K-12 Baltimore School Complex in Ferryland to attend school. The school has a total enrollment of about 250 students.

¹*Department of Environment and Conservation, Water Resources Web Portal:*
http://maps.gov.nl.ca/water/reports/viewreport.aspx?COMMUNITY_NAME=Aquaforte

Municipal Taxation

Aquaforte relies on a Poll Tax as its main source of operating revenue. It also charges households a fee that covers waste collection and disposal, and a water tax to those households connected to the municipal system. The town maintains a municipal building, and one staff person.

2.7 Priorities for Municipal Planning

Within the community, there has been little new development in recent years. Assuming current provincial and regional economies remain flat, the current decline in the community's population is likely to continue. Should a proposed marine supply base be developed in Fermeuse, it is likely that there would be spinoff benefits for Aquaforte, including new people moving in, and some demand for building lots for homes and businesses.

This Plan, tries to strike a balance between managing land in a community that is not growing, and the need for reasonable land use policy should demand arise.



3.0 Vision & Planning Goals

This section of the Plan sets out the vision and goals for the future of the community.

3.1 Community Vision

The Town's Vision, established by Council during a strategic planning session (2014) is:

Our vision is a welcoming, vibrant and progressive community where everyone is engaged in respecting and protecting our people, our values, our traditions, our heritage, our culture and our natural resources.

3.2 Community Wide Goals

The following goals support the vision established by Council:

Community Structure

To maintain the traditional pattern of land use in the community.

Economic Long-Term Sustainability

Create a climate for economic development in the community in areas of marine industries, the fishery, tourism, and other sectors.

Environmental Protection and Stewardship

To enhance, protect, and conserve the natural environment including our land, coastal and freshwater resources, the ecology of our streams, forests, and wetlands, and of our natural energy resources for future generations.

Community Health and Well-Being

To enhance community well-being by providing opportunities for physical activity and social interaction, and enhancing municipal services so that the Town can attract new residents.



4.0 Community Wide Policies

The Municipal Plan designates land within the Municipal Planning Area into general land use categories and these are shown on Future Land Use Maps 1 and 2.

Section 5 of this Plan sets out specific policies that apply to each of the land use categories shown on the Future Land Use Map. There are also a number of objectives and policies that apply throughout the Planning Area and these are set out in the following sections.

Objectives

1. Ensure that development occurs in an efficient, environmentally safe, and responsible manner.
2. Preserve prominent features that define the Town's character, including heights of land, river shorelines, floodplains, open spaces, trails, and scenic vistas.
3. Provide for the continuation of existing land uses within the community.

Policy CW-1 New Development

To keep the costs of municipal services low, new development will be encouraged as infill or redevelopment of vacant properties within the built-up area of the Town.

Policy CW-2 Development in Hazardous Areas

Development will be restricted in areas that are not suitable, including areas with steep slopes, unstable soils or rock outcrops, and along shorelines and streams vulnerable to erosion or flooding. New homes and other buildings will be required to be set back from the coastline, streams and wetlands to reduce the risk of damage due to erosion, storm surges, and flooding.

Policy CW-3 Servicing

Any new development shall not create unreasonable servicing demands or costs to the Town. Where water service is available, new homes must connect to it. Where the water service is not available, a well and septic system, approved by the Government Service Centre (Service NL) will be required.

Policy CW-4 Residential Subdivisions

It is a policy of Council to encourage infill development along existing streets. New residential subdivisions that include new streets will only be considered where there is a demonstrated demand, and once the water system has been improved to supply the proposed development. Where approved, the design and construction of the street shall be done in accordance with standards set out by Council and following completion, be conveyed to the Town.

Policy CW-5 Lot Shape and Frontage

Any lot created and developed in the Town will be required to have access and frontage onto a public street. The shape and area of a lot must be such that it can accommodate the proposed building, septic system and well (where necessary), and meet the minimum yard requirements of the Town, and well and septic system separation requirements of Provincial regulations.

Policy CW-6 Placement of Buildings on Lots

Buildings shall generally be placed on lots to face the street but may also be sited so as to capture a view of the harbour. Building setbacks can vary depending on the shape, location and slope of the lot but shall not be placed to create situations where a new home appears to be placed behind an existing dwelling or facing into the rear yard of an adjoining property.

Policy CW-7 Access to a Street

Construction of new homes shall have proper driveway access onto a public street. Driveways must be designed and constructed so that they are accessible to emergency vehicles and visible from the public street. No more than one dwelling shall use any driveway.

