



Town of Placentia Municipal Plan 2014 - 2024

Gazette date: November 6, 2015

Consolidation: No amendments as of November 13, 2015

Prepared by:



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PLACENTIA MUNICIPAL PLAN**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Placentia adopts the 2014-2024 Municipal Plan.

Adopted by the Town Council of Placentia on the 21st day of April, 2015.

Signed and sealed this 2nd day of October, 2015.

Mayor: Wayne D. Power

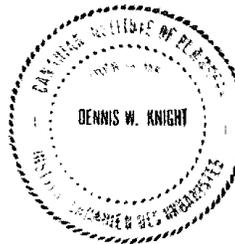
(Council Seal)

Clerk: [Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP: Dennis W. Knight



(MCIP Seal)

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PLACENTIA MUNICIPAL PLAN**

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

- a) adopted the Placentia Municipal Plan 2014-2024 on the 21 day of ~~October~~, 2014 ^{April 2015}
- b) gave notice of the adoption of the Placentia Municipal Plan by advertisement inserted on the 5th day and the 12th day of May, 2015 in the *Compass* newspaper.
- c) set the 20th day of May at 7 p.m. at the Town Hall, Placentia, 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 Placentia approves the Placentia Municipal Plan 2014-2024 with the changes recommended by the Commissioner's Report, as follows:

- a) Re-designate property at 745-759 Main Road, Dunville from Commercial General to Residential.
- b) Re-designate certain property at Beach Road from Commercial General to Mixed Development.

SIGNED AND SEALED this 11 day of September, 2015

Mayor: Wayne A. Priddy
Clerk: [Signature]

Municipal Plan/Amendment REGISTERED
Number <u>3800-2015-005</u>
Date <u>October 29, 2015</u>
Signature <u>[Signature]</u>

(Council Seal)

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1. Introduction

The purpose of this Plan is to meet the land use management needs of the people of Placentia during the 2014 – 2024 Planning Period. The Plan seeks to preserve heritage, provide a pleasant, healthy and safe environment for residents and create an environment where opportunities for growth and employment creation can be realised at the lowest cost. It was prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

The Plan, made up of this document and accompanying maps, constitutes a legal document when approved under the Urban and Rural Planning Act. The Background Report depicts conditions existing when the Plan was being prepared and includes rationale behind the policies proposed in the Plan. It does not form part of the legal document.

Following approval by Council and the Minister, the Plan will be binding on Council and all other persons, corporations and organizations. In five years time, Council will review the Plan under Section 28, Urban and Rural Planning Act. Amendments may be made at any time and brought into effect by the same process as for approval of this Plan.

Summary of Background Analysis

This document is the result of a five year review of the Placentia Municipal Plan 2004 - 2014. The following conclusions and recommendations emerged during the review.

- Aging population - facilities and services are needed for the senior population on the one hand and to help retain and attract younger people and families on the other.
- Aging infrastructure, and increases in both environmental standards and public expectations, create future capital works projects and challenges, in water, sewage, road and storm water improvements.
- The Town is widely dispersed geographically and, while there can be some rounding out of development, the constraints of topography and flooding potential, particularly in Townside and Jersey side, will prevent the community from becoming much more compact during the Planning Period or in the foreseeable future.
- Flood Risk and Climatic Change - A low-lying area including the Jersey side Flat, Townside (Beach) and Block House parts of Placentia has regularly experienced flooding from combined high tide and wind events, aggravated by outflows from the North East and South East Arms. The Canada-Newfoundland Flood Damage Reduction program was implemented to include a wave wall along the Orcan River and a storm barrier along the Beach, together with certain Provincial and Town regulations to minimize flood damage. Development within this area is subject to controls, originating in Policy Directive W.R. 96-1 of the Water Resources Division of the Department of Environment and Conservation. A map showing Flood Risk Areas is appended to this document.

Flood risk areas include a significant number of dwellings and businesses along Prince William Drive, various office buildings, major public institutions, including Sacred Heart Church, St. Luke's Church, the Town Hall, heritage buildings (e.g. O'Reilly House) and archaeological sites (e.g. Fort Louis).

The 2004 - 2014 Municipal Plan called for the studies prepared under the Canada-Newfoundland Flood Damage Reduction Program to be updated, considering the impact of flood control structures that were installed subsequent to the studies. Following this update, a comprehensive plan for Bruley was to be prepared, along with a strategy dealing with the effects of flooding restrictions, planning options and their implications. These follow-up actions were not taken.

The risk of flooding does not mean that community building and advancement will not continue. The Town Square project, Phase IV, is one important example. As the centre of administration and culture, the square plays a major role in community identity and growth and this will increase in importance with further development of the Town Square.

- Placentia has significant growth potential – as a creative place, a cultural and natural heritage destination and as an industrial port, particularly with work proceeding on construction of the Husky Oil wellhead platform (in Argentia) and the support services (materials handling/ marshalling yard) being provided to the Vale Inco operation in Long Harbour. The Argentia site can accommodate both heavy and light industrial uses, with generous shoreline, near-shore and backland areas to suit a wide range of users. There are also freezer and port facilities on site.
- The Argentia Industrial Port Complex has major potential as a multiple use facility, including marine transportation, manufacturing/fabrication, construction, ship repair, storage/warehousing and tourism uses (particularly recreational vehicle camping and hiking).

Located on the former US military base, the complex is owned and managed by the Argentia Management Authority. Included are the North and South Sides and the Port of Argentia, which includes the Marine Atlantic terminal and nearby cold storage facilities. The North Side includes over 445 hectares (1,100 acres) of flat land and the graving dock/wellhead platform construction site occupied by Husky Oil. The South Side contains a fully serviced 44 hectare (110 acre) industrial park, containing 41 industrial lots and over 46,450 sq. m. (500,000 sq. ft.) of industrial/commercial floor space. Also included in the complex is the fully serviced, 40 lot Sunset RV Park and a network of backland trails. With this impressive list of assets, the potential of the Argentia Industrial Complex to play a major role in the development of Placentia and surrounding communities during the 2014 – 2024 Planning Period is obvious.

- Placentia's considerable tourism assets include:
 - its vibrant, contemporary culture and arts community,
 - built heritage that includes the remains of 12 forts, valuable church properties and Castle Hill National Historic Site,
 - the Town Square project, which will enhance the square and surrounding buildings,
 - the Placentia Bay Cultural Arts Centre, a venue for community gatherings and special events, and
 - spectacular natural resources, led by Northeast and Southeast Arms and Rivers.

The Placentia Cultural Tourism Strategy prepared in 2008 enlarges on the potential for development of a sustainable tourism sector for the local economy.

