



Trinity Bay North Municipal Plan 2012-2022

Urban and Rural Planning Act Resolution to Approve

Municipality of Trinity Bay North Municipal Plan 2012-2022


Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Municipal Council of Trinity Bay North.

- a) adopted the Trinity Bay North Municipal Plan 2012-2022 on the 15 day of October, 2012.
- b) gave notice of the adoption of the Trinity Bay North Municipal Plan by advertisement inserted on the 25 day October and the 1 day of November, 2012 in the Packet.
- c) set the 24 day of April, 2013 at the Town Hall, Port Union, 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 Council of the Municipality of Trinity Bay North approves the Trinity Bay North Municipal Plan 2012-2022 as adopted.


SIGNED AND SEALED this 23 day of July, 2019

Mayor



Town Clerk



Municipal Plan/Amendment	
REGISTERED	
Number	5153-2019-001
Date	August 1, 2019
Signature	

Urban and Rural Planning Act Resolution to Adopt

Municipality of Trinity Bay North Municipal Plan 2012-2022

Under the authority of section 16 of the *Urban and Rural Planning Act 2000*, the Municipal Council of Trinity Bay North adopts the Trinity Bay North Municipal Plan 2012-2022.

Adopted by the Municipal Council of Trinity Bay North on the 15 day of October, 2012.

Signed and sealed this 23 day of July, 2019

Mayor

[Signature]

Town Clerk

[Signature]

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*.

[Signature]
M. Bishop, F.C.I.P.