Policy CW-8 Street Right of Ways

New development, including but not limited to buildings, fences, sheds, and parking lots, shall be set back from the right of way of a road far enough to provide an adequate level of public safety and space for snow clearing and street maintenance.

Policy CW-9 Development Agreements

The Town may require agreements for new developments involving residential, commercial, industrial or resource use, and for the subdivision of land. Such an agreement will be negotiated between the developer and the Town, and include conditions for development and for financing of any services provided to the site which shall be constructed to municipal standards and consistent with the policies of this Plan and the Development Regulations.

Policy CW-10 Public Utilities

The location and placement of utilities, including telecommunications structures will be permitted throughout the Planning Area. Council may require appropriate screening and buffering or other measures to minimize visual impacts of such things as telecommunications towers.

Policy CW-11 Home Occupations

It is Council's intent to foster growth of small businesses as home occupations. Businesses in the form of home occupations may be considered in a residential dwelling or accessory building. Businesses operating as home-based businesses shall not be highly visible, generate truck traffic, noise, odours, or create hazards that affect the surrounding properties.

Policy CW-12 Protection of Community Trails

Proposals for new development in Aquaforte shall identify and provide for the continuation of traditional footpaths, right of ways, and trail networks in the community. In considering applications for development, or the use of a public right of way for access to private property, Council will ensure that pedestrian pathways remain open and accessible as a condition of approval. New development may be required to provide a separation buffer between a proposed development and an existing trail or pathway.

Policy CW-13 East Coast Trail

The Town supports the work and efforts of the East Coast Trail Association to develop, maintain, and preserve the East Coast Trail as an important regional tourism asset. It shall be the policy of Council to:

- Manage the use of land near the East Coast Trail in a manner that preserves the integrity of the Trail as a world class wilderness hiking trail.
- Minimize the impact of development along the trail route by prohibiting the removal of natural tree cover, development of environmentally sensitive areas (such as steep slopes), and the alteration of natural drainage patterns unless required for erosion or flood control.
- Seek input from the East Coast Trail Association on the review of any development proposals that could have an impact on the East Coast Trail.

Policy CW-14 Public Access to Shorelines

The shoreline of Aquaforte Harbour is a valued community asset. Maintaining an open and accessible shoreline shall be a priority of the Town. When considering proposals for development, Council may require existing public accesses to be retained or relocated. Developments that enhance public access and recreational usage of shoreline areas are encouraged.

Policy CW-15 Waterways, Waterbodies and Wetlands

A conservation buffer shall be established along waterways, the shorelines of ponds and edges of wetlands. Proposed developments that may affect a waterbody or watercourse, such as stream crossings, watercourse alterations, will be referred to the appropriate provincial or federal agency for review.

Policy CW-16 Groundwater Protection

As a high percentage of residents rely on groundwater as their source of drinking water, it is important to ensure that groundwater is protected. The Town will encourage the periodic clean out of private septic systems, and ensure that new development occurs in a manner that protects existing wells. Residential subdivisions may be required to assess the quality and quantity of groundwater in accordance with the Provincial Department of Environment and Conservation Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells.

Policy CW-17 Planning for Climate Change

It shall be the intention of Council to seek information and professional advice about the effects of climate change in the community and identify measures to adapt infrastructure in vulnerable areas.

Policy CW-18 Signs

Signs erected within the Planning Area shall be in accordance with the standards set out in the Development Regulations.

Policy CW-19 Non-Conforming Uses

In accordance with Section 108 of the *Urban and Rural Planning Act, 2000*, Council shall recognize that any development or use of land that legally exists on the day this Plan comes into effect, may continue. Where a building or use exists which does not comply with the intent of this Plan, it shall not be substantially expanded. Minor extensions may be approved, and a change from one non-conforming use to a more acceptable use may be permitted. Specific provisions concerning legal non-conforming uses are set out in the Development Regulations.

Policy CW-20 Future Land Use Map

The boundaries between the different land use designations on the Future Land Use Map are meant to be general except in the case of roads or other specific physical features where they are intended to define the exact limits of the land use category.