- While predicting the future is a very imprecise art, with continued strong leadership and community support, it is estimated that the Town's population decline can be halted and modest growth of 3 – 4% achieved during the 2014-2024 Planning Period.
- A number of clarifications/explanations are needed to improve the Municipal Plan and Development Regulations as tools of municipal management. Clarifications/explanations are needed for backland development, comprehensive development area plans, street setback requirements, property fencing, easements, measurement of setbacks for irregular-shaped lots and signage regulations.
- Council wishes to extend the incorporated area to the Loop Road (including the eastern shoulder of the road). This will link the entire incorporated area together via a road that circles through all the communities making up the Town of Placentia. Secondly, Council wishes to extend the Placentia Planning area out the Argentia Access Road to Long Harbour Road, including the former Dunville Silica Mine. These changes will give Council greater control in managing land use within the area.
- The Town approves 15 – 20 residential lots/year. There is not a shortage of land, particularly in Southeast, but there has been reluctance by contractors to invest (preferring to build and sell developed properties rather than just service and sell lots).
- Four amendments were prepared to the Plan and Development Regulations since 2004:
 - No. 1, 2008 – to accommodate windmills and wind farms and similar uses in the Rural and Protected Water Supply designations as discretionary uses.
 - No. 2 – to re-zone land off Old Point Verde Road from Residential to Industrial and Open Space.
 - No. 3, 2012 - for re-designation of land on the Main Road of Dunville (east of Station Road) for the purposes of a subdivision development (17 – 18 lots). It involved changing land from Rural to Residential and from Mixed Development to Residential.
 - Amendment No. 4, 2013 – for re-designation of land on the Main Road of Dunville (west of Church) for purposes of subdivision development (15 – 17 lots, approved in principle). It also involves re-designation of land from Rural to Residential and from Mixed Development to Residential.
- In addition to the above, developments that have been proposed include:
 - Frecker Place, Dunville (40 – 50 residential lots proposed), with a new lift station installed.
 - Southeast, just past the Regatta Grounds (6 – 8 residential lots proposed), pending preparation of a CDA plan.
 - Southeast, Bond's Path, off Gale's Road (preliminary plan submitted for 33 pre-fab residential units).
- The Dunville By-Pass has been proposed since 1976 to provide a more direct link to the Base at Argentia and to reduce traffic conflicts. Two potential corridors were proposed by the Provincial Government; in the eventuality that it may be needed in future, these corridors should continue to be identified on the Plan Map.

- Solid Waste Disposal - Solid waste is trucked to the regional waste management facility at Robin Hood Bay. There is also a waste recovery facility at the Ville Marie Landfill on Fox Harbour Road, for residential use only.
- Water Supply Areas – There are three protected water supply areas within the Planning Area; Larkin’s Pond/Clarke’s Pond, Wyse’s Pond/Curve Pond and Southeast River. A significant portion of the built up section of Freshwater and Jersey side lies within the Larkin's Pond Protected Water Supply Area. It is important to protect the quality and quantity of water coming from this source, while minimizing hardship on the residents, landowners and business operators.

Although not involving issues of urban development, efforts to protect the domestic water supply in Wyse’s Pond in Dunville and the Southeast River water supply area are also necessary. In addition, there are two watersheds that aren’t protected. Argentia Pond supplies the Argentia Industrial Complex and Gull Pond is a watershed reserve.

- Capital Works Programming - Placentia’s five year capital works program emphasizes replacement and upgrading of existing water and sewer services and streets. Servicing such a large geographic area is a challenge for a small municipality, particularly with the aging of roads and other infrastructure. Major infrastructure projects include:
 - Water Service - in the vicinity of \$30M required to correct the water quality in Jersey side and Townside (to eliminate the TAMs in the water).
 - Sewage Service - \$20 – 30M required to develop an integrated sewage treatment system, with 18 outfalls in Dunville alone. The long-term plan is to have a treatment facility in Block House.
 - The capital works funding available to the Town from the new provincial funding scheme is expected to be insufficient to meet the need.

2. The Plan

The following text and the accompanying Future Land Use Maps constitute the legally effective parts of the Placentia Municipal Plan. The boundaries between the different land use designations on the Future Land Use maps are meant to be general, except in the case of roads or other prominent physical features, where they are intended to define the exact limits of each category.

General Policies

The following policies are classed as General as they can be applied to more than one land use designation and to different parts of the Municipality.

1. Services and Access

All development must be connected to available municipal water and/or sewer services and have adequate water supply and waste disposal service, front onto a public road (unless specifically exempted), have proper road access, and be set back from the public road in accordance with the Development Regulations.

The requirement for frontage on a public road can be waived where it is clear that the nature of the development is such that public road frontage is neither feasible nor necessary, such as:

- remote cottages accessed by an all terrain vehicle (ATV) trail,
- wharves, docks and marinas,
- trails and recreational uses,
- mineral exploration and mineral workings, and
- within a comprehensive development area.

2. Uses Permitted In All Designations

Accessory buildings and uses, conservation, and public utilities are permitted in all designations. However, within the Flood Risk Areas, development is subject to the flood area policies of this Municipal Plan and the approval of the Minister of Environment and Conservation.

3. Compatibility of Uses, Buffers and Screening

Council shall ensure as much as possible that new development will not negatively affect existing land uses by creating a hazard or nuisance such as noise, dust, odour or unsightly appearance. Council may require a developer to provide appropriate screening or to undertake other measures to minimize negative off-site effects. In particular, Council may require buffering or screening between non-residential uses and adjacent development.

4. Advertisements and Signage

In order to protect amenities, preserve the appearance of the Town and foster appropriate urban design, the Town may designate areas specifically for advertisements and other signage, and establish the location, type and design of signs within these designated areas.

The designated areas and the standards for advertisement and signage design shall be specified in the Development Regulations.

5. Agriculture and Forestry

Agriculture and forestry are permitted uses under the Rural designation, and discretionary uses in certain other designations, subject to all other provisions of this Municipal Plan and the Development Regulations.

Higher intensity livestock and related agricultural uses shall be separated by an adequate buffer between existing and proposed residential developments and shall conform to Provincial Government policies and guidelines with respect to their development and management.

Domestic and commercial cutting areas within the Planning Area are defined by the Department of Natural Resources as Forest Resource Areas. Activities within these Forestry Resource Areas must be approved by that Department.

6. Heritage Resources

Archaeological sites and discoveries are protected under the *Historic Resources Act, 1985*. If such a site is discovered, development shall stop and the Provincial Archaeology Office of the Department of Tourism, Culture and Recreation consulted.

Work by archaeologists have determined that there are other potential sites on the Southeast Arm and Northeast Arm areas that lie outside the Cultural Heritage District.

While the focus remains on the key sites and their development, the programme of archaeological research should continue so that all areas with archaeological potential are investigated as quickly as possible.

The Town shall endeavour to conserve and develop its heritage resources, and encourage the preservation of buildings of historic interest through regulation and/or other suitable means.

7. Comprehensive Development

A comprehensive development (containing one or more individual developments) must be connected to municipal water and sewer services.