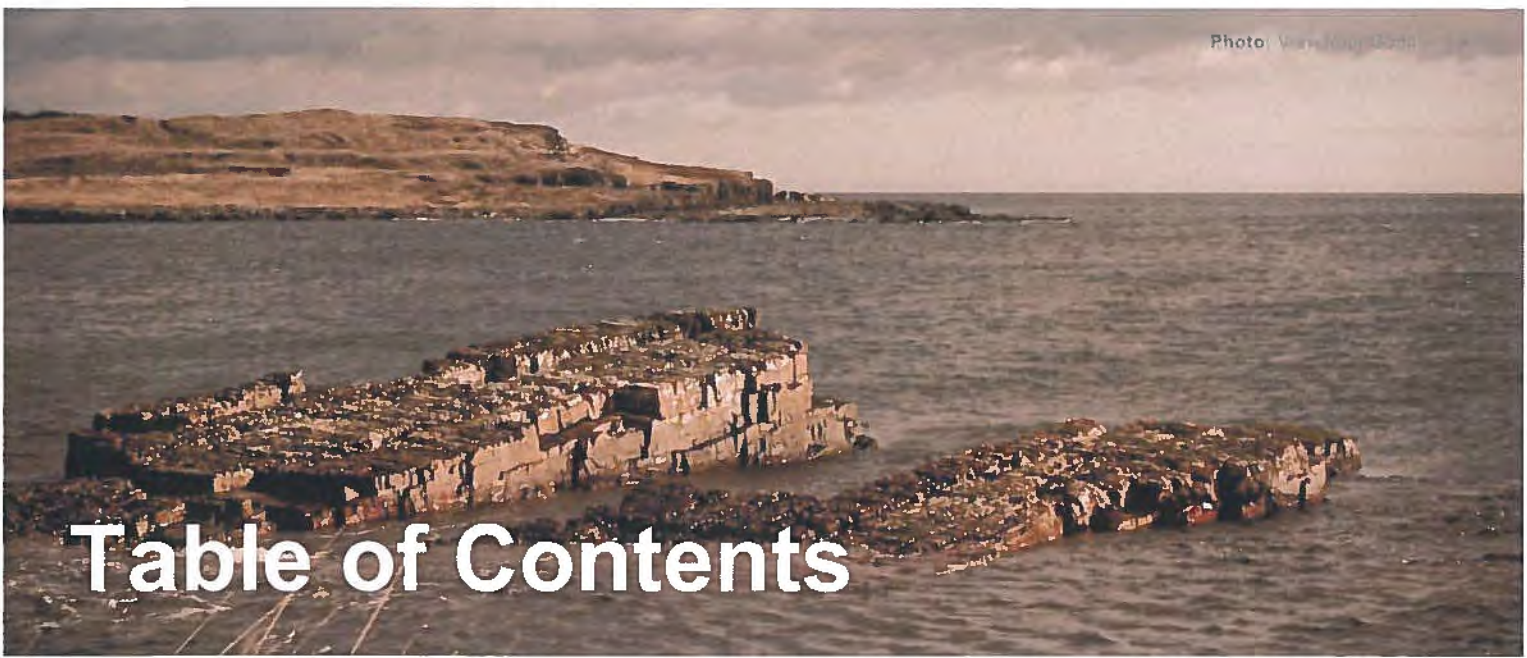


Table of Contents

Table of Contents	i
1.0 Introduction	1
1.1 <i>The Purpose of a Municipal Plan</i>	1
1.2 <i>Planning Area</i>	2
1.3 <i>The Planning Process</i>	2
1.4 <i>Effect and Implementation</i>	3
1.5 <i>Reviewing and Amending the Plan</i>	3
1.6 <i>Organization</i>	3
2.0 Planning Context	5
2.1 <i>The History of Trinity Bay North</i>	5
2.2 <i>Demographics and Labour</i>	6
2.3 <i>The Land of Trinity Bay North</i>	8
2.4 <i>Municipal Services</i>	14
3.0 Community Vision & Goals	15
3.1 <i>Community Vision</i>	15
3.2 <i>Community Goals</i>	15
4.0 Community Wide Policies	17
4.1 <i>"Grow" into a stronger Town</i>	17
4.2 <i>Embrace practices of environmental stewardship</i>	18
4.3 <i>Improve public health and safety</i>	19
4.4 <i>Preserve and promote the Town's rich history and culture</i> .	19
4.5 <i>Anticipate and plan for the impacts of a changing climate</i> ..	20
5.0 Land Use Policies	21
5.1 <i>Mixed Development</i>	22
5.2 <i>Residential</i>	24

5.3	<i>Historic District</i>	26
5.4	<i>Open Space</i>	29
5.5	<i>Rural</i>	31
5.6	<i>Protected Water Supply</i>	33
6.0	Services & Infrastructure	35
7.0	Implementation	37
7.1	<i>Administration of the Municipal Plan</i>	37
7.2	<i>Development Regulations</i>	38
7.3	<i>Public Consultation</i>	39
7.4	<i>Amending and Reviewing the Municipal Plan</i>	39
7.5	<i>Municipal Land Assembly</i>	39
7.6	<i>Professional Advice</i>	40
7.7	<i>Municipal Budget and Capital Works Program</i>	40
Appendices		41
	<i>Appendix A Future Land Use Map</i>	42

1.0 Introduction

The Trinity Bay North Municipal Plan is Council's comprehensive policy document for the management of growth within the municipal planning area over a ten year period between 2012 and 2022. The Plan outlines a vision for development of the municipality, and goals, objectives and policies of Council regarding development of the municipal planning area for the next ten years.

This introductory section provides more detail on the purpose of municipal planning and the process that is involved in designing a Plan for Trinity Bay North. This section also includes other information including the boundary of the Municipality, the public engagement process, the effect and implementation of the Plan and an outline of how the Plan is organized.

1.1 The Purpose of a Municipal Plan

The purpose of a municipal plan is to establish a set of policies that Council must follow when making decisions regarding the future growth and development of the Municipality, which are based on the input and feedback of the public. The plan consists of two documents; the Municipal Plan and the accompanying Development Regulations.

The **Municipal Plan** is a set of policies that are built upon the vision and goals of the community. While many of these policies apply to the entire Municipality, some policies apply only to designated areas of land, which are referred to in the Future Land Use Map in the Appendix. The **Development Regulations** implement Municipal policies through specific requirements that ensure land is controlled and managed in accordance with the Plan. Like the Municipal Plan, some regulations apply to all land in the Municipality, however, some apply only to certain zones, which are referred to in the accompanying Land Use Zoning Map.

Together, the Municipal Plan and Development Regulations will help Council guide future development over the next ten years – remaining in effect until 2022. This Plan is the first official plan for the newly amalgamated Municipality of Trinity Bay North, consisting of the former towns of Catalina, Little Catalina, Melrose and Port Union. This Plan repeals and replaces the former Municipal Plan and Development Regulations of Little Catalina and Melrose. Port Union and Catalina, on the other hand, have never officially adopted a Municipal Plan.

1.2 Planning Area

The map to the right shows the Municipal Boundary and Planning Area for the Municipality of Trinity Bay North. The Planning Area is governed by Municipal Council, whom exercise control over all development, watersheds and amenities of the municipality. The policies of the Municipality apply to lands within the Planning Area.



1.3 The Planning Process

The procedure in preparing a Municipal Plan requires several steps as shown in the figure on the next page. The first step involves researching all relevant planning issues, including a review of current land use, demographic and economic data and gathering the most recent mapping for the Municipality.