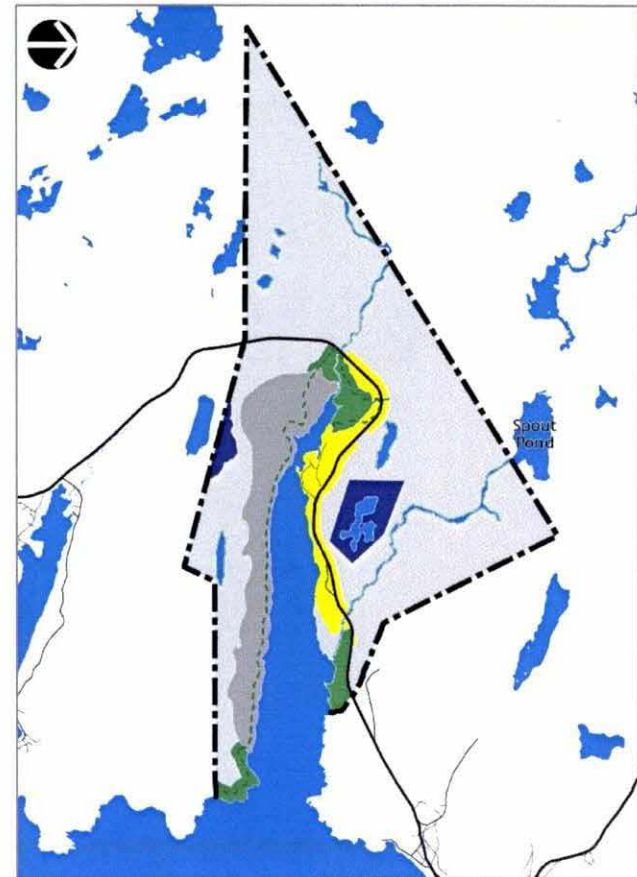
5.0 Managing Land Use

The Municipal Plan designates land within the Planning Area Boundary into five general land use categories that are shown on the Future Land Use Map in Appendix 1. The Future Land Use Map is a legal part of the Plan and is required for interpretation of Plan policies.

Maps and graphics included in this Plan are for illustration only.

Land Use Designations

	Community Development
	Conservation
	Protected Water Supply
	Protected Viewshed
	Rural



4.1 Community Development

The Community Development land use designation is applied generally to the built-up areas of the community along the Southern Shore Highway, and along the Loop, Riverhead and Paynes Roads. These areas are characterized by a mix of uses typical in small communities that have evolved over time to include mostly single detached homes, and a few public buildings and commercial sites, along with fishing sheds, wharves and stages at the harbour.

Objectives

-
1. To encourage infill development along existing public roads and built-up areas.

 2. To continue the pattern of mixed land use along the main highway corridor.

 3. To provide areas where highway-dependent commercial uses can locate in the Town.

Community Development Policies

Policy CD-1 Permitted and Discretionary Uses

It is the intention of Council that new development in the community will occur within the area designated Community Development on the Future Land Use Map. Residential uses in the form of single dwellings will continue to be the predominant type of development, but could also include double dwellings, with or without subsidiary apartments, or small apartment buildings.



Childcare businesses, tourist accommodations in the form of bed and breakfast establishments, public buildings, churches and small-scale agriculture will also be permitted. Uses associated with conservation, parks and recreation will also be permitted.

Other, non-residential uses can be considered at the discretion of Council. Appropriate uses could include a variety of commercial uses, such as retail or service shops, offices, vehicle sales and service, and small farm enterprises that include raising of livestock. Such uses can be considered as home occupations or as stand-alone business premises, subject to conditions set out in the Development Regulations.

The Fish Plant is also included in this land use designation and is recognized as a permitted use. Marine uses associated with the fishing industry and recreational boating are permitted around the harbour. Facilities to service the offshore oil and gas industry may be considered in locations along the north side of the harbour.

Residential Uses

Policy CD-2 Subdivision Development

New homes will be encouraged to be constructed in the built up area of the community along existing streets. This can occur on undeveloped parcels, or by subdividing larger parcels to create new lots.

Subdivision development that proposes new streets will be discouraged until such time as the water system is improved and there is sufficient demand to warrant development that includes new streets.

Should future demand arise, residential subdivision development will only be considered for approval as part of a development agreement with a layout approved by Council. Proposed subdivisions will be subjected to evaluation for conformity with the goals, objectives and policies of this Plan and requirements set out in the Development Regulations.

New subdivisions should be designed to conform to the landscape, without significant cut and fill. Streets should be designed to provide pathways for pedestrians to community trails, or services where possible. The developer of a proposed subdivision shall be responsible for the cost of development, including all infrastructure.

Preparation of land for subdivision development will be carried out in a way that respects the environment and provides for proper site drainage, avoids erosion, and does not contribute to pollution on or off site.