A Comprehensive Development Scheme prepared under Section 29, Urban and Rural Planning Act, would normally include the following:

- goals, objectives and land use policies for the development area,
- phasing of the development,
- street and servicing layout,
- provision for recreation needs of the development area,
- accommodation of site conditions such as poor drainage, steep slopes, flooding potential and rocky ground,
- any issues related to the long-term maintenance of streets and other services,

- any required amendment to the Municipal Plan and Development Regulations for adoption by Council.

The Scheme would be prepared and reviewed by Council according to its regular development approval process, including an opportunity for public input.

8. Discretionary Uses

Unless it is specifically set out as a discretionary use under the Municipal Plan, the Town may determine that a use should be so identified under the Development Regulations, where, in its opinion:

- (a) the use is likely to have an impact on the predominant uses of the zone and that in order to mitigate this impact it is desirable to consult with the public and any affected parties prior to issuing, issuing subject to conditions, or refusing a permit;
- (b) it is necessary to attach conditions to an approval that differ from the standard conditions under the Development Regulations to ensure that the discretionary use is compatible with nearby uses and the predominant uses of the zone.

9. Environment

General - The Town shall consider the suitability of all proposed development sites in terms of steepness of grades, soil and geographic conditions, the location of watercourses and wetlands.

Before approving development of steep sites, the Town may require a review of the development proposal by a certified engineer, landscape architect or similar professional. The review shall include an evaluation of site grading, drainage and landscaping and the potential of the development to cause erosion onto adjacent lands and bodies of water.

The Town shall ensure that the proposal is not inappropriate by reason of:

- (a) precipitating or contributing to a pollution problem in the area; or
- (b) creation of erosion and/or sedimentation.

Waterways – Buffers

- (a) A protective buffer of undisturbed soil and vegetation shall be preserved along the shoreline of all waterways. The buffer shall be sufficient to prevent erosion, retain natural drainage features, prevent siltation, preserve public access and protect fish habitat (minimum of 15 metres).
- (b) Subject to the appropriate approvals and reviews, only fences, trails and uses including accessory uses, requiring direct access to a body of water may be permitted in these buffer areas. These uses are permitted only with a release from the Department of Environment & Conservation.
- (c) The matter of adequate and usable legal public access to a waterway may be used as a consideration in the review of an application for a structure within a buffer and/or adjacent to a waterway.

(d) Any activity that has the potential to affect fish habitat, in particular along the scheduled salmon river systems of the North East and South East Rivers, shall be forwarded to Fisheries and Oceans Canada for review.

Flood Risk Areas - see policies in this Plan.

10. Mineral Exploration

(a) Subject to the other provisions of this Municipal Plan, mineral exploration which is not classed as development by virtue of appreciable soil disturbance, construction of access roads, noise, odour and appearance can be permitted anywhere in the Planning Area, provided that adequate notification is provided to the Town.

(b) Mineral exploration which is classed as development shall be permitted in the Mineral Workings and Rural designations, provided that adequate provision is made for buffering/and or other mitigations of impacts on residential and other non-rural and recreational areas, and provided that all necessary approvals are obtained. Within 300 metres of Residential, Residential Mobile Home, Mixed Development, Commercial, Commercial General and Open Space designations, mineral exploration may be treated as a discretionary use.

Where there is soil disturbance, the developer shall provide a financial surety and/or other satisfactory guarantees of site landscaping to the Town.

11. Mineral Workings

In order to avoid any possible land use conflict and to protect public health, a buffer zone shall be established around certain mineral workings as shown on the Future Land Use Maps, wherein all new residential development applications shall be reviewed by the Department of Natural Resources prior to the issuance of a permit by the Town. Conversely, mineral workings shall not be permitted to encroach upon residential areas.

12. Protected Road

Development within the Protected Road Building Control Lines of Argentia Access Road (Route 100), shall be referred to Service NL for approval before the Town issues its approval. The control lines extend 100 metres from the centre line (within the municipal boundary) or 150 metres (within the planning area boundary).

13. Hiking Trails

Designated Trails

In close consultation with neighbouring communities, Placentia, Placentia Area Development Association, the Argentia Management Authority, the Avalon Gateway Development Corporation, and others have been planning and developing an extensive network of trails that are based upon historic railway rights of way, paths and trails.

Designated trails will be protected by a suitable buffer, within which any development application shall be referred by the Town to the Heritage Trail Committee and other relevant agencies, prior to the granting of a permit.

East Coast Trail

If a link with the East Coast Trail is developed in future, any development within a certain distance of the Trail shall be subject to review and approval by the Town after consultation with the East Coast Trail Association and relevant Provincial Government agencies. The intent will be to protect the Trail as a hiking/walking facility in a largely natural environment.

No development shall be allowed on Crown Land within the corridor except that related to trail development or other uses compatible with trail use, except for:

- (i) cultural and heritage uses, such as the development of the Vieux Fort site on Mount Pleasant as shown in the Cultural Heritage District Development Scheme;
- (ii) wharves and related marine uses, provided that adequate natural buffering is provided for the trail;
- (iii) public utilities and essential services - provided these are suitably buffered from the trail and impacts are minimized.

Where land is privately held or leased, then development will be reviewed in accordance with the intent of protecting the integrity of the trail and satisfying the buffering conditions applicable to all designated trails.

Land Use Designations

The land resources of the Placentia Planning Area shall be managed in accordance with the proposed land uses shown on the Future Land Use Maps and the policies of this Municipal Plan. The Planning Area is divided into the land use designations outlined below.

Residential	Mineral Working
Residential - Mobile Home	Open Space
Residential – Seasonal	Protected Water Supply
Mixed Development	Heritage Conservation Area
Commercial	
Commercial General	
Institutional	
Industrial	
Rural	

The Future Land Use Maps show two features overlaying the above designations:

Cultural Heritage District, and
Dunville By-Pass

In addition, flood risk areas are shown on a separate map (appended to this document).

The policies related to these areas are dealt with in turn in the text following.

Residential Designations

Three residential designations are recognized: Residential, Mobile Home and Seasonal Residential. The Residential Designation is applied to all areas (serviced, partially serviced and unserviced) that are deemed suitable for residential purposes for the next ten years, extending from Dunville to and including South East Placentia. The Mobile Home designation is applied to the mobile home park in Dunville. The Seasonal Residential designation is applied to the largely built up cottage area bordering on Beaver Pond.

1. Residential

Single detached and double dwellings are the principle permitted uses in the Residential designation. Higher density housing types may be permitted at the discretion of Council but only in fully serviced areas. Council shall consider the compatibility of these uses with the surrounding area and the potential impact on adjacent dwellings. Council will ensure that the water and sewer services are capable of absorbing a multiple dwelling unit development.