The second step involves consulting with the public, various government agencies and other relevant organizations. On November 15, 2011, a public meeting was held at the Frank Power Chalet in Port Union. The event was advertised in the Channel newspaper and posters were put up around the municipality. Following the meeting, residents had the opportunity to provide further input by fax, email or phone.

Next, draft versions of the Municipal Plan and Development Regulations are written based on the information provided during the research and public consultation stages. Council then reviews the documents and by resolution formally adopts them under Section 16 (1) of the Urban and Rural

Planning Process for the Trinity Bay North Municipal Plan



Research & Analysis

Assessment of current planning contexts, uses and interests, review of past townscape and development studies, and assembly of GIS mapping data.



Stakeholder & Public Consultation

Consultation with residents, Council, provincial agencies, local organizations, and other stakeholders.



Draft Plan & Mapping

Town vision, goals and objectives, plan policies and mapping prepared for the updated Municipal Plan. Development Regulations prepared to implement plan policies.



Plan Review

Department of Municipal Affairs reviews Plan for conformity with Provincial policy and law. Council considers draft Plan, adopts Plan, and appoints a Commissioner to hold a public hearing.



Municipal Plan Approved

Council considers Commissioner's report, approves Plan, submits Plan to Municipal Affairs for registration, and publishes Notice of Approval in the Newfoundland Gazette.

Planning Act (2000). Council will then give notice of a public hearing on the Municipal Plan. A Commissioner is appointed by the Council to conduct the Public Hearing and write a report to Council together with his or her recommendations.

After the Commissioner's report has been submitted, Council considers the Commissioner's recommendations and may approve the Plan, or approve it with recommended changes. Council will then submit the Municipal Plan and Development Regulations to the Minister of Municipal 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 (Section 24(3)).

1.4 Effect and Implementation

When the Municipal Plan comes into effect it is binding upon Council and upon all other persons, corporations and organizations. Also, Council is required to develop regulations for the control of the use of land, in strict conformity with the Municipal Plan, in the form of the Development Regulations. These Regulations are prepared and approved at the same time as the Municipal Plan, and like the Plan, may be amended at any time.

The boundaries between the different land uses designated in the Municipal Plan 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 of land use. Nothing in the Plan shall affect the continuance of land uses which are lawfully established on the date that this Plan comes into effect.

Day-to-day administration of the Municipal Plan and Development Regulations will be conducted by staff members authorized by Council who will issue permits for developments approved by Council. Staff will also make recommendations to Council on matters pertaining to development in accordance with the Municipal Plan and enforce the regulations. Details about the implementation of the Plan can be found in Section 7: Implementation.

1.5 Reviewing and Amending the Plan

Under the Urban and Rural Planning Act, 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 Act.

1.6 Organization

The Plan consists of seven sections. The **Introduction** section identifies the steps required to create a Municipal Plan and Development Regulations. Next, the **Planning Context** section provides a community analysis, including a brief history and relevant socio-economic, environmental and governance information relevant to the Plan. These details are essential to understand the strengths, opportunities and potential threats to the Municipality which inform the policies of the Plan. The next section outlines the **Community Vision & Goals**. Based on the input received from the public and Municipal Council and the results of the background research, a succinct community vision and accompanying goals are outlined.

The next three sections set out the policies that respond directly to the community vision and goals. **Community-Wide Policies** outlines general policies that throughout the Planning Area. The next section, **Land Uses Policies**, contains more specific policies that apply only to certain land use designations throughout the Planning Area. Policies associated with **Services & Infrastructure** are found in the next section.

The final section addresses the **Implementation** of the Plan. It includes matters regarding the administration of the Plan and Development Regulations, Plan review and amendment procedures, municipal land assembly and professional advice. Finally, **appendices** include the future land use map.

Throughout the Plan and in the Development Regulations, maps and graphics are used as frequently as possible to illustrate policies and regulations in order to make the document accessible and user-friendly. Throughout this document, several terms are used on a regular basis and shall be interpreted as follows;

Council shall mean the Council of the Municipality of Trinity Bay North

Development Regulations shall mean the Trinity Bay North Development Regulations

Municipal Planning Area shall mean the Trinity Bay North Municipal Planning Area

The Plan shall mean the Trinity Bay North Municipal Plan

2.0 Planning Context

In order to plan for the future it is important to understand the context of the Municipality and consider the forces that will influence the region in the future. This section of the Plan identifies key historical, socio-economic, environmental and administrative information that is relevant to the Plan and its policies.