Non-Residential Uses

Policy CD-3 Compatibility with Adjoining Uses

The siting of non-residential uses in the Community Development Area should contribute to orderly development. This means that they should be located

close to where people live rather than spread out along the Southern Shore Highway. For uses that do not require passing traffic, such as an office or a personal service use, locations along the Loop Road are more appropriate. Other businesses such as restaurants, gas stations and convenience stores, should be considered in areas along the Southern Shore Highway close to the intersection with Loop Road, although it is recognized that topography presents some limitations to development in this area.

Policy CD-4 Conditions for Non-residential Development

Council may attach conditions to approvals of non-residential development that require sites to be designed to have adequate off-street parking and loading, landscaping, and lighting. Such uses may be required to provide a buffer between the development and adjoining residential uses in the form of a fence, a separation distance, or other means prescribed by Council.

Pedestrian and vehicular access will be required to be well-designed to ensure safety and efficient flow of traffic.

Council shall ensure that all areas for outdoor storage associated with commercial and industrial uses, including the storage of waste, is located in rear or sideyards, with appropriate screening and containment.

Policy CD-5 Access Approval, Southern Shore Highway
Any development that is proposed with direct access to the Southern Shore Highway will require approval from the Department of Transportation and Works.



4.2 Conservation

The Conservation designation is applied to areas where it is desirable to protect natural features such as the Aquaforte and Spout Rivers, associated wetlands and watercourses. The designation is also applied to an area at the mouth of the harbour that includes a portion of the East Coast Trail.

Along the edge of watercourses, waterbodies, and wetlands, the Conservation designation is applied to land within 15 meters of the feature's edge.

Objectives

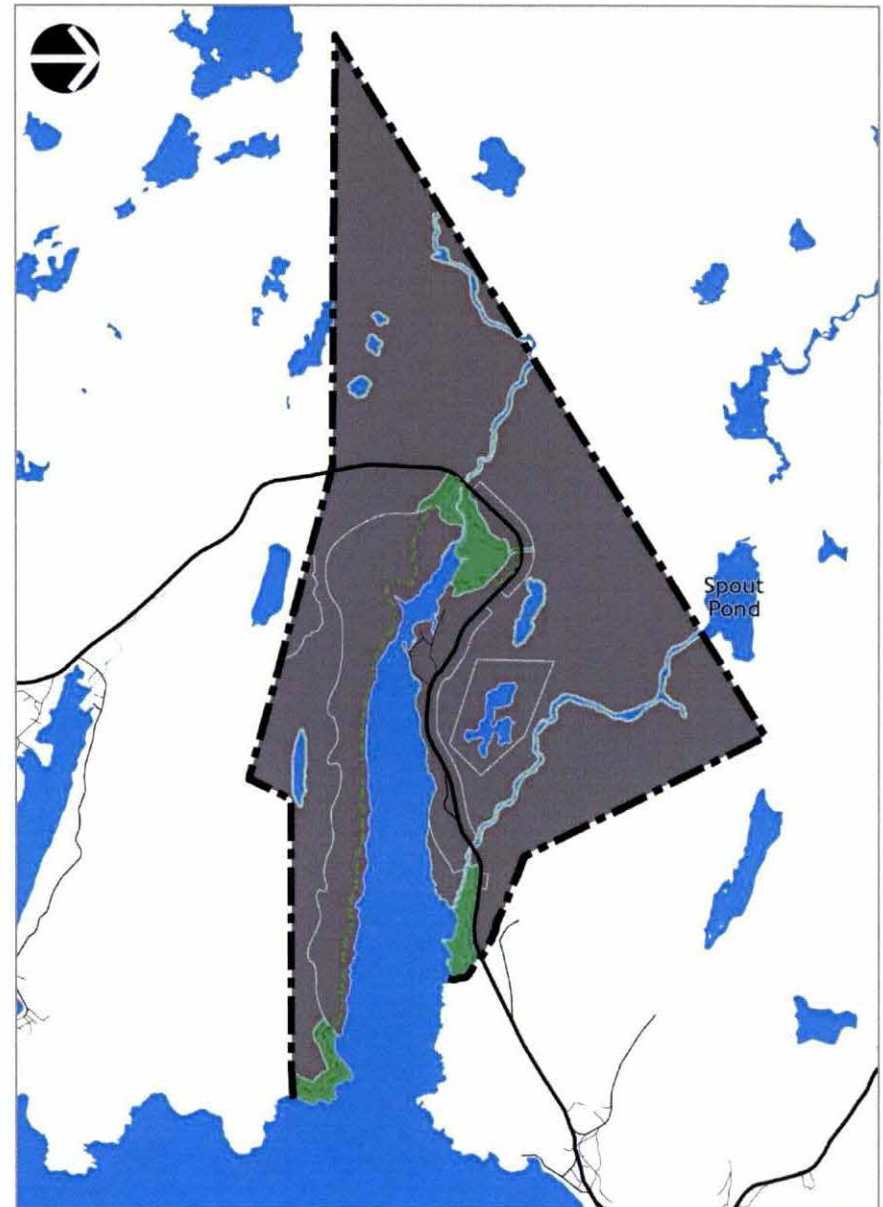
1. To protect environmentally sensitive areas of the community
2. To protect the entrance to the harbour as a valuable scenic feature and point of interest on the East Coast Trail.