Home business, recreational open space and antenna may be permitted in this designation. Home businesses involving the manufacture of goods, the provision of personal services or professional offices may be permitted, provided:

- the home business is subsidiary to the residential use,
- the primary use of the property remains residential and,

- the home business will not negatively affect the surrounding residential area because of any nuisance associated with its operation.

The conduct of a home business in an accessory building may be permitted, subject to the discretion of Council.

A marina may be permitted in a residential area, provided it is a fishing-related or recreational type of facility associated with a nearby residential use.

Public uses such as institutional and community facilities may be permitted at the discretion of Council, provided the use will not detract from the residential character of the surrounding area.

Council may permit certain agricultural and forestry activities at its discretion, provided they are compatible with existing and future residential uses. For example, no intensive livestock operations likely to require physical separation from residential uses shall be permitted.

Council may permit convenience stores, provided there is no negative impact on adjacent residential properties and that adequate parking is provided. Maximum floor area allowed will be established in the Placentia Development Regulations.

Development within the Flood Risk Areas - Floodway, Flood Fringe, and Special Policy (see appended map) - is subject to the policies of this Plan and the approval of the Minister of Environment and Conservation.

Backland Development

Development of properties behind existing residences will normally not be permitted unless there is sufficient land available for the additional houses to have standard frontage on a publicly maintained street.

In specific circumstances (such as when a person owns a regulation-size building lot but there is not enough land available for full public street frontage) backland development may be considered on a discretionary basis. In such cases, the following requirements will be met:

- Full clearance for water and sewer services issued by the Municipality.
- To ensure that the development will not prejudice the use of adjacent backlands, Council will assess the potential use of adjacent lands. Where there is potential for additional development in the area, Council will satisfy itself that the lot and access road are properly located and that the road can accommodate future development. In such cases, the owner will be required to acquire title to sufficient land to accommodate a future municipal road, considering factors such as grades and sight lines. The specific width will be determined by the Placentia Development Regulations.
- Where there is no potential for additional development of adjacent lands, the access road will be treated as a private driveway. If the decision is made to approve, a covenant shall be attached to the deed requiring that the access road to a public street remain private in future.
- In order that Council can meet its commitments for public safety and emergency services, the dwelling unit on a backland lot shall not be further than 32 metres from a public street that can be used year-round by service and emergency vehicles.
- Infilling of development on laneways already containing houses may be permitted, but will be evaluated carefully, considering the above factors.

2. Residential - Mobile Home

Mobile homes shall be permitted in the Mobile Home designation. Development in the Mobile Home designation shall only take place on fully serviced lots that meet the requirements of the Placentia Development Regulations. Recreational open space is a discretionary use in this designation.

Non-residential mobile homes/trailers may be permitted in the Planning Area on a temporary basis (e.g., for construction/work-camp purposes).

3. Residential - Seasonal

Land on the shores of Beaver Pond is designated Seasonal Residential, including an expansion area along the north shore of the Pond (see footnote 1). Seasonal Residences may be permitted providing conditions of access and on-site services are met. Recreational open space is a permitted use and agriculture, forestry and antenna uses may be permitted.

Commercial Designations

Three categories of commercial designation are identified in this Municipal Plan: Mixed Development (residential with a mix of commercial types of uses), Commercial (limited to purely service and mercantile types of businesses), and Commercial General (an array of commercial, institutional, community and light industrial uses).

4. Mixed Development

This designation applies to areas that contain and are intended to contain a mix of residential, commercial and other uses, with the residential uses being predominant, and other uses being evaluated as to how they impinge on the residential uses.

Single and double dwellings, recreational open space and antenna shall be permitted uses, subject to meeting the municipality's regulations. A broad range of home businesses involving the small scale manufacture of goods or the provision of services may be permitted provided the proposed use will not negatively impact on adjacent dwellings. Higher density dwellings may be permitted, subject to the considerations outlined in the Residential designation.

Commercial, light industrial and community uses may be permitted at Council's discretion, provided the proposed use will not give rise to excessive noise, traffic or other forms of pollution and will not cause a nuisance or hazard to adjacent residential uses.

Development in this designation shall be connected to municipal sewer and water services.

Development within the Flood Risk Areas - Floodway, Flood Fringe, and Special Policy (see appended map) - is subject to the policies outlined in this Plan and the approval of the Minister of Environment and Conservation.

¹ This proposed expansion was developed in 2011 by Land Management Division, Department of Environment and Conservation.

5. Commercial

Retail stores, business and personal service, commercial residential and catering uses and antenna shall be permitted in this designation.

Development in this designation shall be connected to municipal sewer and water services.

Development within the Flood Risk Areas - Floodway, Flood Fringe, and Special Policy (see appended map) - is subject to the policies outlined in this Plan and the approval of the Minister of Environment and Conservation.

6. Commercial General

This designation includes areas containing a broad range of commercial, industrial and community uses. Development in the Commercial General designation will be in the nature of general commercial, institutional and industrial uses. Uses including stores and services, business offices, hotels, restaurants, and lounges may be permitted. Low hazard industrial uses including service stations, warehousing and distribution, workshops, processing plants and contracting yards may be permitted. Community facilities such as churches, halls, libraries and post office, and recreational open space may also be permitted.

Development in this designation shall be connected to municipal sewer and water services.

Development within the Flood Risk Areas - Floodway, Flood Fringe, and Special Policy (see appended map) - is subject to the policies outlined in this Plan and the approval of the Minister of Environment and Conservation.

7. Institutional

The Placentia Municipal Planning Area has a large number of public uses serving the region's educational, health and government needs, including the community college, high school, hospital, church and nursing home.

All types of institutional uses, including institutional, educational, religious, recreation, health, government and community service uses, recreational open space and antenna may be permitted in this designation.

Institutional uses shall be connected to municipal sewer and water services.

Development within the Flood Risk Areas - Floodway, Flood Fringe, and Special Policy (see appended map) - is subject to the policies outlined in this Plan and the approval of the Minister of Environment and Conservation.

8. Industrial

The Industrial designation is meant to delineate areas suitable and/or required for industrial and transportation purposes, including public works depots.

Within the Industrial designation, industrial, transportation and other compatible uses may be permitted provided they meet environmental standards and present no hazard to residential or other adjoining uses related to traffic, visual blight, noise, dust, etc.

Within the Argentia Industrial Complex, a range of uses may be permitted, including marine transportation, passenger assembly, manufacturing, fabrication, construction, ship repair, warehousing, marshalling, storage, technology research and development and associated businesses. In addition, recreation (associated with RV parking, recreational trails) and assembly uses and a local convenience outlet associated with these uses may be permitted.

The predominantly industrial and service industrial functions of the designation shall be protected and enhanced, and new developments shall not impinge upon current or planned industrial activities.

All development shall be connected to municipal sewer and water services, except where none is required (e.g., gravel extraction).

9. Rural

Land in the Placentia Municipal Planning Area not identified for urban development is designated Rural. A range of resource and related activity is allowed for in the designation, while preventing urban development. The overall intent is to preserve the natural resources by preventing encroachment by non-compatible uses, and also protecting major scenic views.