2.1 The History of Trinity Bay North

Trinity Bay North is a small, coastal fishing community set on the northeastern shore of the Bonavista Peninsula and has a long and fascinating history. Although the Municipality has physically existed for hundreds of years, the name "Trinity Bay North" has only existed since 2005. It was at this time that the communities of Melrose, Port Union and Catalina amalgamated into a single township, who were later joined by Little Catalina in 2010. All four communities have their own unique story and character and have evolved individually for hundreds of years.

Throughout its history, the communities of Trinity Bay North have been intimately connected to the sea and to the fishery, which together have brought times of prosperity and progressive entrepreneurship, but also tragedy and economic despair. Settlement in Trinity Bay North can be traced to 1534, when Jacques Cartier spent ten days in the uninhabited harbour of Catalina. Not long after, the first European fishermen began to frequently visit nearby fishing grounds and by 1580 approximately one hundred people had settled permanently in the town of Catalina. Catalina remained the only settlement until several families moved north along the coast to harvest lumber in what is now known as Little Catalina. In the meantime, the port in Catalina was quickly becoming an important industrial hub on Bonavista Peninsula. In the early 1800s, first settlements began to appear south of Catalina in a town called Ragged Harbour, which is now known as Melrose. By 1836, 153 residents lived in the town, which also continued to grow and develop into an important fishing port in the region.





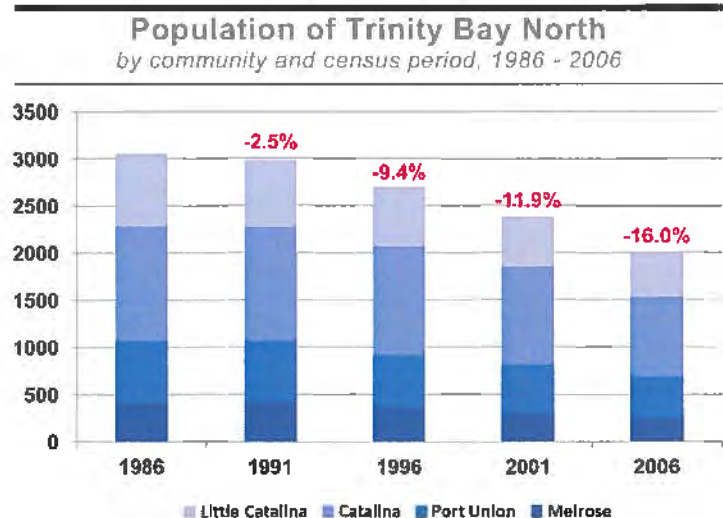
The fishery was booming in the towns of Catalina, Little Catalina and Melrose. In 1915, union leader local businessman and politician William F. Coaker bought land between Melrose and Catalina. He had a vision of building a town to act as the headquarters of a fishermen's union. This vision was realized only a year later, as construction workers arrived to begin construction of a new town that Coaker named Port Union, the official headquarters of the "Fishermen's Protective Union". Construction was completed in early 1918, and the new town included a salt fish processing plant, department store, hotel, bakery, seal oil plant, coal and salt storage shed, a shipyard and even a movie theatre - all owned by the Union. The town also included two rows of wooden duplex housing for employees. By 1919, an estimated 400 people were employed by the various Union operations and by 1921 the town itself had a population of 532. For its time, Port Union was a very progressive concept. Not only was Port Union the only union

town in North America, Coaker ensured that the most recent and sophisticated technology was used in the town, including electric elevators, unconventional fish processing techniques and hydro-electric power generators.

The construction of Port Union marked the heyday of prosperity in the Town. A healthy fishing industry continued to propel the economies in all of the towns of Trinity Bay North, until the tragic collapse of the cod stock. The cod moratorium of 1992 hit the region hard. The vast majority of workers found themselves unemployed overnight, as plants shut down and boats docked. Since then, the industry has never really recovered. A handful of plants remained open, including a seal pelt processing plant and a shrimp plant. Recently, however, Hurricane Igor severely damaged the shrimp plant beyond immediate repair and forced almost two hundred people to find work elsewhere.