Conservation Policies

Policy C-1 Permitted and Discretionary Uses

The purpose of the Conservation designation is to protect and conserve environmentally sensitive and important lands, retaining them in their natural state.

Within these areas, low impact uses that are supportive of conservation such as walking trails, associated signage, nature parks are permitted.



4.3 Rural

The Rural designation includes areas outside the built-up area of the community that are largely forested, natural areas that are traditionally used for forestry, domestic cutting, gravel pits, as well as outdoor recreation activities such as hunting and fishing.

Objective

1. To provide lands for natural resource and recreation use.

Rural Designation Policies

Policy R-1 Permitted and Discretionary Uses

Lands designated Rural are reserved for rural and resource based uses that include forestry, agriculture and mineral extraction. Construction of trails and parks will also be permitted. Rural lands may also be considered for uses that may be hard to site with the built up areas of the community such as cemeteries, general industrial uses such as construction company yards or manufacturing facilities.

Policy R-2 Mineral Workings and Mineral Exploration

Exploration for minerals will be permitted in the Rural designation. Development of pits and quarries may be considered subject to provincial approval and provision of adequate separation and screening of mineral operations and other land uses to reduce land use conflicts.



4.4 Protected Viewshed

The Protected Viewshed land use designation is applied to the vista of land on the south side of the harbour that can be seen from the community on the north side. This area is a valued cultural landscape that defines and enhances the quality of life and character of Aquaforte.

Objectives

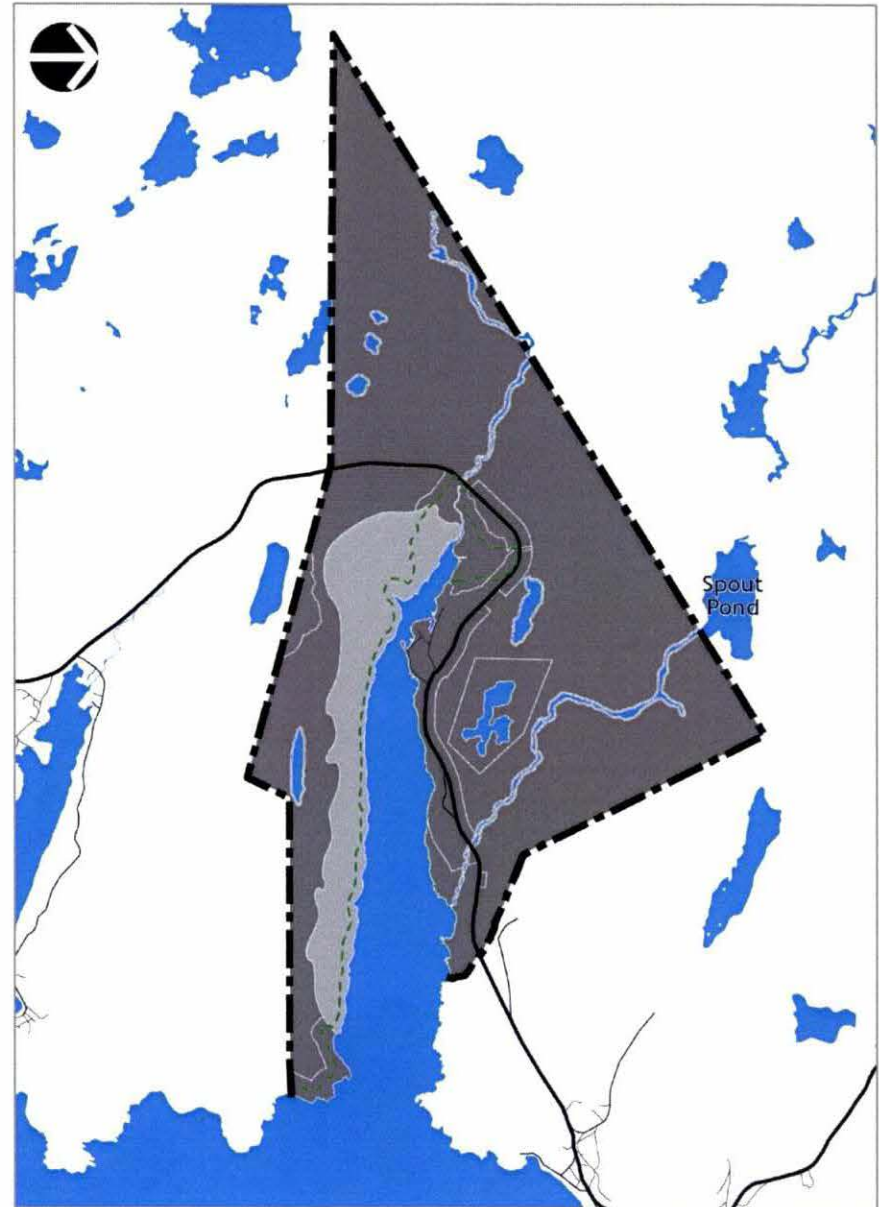
1. To manage, protect, and promote sacred sites as an integral part of Aquaforte's landscape and community history and character.
2. To allow for the development of small, seasonal cottages, fishing sheds and stages along the shoreline.
3. To prevent adverse development in areas of important cultural or aesthetic value to the community.