Uses permitted in the Rural designation include agriculture, forestry, mineral exploration and antenna. Subject to Council's discretion, single dwellings (if subsidiary to a permitted use), seasonal residential dwellings, cemeteries, rural industry, animal, mineral workings, solid waste disposal and commercial recreational uses (e.g., travel trailer parks, golf courses and driving ranges, tourist cabins and camping parks) may be permitted. Industrial uses shall be limited to those for which location next to a natural resource is required.

Seasonal residential dwellings may be permitted in areas traditionally used for such purposes, provided that:

- (a) primary access is provided by an approved ATV trail;
- (b) there is adequate provision for on-site services;
- (c) dwellings do not conflict with the resource based uses permitted in this designation

Agriculture and forestry uses – see General Policies section.

Highway 100 and the Road to Argentia

In order to preserve the appearance of the “Gateway”, no visible mineral workings shall be permitted off Highway 100, the road into Argentia and off Highway 100 through Point Verde (the Downs excluded). Before a permit is issued, an assessment shall be carried out of the proposed mineral working’s visual impact. If it is visually intrusive, a permit shall either be refused, or the proponent required to provide screening in accordance with a landscaping plan approved by Council.

Aggregate Extraction

Council shall identify and provide controls in areas with aggregate reserves. In these areas, land use shall be restricted to aggregate extraction. Development proposals shall be referred to the Department of Natural Resources. A pit cannot be located within 300 metres of a residential, institutional, commercial or light industrial development, and a quarry with blasting must be separated by at least 1000 metres. Any

development within these separation buffers must be referred to the Department of Natural Resources. Operations may be required to maintain or create a visual and physical buffer as prescribed by Council.

Solid Waste Disposal

To ensure that public health and amenity is protected and to minimize the potential for land use conflict, Council will maintain a 1.6 kilometre buffer around the waste recovery facility on Fox Harbour Road. Any development in this buffer shall be referred to Service NL so that potential conflicts can be identified and mitigated.

Council shall refer applications in proximity to abandoned waste disposal sites to Service NL for review and identification of potential environmental hazards. Applications for re-use of these sites must be approved by Service NL.

10. Mineral Working

The Mineral Workings designation is applied to areas where there are high concentrations of mineral workings and aggregate potential, in particular, the Downs area of Point Verde. Within this designation, mineral workings and mineral exploration are permitted uses. Agriculture, forestry, scrap dealer and antenna are discretionary uses. Within the Downs of Point Verde, a 40 m buffer shall be maintained along the seaward side and no mineral workings shall be permitted in this area.

11. Open Space

The Open Space designation is applied to areas set aside for public and private recreational, amusement, and conservation purposes.

Permitted uses in the designation shall include indoor assembly, marinas, outdoor assembly, and recreational open space. Agriculture, campgrounds, forestry and antenna are discretionary uses in this designation.

Within Flood Risk Areas (see appended map), the Flood Risk Area Policies shall apply and all development is subject to the approval of the Minister of Environment and Conservation.

12. Protected Water Supply

There are three areas within the Placentia Municipal Planning Area designated as Protected Water Supply Areas under the Department of Environment and Conservation.

- Larkin's Pond serves the former communities of Freshwater, Jerseyville, Placentia and Ferndale.
- Wyse's Pond provides domestic water for Dunville.
- South East River was developed as a water supply for the former community of Placentia.

The Planning Area contains two other, unprotected, watersheds; Argentia Pond and Gull Pond.

No development is permitted in these watersheds without approval by the Department of Environment and Conservation. Conservation and public utilities, trails based upon existing rights of way (including former rail beds), and certain rural uses, may be permitted.

Existing developments in these areas will be allowed to continue unless it is established that these are impairing water quality. Expansion and upgrading of existing uses, buildings or facilities must obtain prior written approval from the Department of Environment and Conservation.

Re-use of existing buildings and structures may be permitted provided:

- (a) the use is not deemed to be more environmentally intrusive than the original use and will not impair domestic water quality or quantity;
- (b) no chemicals or petroleum products are stored on the property;
- (c) no vehicles or machinery are stored or maintained on the property;
- (d) approval from the Department of Environment and Conservation is obtained.

Larkin's Pond

The Larkin's Pond Protected Water Supply is deemed to be different from the other water supplies by virtue of the urban development that has already occurred along the Freshwater side. This development includes several residences, a portion of a commercial garage, former school buildings, and a bed and breakfast that was formerly a manse.

Existing development is allowed to continue, provided water quality is not affected. At the discretion of Council, new single dwellings may be permitted on an infill (between two developed lots) basis along existing public roads.

South East River

Mineral workings or forestry activity may be permitted subject to the controls on mineral workings set out in this Municipal Plan and subject to the approval of the Departments of Environment & Conservation and Natural Resources.

Wyse's Pond

The policy is to keep this water supply substantially undeveloped. Development shall be limited to land use activities and structures related to the future provision of domestic water and passive recreation.

13. Heritage Conservation

There are four major elements to the protection and development of Placentia cultural and heritage resources:

- (a) The Heritage Conservation Area designation in Townside and Jersey side (see below) which provides specific development requirements to a portion of the old Town in order to ensure that the historic character of the area is maintained and developed.
- (b) The Cultural Heritage District, which protects significant heritage, cultural and archaeological resources in the historic core of Placentia - comprising Block House, Townside, Jersey side and Freshwater (see section below).
- (c) The protection of archaeological sites (see General Policies).
- (d) The Placentia Heritage Trail system, (see General Policies).

Almost all of the lands designated Heritage Conservation Area, and a very significant portion of the Cultural Heritage District (excluding the higher elevations of Jersey side, and the Freshwater Area) lie within one of the Flood Risk Areas. The Heritage Conservation Area designation lies almost entirely within the most restrictive of the Flood Risk Areas - the Floodway.

This Municipal Plan sets out the requirements for development within the Flood Risk Areas, and this section must be read together with policies dealing with the Cultural Heritage District and the Heritage Conservation Area Designation.

The area between Prince William Drive and the Orcan River centred on the Town Square and land at the Gut in Jersey side is designated Heritage Conservation in recognition of the historic character of many buildings and sites, its major archaeological potential and Castle Hill National Historic Park.

Council shall refer any applications involving excavation or extensive disturbance of the ground to the Historic Resources Division of the Department of Tourism, Culture and Recreation prior to issuing a development permit.