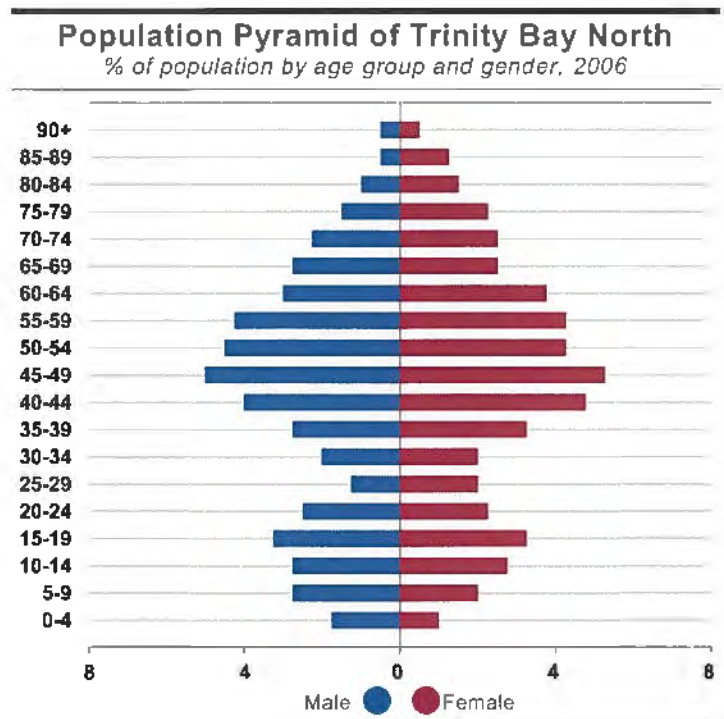
2.2 Demographics and Labour

Inevitably, the collapse of the fishery has resulted in significant population decline in the communities that make up the current municipality. In 1986, the population was 3,055. Twenty years later it had lost 34.5% of the population, dropping to 2,000 residents. The most significant drop occurred (16.0% decline) between 2001 and 2006. This trend, which is so common throughout rural Newfoundland and Labrador, can be attributed to a lack of year round stable employment, reduced opportunities in the traditional resource



industries like fishing and forestry and the lure of high-paying jobs in urban centres of the province and elsewhere.

This trend also tends to leave towns with an increasingly high proportion of older residents. The graph to the right shows the population of Trinity Bay North by age group and gender and reveals an aging population. A large proportion of residents fall between the ages of 40 and 64, and a lack of people aged 20-34. The median age for residents living in the Municipality was 46.5 in 2006, which was almost five years older than the rest of the province at 41.7. These demographic projections will have impacts on future infrastructure requirements and development demand. For example, the Municipality will need to offer specific amenities and services that cater to an elderly population, such as a variety of senior care homes, housing options, health care services and infrastructure improvements that will improve walkability.

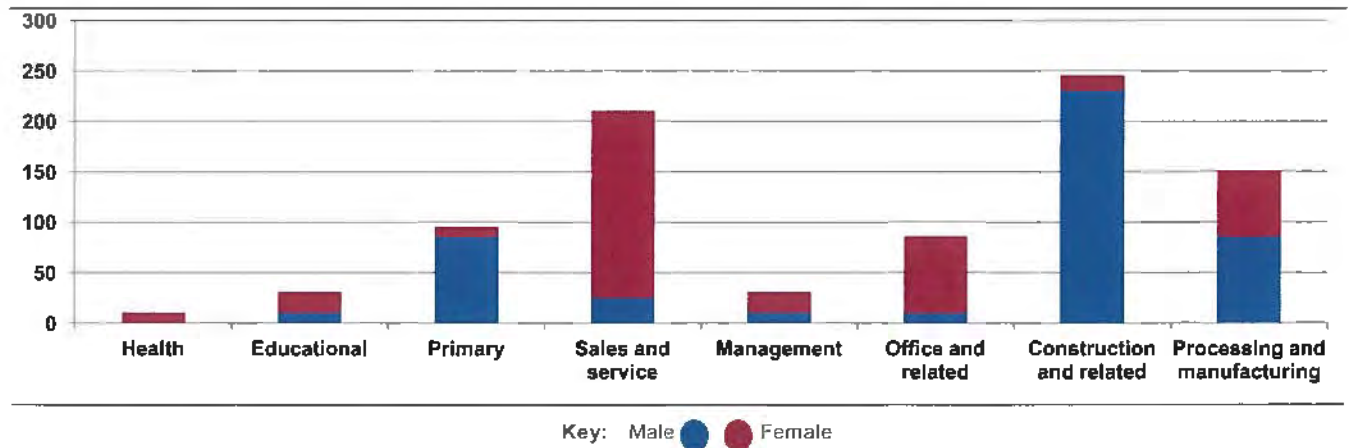


Source for above tables: Statistics Canada, 2006

Most of the working population in Trinity Bay North are employed in the construction, primary and processing/manufacturing industry – the majority of which are male workers. On the other hand, there are a number of female workers employed in the sales and services industry. The unemployment rate in Trinity Bay North is quite a bit higher than the rest of the province. 26.8% of the labour force was unemployed in 2006, compared to 18.6% of the province.