Protected Viewshed Policies

Policy PV-1 Permitted and Discretionary Uses

The intent of the Protected Viewshed designation is to preserve, in its natural state, the area on the south side of Aquaforte Harbour. The designation also ensures that the integrity of the East Coast Trail is preserved.

Within the Protected Viewshed there are a few sites of archaeological significance (the remains of a former guano factory for example) and sites of old fishing sheds and stages.



Policy PV-2 Seasonal Residences

Small seasonal residences, fishing sheds and stages may be permitted in the Protected Viewshed, but limited to areas near the head of Aquaforte Harbour. Sites will be limited to locations between the East Coast Trail and the shoreline, involve only minimal disturbance to forested lands and a separation distance from the Trail that will be determined in consultation with the East Coast Trail Association. Access to such sites will be by water and no roads will be permitted to be constructed to the area.

The Plan recognizes the existing sheds as permitted uses in this land use designation.

Policy PV-3 Historic and Archaeological Resources

Activities involving ground disturbance in this area will require an archaeological assessment to ensure any historic resources are identified and preserved.

4.5 Protected Water Supply

The Town of Aquaforte obtains its water supply from Davies Pond, which is designated a Protected Water Supply Area under the Water Resources Act. This important designation protects the quality of water in the pond.

The Town of Fermeuse, a neighbouring municipality, has identified Martin's Pond as a potential candidate for a future water supply. A portion of the watershed of this pond is within the Aquaforte Planning Area and is included in the Protected Water Supply designation.