- 1) Council shall encourage the restoration, renovation and adaptive re-use of existing buildings.
- (2) Council shall pursue the implementation of the downtown redevelopment scheme, which includes an archaeological survey, an inventory of historic buildings, and streetscape design and improvements.
- (3) Permitted uses in the Heritage Conservation designation include apartment building, bed and breakfast and boarding house, double dwelling, residential marina, recreational open space, row dwelling, single dwelling and antenna, along with home based businesses.
- (4) Council may permit commercial, public and cultural uses, provided they are compatible with any nearby residential uses.
- (5) Council shall encourage the continued development of uses and activities which enhance the potential of the Town Square as a centre of the community.
- (6) New development and extensions to existing buildings shall closely reflect the design of existing traditional buildings in terms of style, cladding, scale and height.
- (7) Wherever a design scheme is approved for all or part of the Heritage Conservation designation, Council shall require that the design of a building, its extension or renovations, and the design of the property, shall conform to the design requirements set out in the scheme.

Flood potential – A large proportion of the lands designated Heritage Conservation, and a very significant portion of the Cultural Heritage District, excluding Freshwater and the higher elevations of Jersey side, lie within a Flood Risk Area (see Flood Risk Areas Map appended to this document). The Heritage Conservation Area designation in Townside lies almost entirely within the most restrictive of the Flood Risk Areas - the Floodway.

The Flood Risk Areas Section of this Plan sets out the requirements for flood prevention/mitigation and must be read together with policies in the Heritage Conservation Area Designation.

Other Policy Designations

The following text outlines policies for three areas overlying the land use designations on the maps accompanying this document.

- A. Cultural Heritage District,
- B. Flood Risk Areas, and
- C. Dunville Bypass.

A. Cultural Heritage District

The boundaries of the Cultural Heritage District were determined from the research carried out in preparing the Townscape Plan. They take in the original Townside (including Block House, Bruley, Townside, Dixon Hill), Jersey side Flat, Jersey side and Freshwater, together with Mount Pleasant, the sites of original settlement by the French and Basques.

The objectives and policies outlined below are designed to support the implementation of the Placentia Cultural Heritage District Master Plan 2001 (“Townscape Plan”) and to further implement the heritage conservation policies of this Municipal Plan.

The Master Plan and the Cultural Heritage District Map remain in effect as a companion document to this Municipal Plan (the District boundary is also shown on Plan Map 2A, overlaying the Plan designations). The boundaries of the District as shown on the Placentia Cultural Heritage District Map may slightly vary from those shown on Plan Map 2A. Where there is a conflict, the boundaries shown on the Future Land Use Map shall prevail.

The objectives and policies contained in this Section are to be read together with the other provisions of the Municipal Plan and Development Regulations, and the Townscape Plan.

The objectives of the Cultural Heritage District are:

- (a) to strengthen recognition of Placentia’s unique and significant place in Canadian history and culture;
- (b) to foster contextually appropriate design of the built environment, and in particular to encourage appropriate design of buildings and facilities on larger vacant parcels of land;
- (c) to protect known monuments and historically significant sites from adverse development, and to foster their development and use as major national and provincial historic and cultural sites;
- (d) to protect buildings of historic, cultural and architectural interest and/or significance, and to foster the appropriate development of neighbourhoods;
- (e) to foster significant and appropriately focussed public and private investment in the Town’s historic ocean-side communities and to direct this investment within the Cultural Heritage District to:

- townscape improvements (hard and soft landscaping and certain types of structures which enhance the appearance and usability of the community);
 - preservation and rehabilitation, along with the appropriate adaptive reuse of culturally, historically and architecturally significant buildings and properties;
 - the identification, preservation and appropriate development of archaeological resources;
 - community cultural and recreational facilities; and,
 - the improvement of water and sewer services, and roads and sidewalks in conjunction with the Townscape improvements.
- (1) The Heritage Advisory Committee (formerly Placentia Historic Trust) shall review and advise Council on development applications for compliance with policies relating to the protection and development of the Cultural Heritage District.
 - (2) Development within the Cultural Heritage District shall occur within the context provided by the Placentia Townscape Development and Cultural Heritage District Master Plan, and the proposals for site and area development in Part B and Sections 4.4, 4.5, and 4.6 of the Townscape Plan.
 - (3) No development shall be permitted which may impede or otherwise negatively affect the implementation of the Placentia Townscape Development and Cultural Heritage District Master Plan.
 - (4) Development which contributes to the implementation of the Townscape Plan proposals shall or may, subject to the other requirements of the Municipal Plan and Development Regulations, be approved. The following shall be considered:
 - Design of development within the Townscape Comprehensive Design Areas as shown on the Development Scheme Map and also indicated in this Plan shall further the goals of the Townscape Plan.
 - Development on sites of significant historical and cultural interest as identified on the Cultural Heritage District Map may only be permitted if designed to enhance the historical and cultural significance of the site after careful research and planning. Where permitted under the Municipal Plan and Development Regulations, such development can include uses related to historical and cultural interpretation and tourism related commercial and public uses.
 - Relict Beaches in the Townside and Blockhouse areas, which are classed as Significant Sites, should be preserved as much as possible. Any design should incorporate elements of the relict beach into the development.
 - (5) Wherever feasible, views of significant landmarks as shown on the Cultural Heritage District Map shall be protected through the control over the siting, massing, and height of buildings and structures.

In particular, views from Castle Hill to Blockhouse, Sacred Heart Church, and the Ambrose Shea Bridge shall be protected.

Also, the Heritage Advisory Committee may recommend the establishment of protected view-planes, and provide advice on appropriate design to conserve views of these and other landmarks.

- (6) Reflecting considerations described under Part B, Section 4 of the Townscape Plan, standards for major new development shall endeavour to reflect specific site characteristics and the neighbourhood context while satisfying basic requirements for safety and access by emergency vehicles, and the requirements shall, where appropriate to the scale of the development, include:

(a) landscaping standards (plantation types, hard and soft landscaping; overall design) for separate developments;

(b) fencing and screening design standards (to suit the local situation);

(c) alterations to building set back and yard requirements (where necessary, to suit the local situation);

(d) overall landscaping plan for subdivision - “integrated design” approach;

(e) a professional landscape design for significant developments, such as residential subdivisions, apartment houses, and larger scale or otherwise significant non - residential developments (for example, facilities with outdoor storage);

. . and may include consideration of variances in accordance with Ministerial Regulation 12 (1) (up to a maximum of 10%), as follows:

(f) alteration in subdivision design standards to facilitate integrated design;

(g) elimination or modification of certain standards pertaining to density and minimum floor area in order to make it easier to achieve design goals;

(h) building design standards for the Cultural Heritage District outside the Heritage Conservation Area covering matters pertaining to the design and siting of the building or buildings on a property.

In this context, major new development is generally meant to include:

- new commercial, industrial or institutional development;
- apartment buildings and other larger residential developments;
- subdivisions of five or more lots and developments on larger blocks of land.

- (7) The Town will implement programs and regulations to ensure that properties remain attractive and well-kept within the Cultural Heritage District and the town as a whole.

Townscape Design Areas and Significant Sites

In addition to any others that may be identified, the following sites and areas, including major linkages and trails, shown on the Cultural Heritage District Plan are designated individually or as part of townscape comprehensive development areas.