Labour Force of Trinity Bay North

by industry and gender, 2006



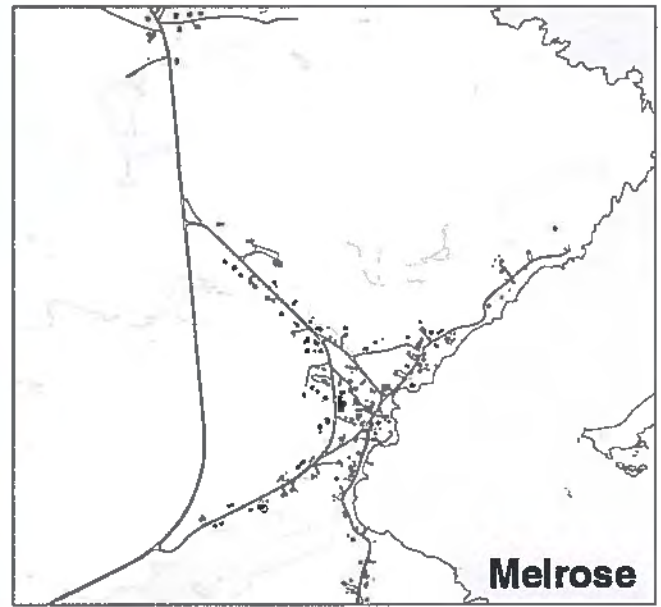
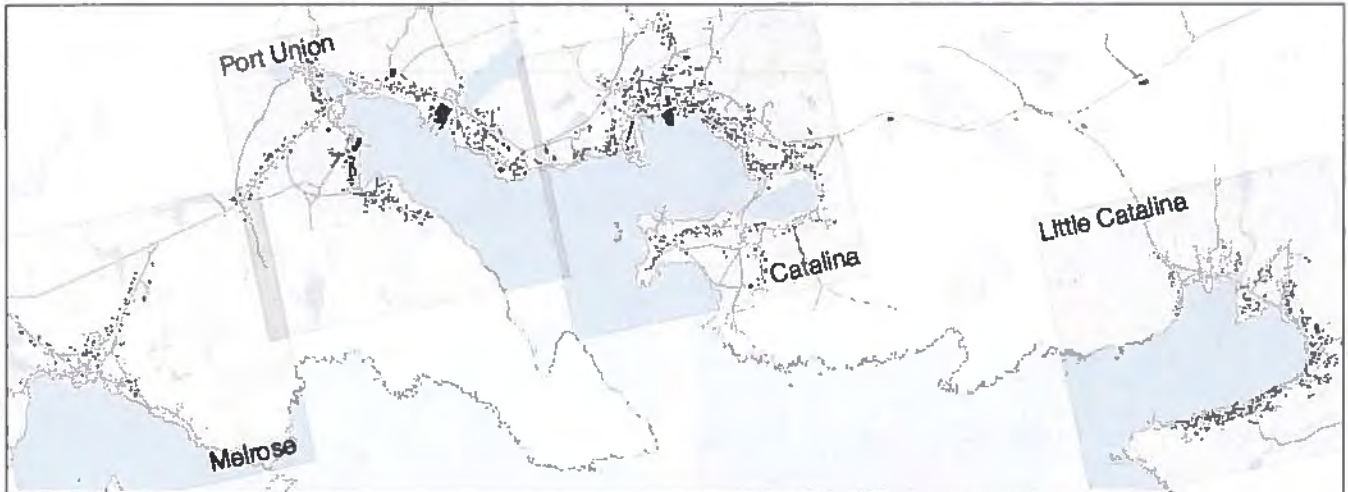
Source: Statistics Canada, 2006