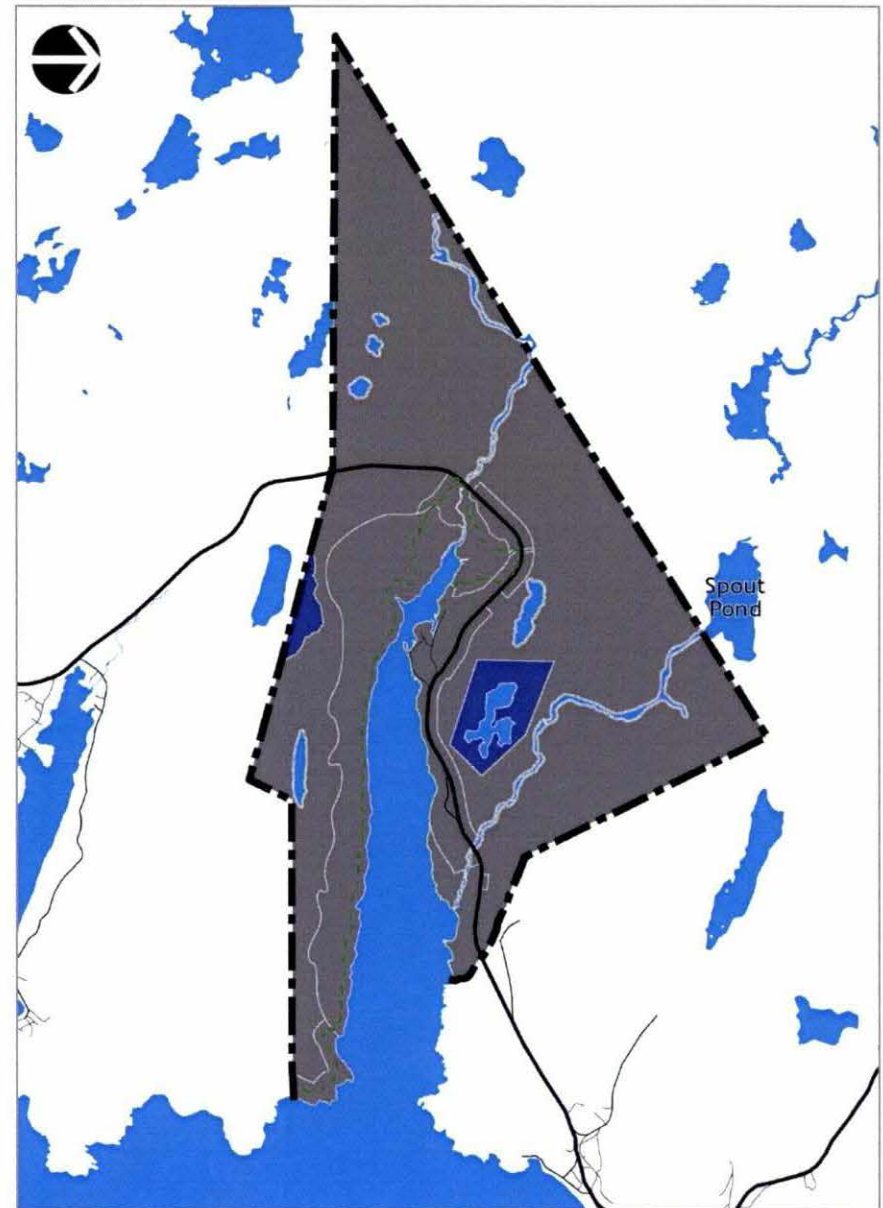
Objectives

1. To ensure that Aquaforte has an adequate supply of safe, potable water.
 2. To promote regional coordination of water resources.
-

Protected Water Supply Policies

Policy W-1 Permitted and Discretionary Uses

Within the Protected Water Supply land use designation, only uses that are directly related to the functioning of the water supply system will be permitted. Any activity in the watershed requires the approval of the Department of Environment and Conservation, Water Resources Management Division. At Martin's Pond, non-building uses associated with natural resources or passive recreation may be permitted until such time as this watershed is officially designated under the Water Resources Act.





6.0 Services & Infrastructure

The provision of municipal infrastructure such as streets, sidewalks, water treatment and distribution systems, sewers and sewage treatment facilities, and waste collection and disposal are the primary responsibilities of municipal government. This infrastructure supports growth and development of the community and contributes to community safety, health, and well-being.

Objectives

1. Provide a safe, convenient, and efficient street network in the community
2. Investigate appropriate solutions for the collection and treatment of municipal sewage wastes.
3. Ensure continued safety, supply, and distribution of potable water in the community.

Municipal Services Infrastructure Policies

5.1 Transportation

Policy MSI-1 Street Standards and Function

It is Council's intention to ensure the safety, maintenance, and upgrading of Town streets as a priority for municipal capital works programming.

5.2 Water and Wastewater

Policy MSI-2 Drinking water distribution system

Council will monitor the capacity and quality of water in the Protected Water Supply Area of Davies Pond and to ensure that the system provides an adequate supply of potable water to the community.

Council will continue to work to acquire the financial resources to address issues associated with the chlorination and distribution of water in the community.

Policy MSI-3 Fire Flows

Council will ensure that the water distribution system in the community is maintained to provide sufficient water pressure in the event of a fire.

Policy MSI-4 Waste Reduction Measures

The Town will continue to participate in provincial waste management strategies. To minimize costs of transporting and disposing garbage, Council will undertake initiatives to reduce household garbage encouraging residents and businesses to compost and recycle.



7.0 Implementation

The Aquaforte Municipal Plan serves as the blueprint for the community's future.