- (1) Townscape Comprehensive Design Areas - the key areas (identified in the Cultural Heritage District Plan) are Block House Road, Prince William Drive, Town Square and adjacent areas, Jersey Flat, and the lands associated with Freshwater River, beginning with the Larkin's Pond gateway (also part of the Placentia Heritage Trail) and ending with Lafontaine/Freshwater Cove.
- (2) Significant Sites, as defined in the Townscape Development Scheme, include:
 - the Relict Beaches of Townside and Blockhouse
 - Blockhouse Fort
 - The Great Beach and the Boardwalk
 - Dixon Hill, Mt. Carmel Cemetery (visual landmarks), Old Quarry
 - The Swans
 - Sacred Heart Church (also visual landmark)
 - Court House (also a visual landmark)
 - (former) Placentia Hospital Site
 - O'Reilly House (Museum)
 - Telegraph House
 - St. Luke's Church and Basque Cemetery
 - Great Beach Palisade
 - Fort Frederick
 - the Leading Lights
 - Mount Pleasant and Vieux Fort (visual landmarks), Betty's Cove
 - Ambrose Shea Lift Bridge (visual landmark), the Gut
 - Kemp Historic Shipyard and Jersey Flat Marina - Jersey Flat
 - Fort Louis, Basque Cemetery, Portuguese Church site
 - Ferndale Road/Highway 100 (Freshwater Road) Intersection and former Jersey Flat Station site
 - Castle Hill National Historic Park (visual landmark)
 - Freshwater Cove and Lafontaine Node and Gateway
 - Freshwater River
 - Node and Gateway - Larkin's Pond/Freshwater River
 - Detached Redoubt - "Horseshoe Redoubt"
 - Crevecoeur Battery.

Townscape Projects and Priorities

This Section sets out the suggested projects and priorities as derived from the Townscape Plan. *These are meant to be used as guidelines, and can be altered to suit the circumstances*, provided that the works are not taken in isolation, but are suitably integrated with each other so as to maximize their impact and cost efficiency. Cost estimates are described in the Townscape Plan.

Projects

In order to ensure that the archaeological resources are protected, the work shall be reviewed by the Provincial Archaeology Office before it commences. The projects for which estimates were derived are:

Townside Placentia:

- Beach Road Streetscape
- Blockhouse Fort Day Use and Interpretive Area
- Cape Shore - Placentia Gateway at Blockhouse
- Court House and Beach Road Linkage
- Fort Frederick Site Development
- Leading Lights (Lighthouses and Site Development)
- Lift Bridge - Structure Enhancement and Site work
- Orcan Drive Parking Areas and Road Realignment
- Orcan Drive Riverside Pedestrian Nodes
- Prince William Drive
- Streetscape Development and Miscellaneous Components
- Town Centre Construction/Renovation
- Town Square Site work

Jerseyside/Freshwater/Dunville/Argentia:

- Argentia Entrance Development (Signage and Landscaping)
- Dunville Entrance Development (Signage and Landscaping)
- Fort Louis (Seawall Palisade, Interpretive Nodes and Battery Road)
- Freshwater Park
- Freshwater Interpretive Walkway
- Streetscape and Miscellaneous Components
- Waterfront Development, Basins, Ferry Dock and Site work

Required Infrastructure Upgrades:

- Water and Sewer Services
- Road and Street Improvements.

Priorities

Following upon Section 5.4.1 and 4.7 of the Townscape Plan the priorities fall into a number of groups:

- (a) Ongoing **infrastructure improvements** as work proceeds on the townscape improvements - the two must go hand in hand to ensure that the work is done well and lasts;
- (b) Ongoing **archaeological assessment and development** that runs in tandem with the more overtly physical improvements - in particular, Forts Frederick, Louis and Vieux Fort (Mount Pleasant) - and other sites as determined;
- (c) Townside improvements - beginning with development and renovation of the **Town Square**, including the areas around the Ambrose Shea Bridge, and historic residential areas;
- (d) The **gateways** at Blockhouse and Argientia
- (e) Jersey/Freshwater/Dunville/Argientia improvements - including the **Jersey Marina area** and **Lafontaine - Freshwater River Park**.

B. Flood Risk Areas

This Plan identifies three flood risk areas (see Flood Risk Areas Map appended to this document):

- (a) Floodway,
- (b) Floodway Fringe, and
- (c) Special Policy Area in Bruley.

The goal is to ensure that development is managed to minimize damage to persons and property through combining land use restrictions and development standards that are relevant to each of the flood risk areas.

Any development within a flood risk area shall be subject to the approval of the Minister of Environment and Conservation in accordance with the Water Resources Act.

The Department of Environment's Policy Directive W.R. 96-1 outlines which uses can be permitted in the Flood Risk Areas, and the conditions affecting them.

Development allowed in all three Flood Risk Areas, includes:

- (a) existing uses, with restrictions on expansion; additions, modifications, enhancements and improvements to existing structures within the flood plain (where there is an increase in the floor area involved), will be assessed for suitability under the policies of this Plan.
- (b) temporary alterations in a buffer zone, a designated floodway fringe, a flood plain, a designated floodway, and the body of water itself (see Policy Directive W.R. 96-1), and
- (c) non-structural uses, including conservation, open space recreation.

Floodway - The uses permitted in this area are:

- (a) existing uses;
- (b) temporary alterations in a buffer zone, a designated floodway fringe, a flood plain, a designated floodway, and the body of water itself (see Policy Directive W.R. 96-1);
- (c) non-structural uses, including conservation, open space recreation.

Floodway Fringe - Within this area, the following uses:

- (a) temporary alterations in a buffer zone, a designated floodway fringe, a flood plain, a designated floodway or the body of water itself;
- (b) non-structural uses such as conservation and open space recreation;
- (c) structures related to use of water resources such as wharves, slipways, boathouses, pumping stations, storm or sewerage discharges;
- (d) minor structural or other projects where only soil disturbance is involved such as trails, pipelines, transmissions lines, roads where there will be no change in the grade of the land;
- (e) other structures not used primarily for residential, commercial, industrial or institutional purposes;
- (f) industrial uses related to shipping or the fishing industry;
- (g) business and personal service uses, mercantile uses, and other industrial uses;
- (h) assembly uses, institutional uses, and residential uses;

can only be permitted if:

- (i) the ground floor elevation of the structure is higher than the 1 in 100 year flood level, and,
- (ii) the structure will not interfere with the flow of water or displace water such that it creates a worse flooding situation for other properties,
- (iii) the structure and the associated utilities are designed and constructed in accordance with the approved flood proofing guidelines of the Department and entrances and exits from the building can be safely used without hindrance in the event of a flood, and,
- (iv) the proposed use of the facility and site will not involve any storage of pollutants such as fuels, chemicals and pesticides.