2.3 The Land of Trinity Bay North

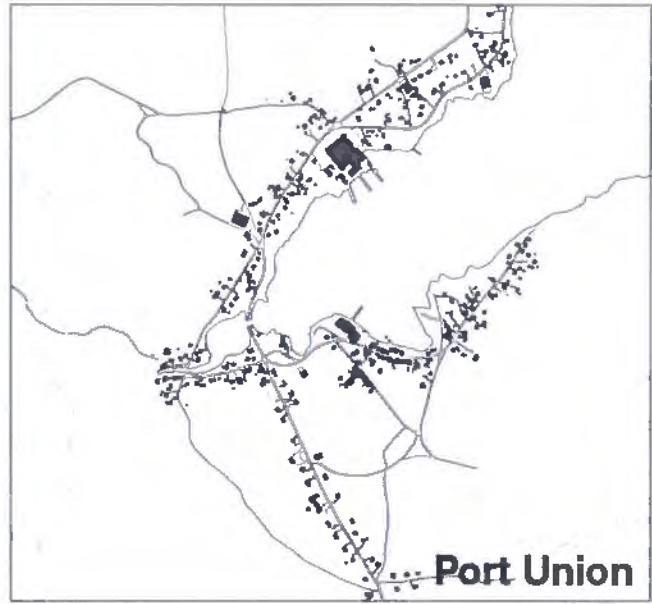
The built environment of Trinity Bay North is contained within the four communities of Melrose, Port Union, Catalina and Little Catalina, which are all bounded by the ocean to the east and, for the most part, Route 230 to the west. The highway acts as the “spine” of the Municipality, linking the communities to one another and to other communities on the Bonavista Peninsula.

Abstract Road Map
Trinity Bay North

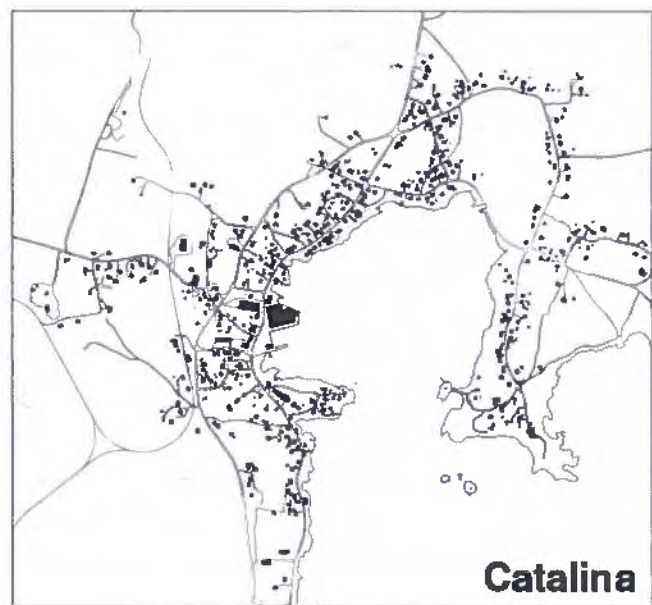




Melrose is the southernmost community in the Municipality and is almost exclusively residential. The built area is located mostly along the ocean and connected to the highway by Main Road. Housing is scattered along the sloping coast haphazardly, with homes and fishing stages lined along the coastline.

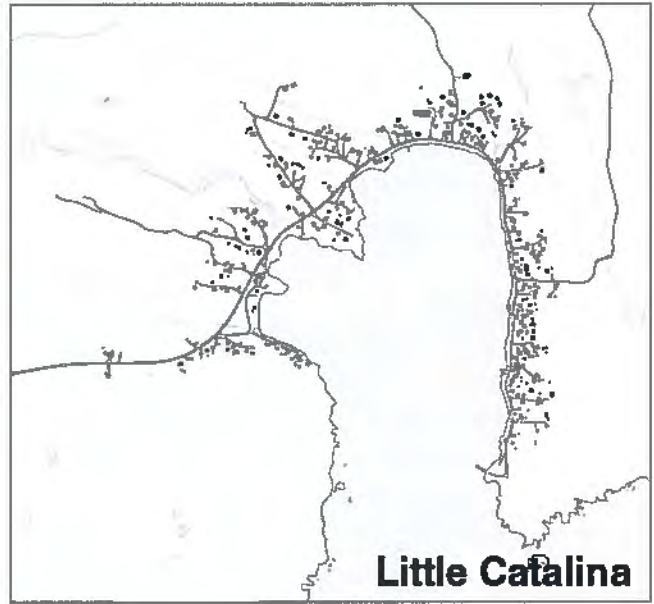


Port Union is located about a kilometre north of Melrose and is centred mostly along Highway 230, with a branch of development along Main Street South which features the historic Union town. The community features residential development with some commercial and industrial buildings along the highway, including a shrimp processing plant.