Successful implementation of the Plan involves:

- effective administration of the Plan;
- adoption of Development Regulations;
- adoption of annual municipal capital works budgets;
- a consistent procedure for considering amendments to the Plan; and
- working in partnership with citizens, groups and organizations to achieve the collective goals of the Community.

6.1 Administration of the Municipal Plan

The policies of the Municipal Plan are binding on Council and decisions pertaining to land use must be in accordance with it.

The boundaries between land use designations on the Future Land Use Map coincide where possible with roads, fences, property lines or other prominent physical features. Where a property proposed for development straddles more than one land use designation, minor adjustments to the boundaries between the land use designations may be made without amendment to this Plan, to accommodate the development.

All proposed development within the Planning Area must conform to the policies of the Plan and Development Regulations, and be approved by Council. Council will ensure that development proposals are given a comprehensive review, including circulation to appropriate public departments and agencies.

Council may refuse or approve applications, with or without conditions. Decisions of Council made according to the provisions of this Plan and the accompanying

Development Regulations may be appealed to the appropriate Appeal Board established under Part VI of the Urban and Rural Planning Act, 2000.

6.2 Development Regulations

To implement the goals, objectives and policies of the Municipal Plan, Council will prepare and adopt Development Regulations pursuant to Section 35 of the Urban and Rural Planning Act.

All land within the municipal planning area will be covered by land use zones which provide detailed requirements such as lot size, frontage, building setbacks and parking standards.

In order for consideration of any proposals for an amendment to the Development Regulations (i.e., a rezoning), Council shall require a formal proposal to be submitted. Such a proposal must clearly show:

- The location of the subject property, to scale, showing lot dimensions, area, street frontages;
- The means by which the site is/will be serviced;
- The proposed location of all driveways and parking areas;
- Areas that are to be landscaped or left in a natural state to provide necessary buffers;
- The proposed location of all buildings on the site; and
- Existing land uses, including natural hazards or sensitive natural areas both on-site and on adjoining properties that may be affected by the development.

In its review of proposals for amendments to the Development Regulations, Council shall consider all appropriate policies set out in this Plan and have regard for the following:

- The financial ability of the Town to absorb any costs relating to the development;
- The adequacy of municipal water and sewer services, or where on-site services are proposed, the quantity of groundwater and physical site conditions to accommodate development;
- The adequacy and proximity of schools, recreation and community facilities;
- The adequacy of the road network in, adjacent to, or leading to the development;
- The potential for the contamination or sedimentation of watercourses or for erosion;
- Environmental impacts such as air, water and soil pollution and noise impacts;
- Previous uses of the site which may have caused soil or groundwater contamination;
- Suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses and wetlands;
- Compatibility of the development in terms of height, scale, lot coverage and bulk with adjacent properties; and
- That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town by-laws and regulations.

6.3 Public Consultation

Council is committed to consultation with citizens and will seek input from the public on planning and development matters that:

- Require an exercise of Council discretion in arriving at a decision on a development application;
- Involve significant development proposals that are of interest to the community at large;
- Would require a change of Town policy, amendment to the Plan or Development Regulations; and
- Would result in significant expenditures of town resources for implementation.

Council shall follow the procedures for public consultation set out in the Development Regulations requirements of the Urban and Rural Planning Act, 2000.

6.4 Amending and Reviewing the Municipal Plan

Since conditions in the Town may change during the planning period, amendments to the Municipal Plan may be adopted by Council from time to time. Council may consider amendments to the Municipal Plan when:

- There is an apparent need to change policy due to changing circumstances;
- Studies have been undertaken which contain recommendations or policies which should be incorporated into the Municipal Plan;
- A Provincial Land Use Policy has been released that requires a change in policy by the Town; and

- There is a development proposal which provides sufficient information and rationale to support a change in the Municipal Plan.

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. Amendment and review of the Plan shall be carried out in the same manner as this Plan was brought into effect.

In accordance with Section 27 of the Urban and Rural Planning Act, 2000, Council will charge a proportion of the cost of carrying out an amendment to the person or association of persons, who request an amendment. The proportion to be charged will be set by Council as part of its annual budget process in setting its Schedule of Rates and Fees. The costs may include, but are not limited to research and preparation of amendments, public notices and consultation, administrative processing costs and the costs associated with a Public Hearing.

6.5 Municipal Budget and Capital Works Program

Council will continue to manage the finances of the Town and plan for capital works and maintenance activities to ensure a level of service that is possible with the financial resources available.