Special Policy Area, Bruley - Development in this Area can be permitted in accordance with the provisions regarding the Floodway Fringe Area (1:100 year) provided that a comprehensive plan is adopted for this area, ensuring that surface drainage in existing developed areas is not disrupted by new development along Southeast Arm that would cause flooding.

Future Management

In the short term, the above policies will limit new development in the flood risk areas, particularly the Floodway. This section seeks to address the long term issues related to flooding in Placentia.

New development in the Special Policy Area of Bruley will be prohibited pending the preparation and implementation of a comprehensive plan to control flooding and drainage (Assessment of the Effects of Development in the Bruley Area of Placentia Shawmont Newfoundland December 1987);

The original definition of the flood risk areas and the subsequent engineering studies on mitigation measures was carried out over twenty years ago, and the delineation of flood risk areas was done prior to the construction of the flood control structures (wave wall along the Orcan River and cribbing along the Beach).

In the long term, the development restrictions alone could lead to a gradual deterioration of the historic core of Placentia and its main business area as new development avoids the area, existing properties are not properly maintained and public investment in the area is avoided or downscaled.

So that disruption is minimized, the studies that were prepared under the Canada-Newfoundland Flood Damage Reduction Program, including the engineering studies, should be completely updated to include:

- (a) all tidal areas within the Planning Area, including parts of South East Placentia and Point Verde,
- (b) the latest findings pertaining to climate change, and
- (c) a review of the flood control structures that were erected subsequent to the original mid-eighties studies.

A comprehensive plan for Bruley as set out in the Shawmont Newfoundland Report should be prepared and implemented, but only after the reassessment noted above.

A strategy must be developed for dealing with the social, cultural and physical implications of the present policies on development in flood risk areas, and the outcomes of the proposed studies and actions. Among other things, this strategy should examine:

- (a) the effect of being in a known area of flooding and of development restrictions on the future of the affected areas and the Town,
- (b) public and private investment in the flood risk areas,
- (c) planning and development options, and
- (d) social, cultural, economic and land use impacts of the various options at the local and regional levels.

C. Dunville Bypass

The Provincial Government has identified the general location of a future arterial road to bypass the built up portion of Dunville to emerge back at Highway 100 several hundred metres north of the access to Argentia.

The approximate (subject to engineering design) location of the bypass is shown on Future Land Use Maps as a 100 metre wide corridor, except around Wyse's Pond where the corridor has been widened to include both possible alignments. Any development within this corridor shall be referred to the Department of Transportation and Works for review prior to the granting of a permit.

3. Plan Implementation

The adoption of this Plan represents only the start of the 2014 – 2024 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 its collaborators. 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 Placentia 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 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, an amendment to the Plan or 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.

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

After five years from the date on which this Plan comes into effect, Council will 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 the Development Regulations will lay out 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:

- The development is not contrary to the general intent and purpose of this Municipal Plan, the Placentia Development Regulations, or any other regulations,
- 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
- Council is satisfied that the discretionary use is suitably located within the zone proposed.

Re-zonings

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

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

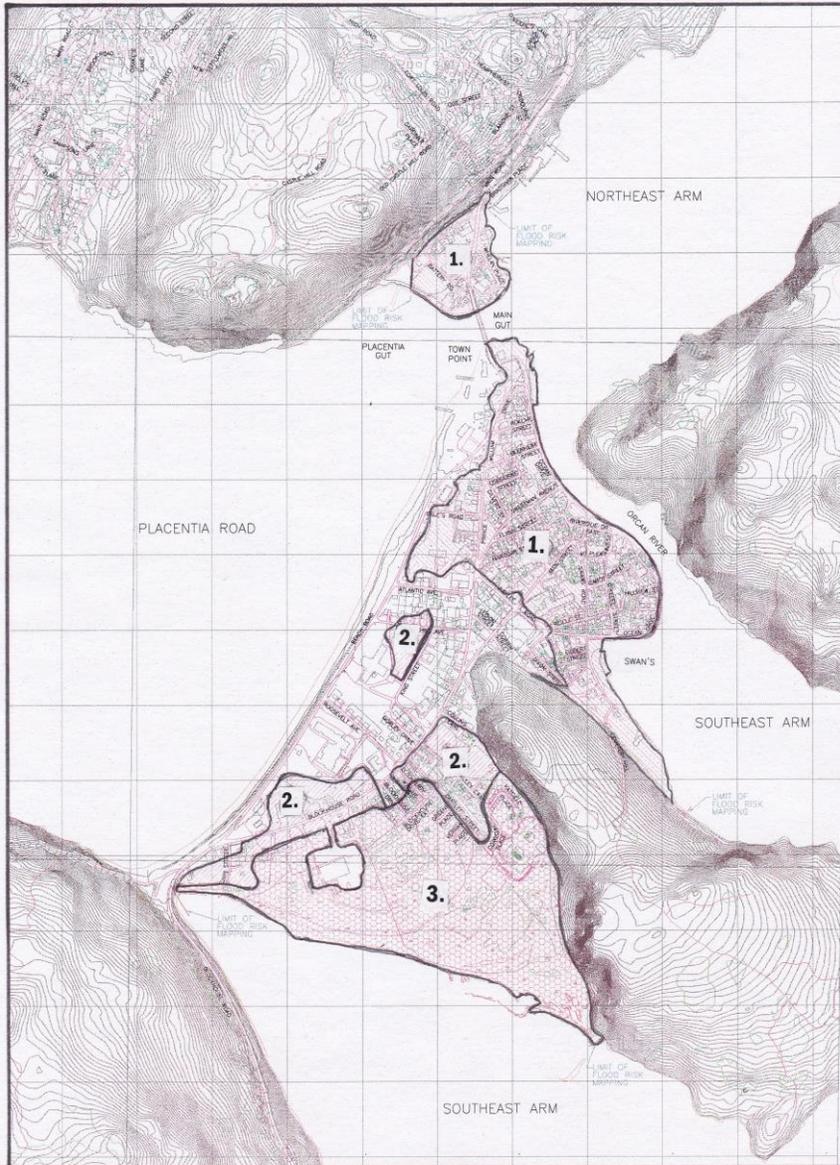
- Conformity with the intent of this Plan and with the requirements of Town regulations,
- The ability of the Town to absorb any related costs,
- The adequacy of proposed water and sewer services, or of physical site conditions to accommodate services,
- The adequacy of the road adjacent to or leading to the development,

- The potential for the development to contaminate watercourses or cause erosion,
- Potential environmental impacts of the development (air, water and 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.



Town of Placentia
Municipal Plan 2014-2024
Flood Risk Areas

Legend

- 1.** Floodway
- 2.** Flood Fringe Area
- 3.** Flood Zone
Special Policy Area



Signed and Sealed

this ___ day of ___, 20

Mayor _____

Clerk _____

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

Dated ___ of ___, 20