Catalina is the largest community within the Municipality and together with Port Union forms the core district. There is no visible distinction between the two communities, as development continues seamlessly from one into other. Development is lined along Highway 230 and along Main Street which runs parallel to the Highway and hugs the waterfront. These two main roads are linked by several roads and feature a mix of uses, including institutional, commercial, residential and industrial developments. Notable buildings include a seal processing plant, an elementary school, a

library, a post office and a grocery store. When Highway 230 continues on north beyond the Harbour, East Point Road branches off and wraps around the eastern shore of the Harbour, featuring more housing.



Little Catalina is situated away from Highway 230, along Little Catalina Road, which wraps around the northeast portion of Little Catalina Harbour. Homes are irregularly dotted along the main road, with backlot development working its way up the coast. The western side of the Harbour is largely undeveloped and features a trail to Catalina and a picturesque sea arch. On the other side of the Harbour, another trail begins at the end of Little Catalina Road which follows the coast 7.5 kilometres north to the Towns of Maberly and Elliston.

Natural Environment

The natural environment of Trinity Bay North is one of the Town's greatest assets. The meandering coastline creates several deep harbours and impressive headlands extending out into the ocean. The topography on land is gently rolling with a handful of high points which offer great vistas of the area. Beyond the coast are barrens with patches of peatlands and forested areas. Much of the area is covered by a thin layer of topsoil and loose rock and sporadic boulders left by retreating glaciers. Numerous lakes and ponds are scattered on top of an underlying granite surface.



Photo: Sea rock outcrop at Mistaken Point

The natural environment supports populations of wildlife and migratory birds. In the marine environment, seals, whales and icebergs are often present during the summer months. Trinity Bay North also has world class geological features. Geologists from all over the world have come to study rare fossils and rock formations along the coast and recently the province has written regulations to protect nineteen areas along the coast of Trinity Bay North that contain well preserved fossils.

Climate Change

Trinity Bay North is a coastal community and is thus vulnerable to the impacts of climate change. Climate change will result in more frequent and intense storm events and rising sea levels that can lead to coastal and riverbank erosion, flooding and damages from storm surges. Marine and municipal infrastructure near the coast is particularly vulnerable, including homes, wharves, stages and slipways in all four communities, the fish plants in Port Union and Catalina, lighthouses on Green Island and Manuel Island, and two bridges in Port Union and Catalina. In 2010, Hurricane Igor (a 50 to 100 year storm event) caused considerable damage in Trinity Bay North and the rest of the Bonavista Peninsula, devastating coastal buildings and infrastructure, roads, trails and properties.

Parks and Recreation

There is an abundance of beautiful trails throughout Trinity Bay North. A handful of trails follow the coastline, connecting communities and creating access to geologically significant sites and offering scenic views of the ocean. There are also several inland trails that surround lakes and offer additional recreational opportunities for residents and visitors. Currently, the Municipality is struggling to keep the trails up to acceptable standards. Recently, a study was conducted to estimate trail maintenance costs and currently the Municipality is working with neighbouring municipalities to develop and maintain a regional trail network. The Municipality also has three playgrounds, two softball fields and a tennis court and is also working on building a new park on Caults Pond, north of Little Catalina.



*Top: Ediacaran fossil on Little Catalina Harbour
Middle: Marine infrastructure in Catalina
Bottom: Recreational facilities at Lookout Pond Municipal Park*

Heritage and Tourism

Port Union is both a registered National Historic Site and a Provincial Heritage District. Within the district are four provincially registered heritage structures. The Port Union Hydro-Electric Generating Station is located on the southwest arm of Catalina Harbour, which was built in 1916 to provide electricity to the Union buildings. The Fishermen's Union Trading Company built two structures, a salt fish plant and a retail store, which are both registered heritage structures. The salt fish plant was built in 1946 and is recognized by white exterior and three tall elevator shafts. The facility was state-of-the-art during its time and gave the Union a competitive edge in the industry. The retail store is adjacent to the salt fish plant and was built at the same time. The architectural style of the store also matches the salt fish plant and was an important commercial hub for the Union. Finally, the Fishermen's Protective Union Factory/Advocate Building was built in 1920 and included a woodworking shop and the headquarters of the Fishermen's Advocate, a popular and often controversial newspaper that articulated Union values. The building was serviced by an electric elevator, a rare luxury in rural fishing towns and a status symbol for Union members.

Registered Heritage Structures
Port Union



**Port Union Hydro-Electric
Generating Station**



**Fishermen's Union
Trading Company Salt
Fish Plant**



**Fishermen's Union
Trading Company Retail
Store**



**FPU Factory and Advocate
Building**

In addition to these four registered heritage sites, there are a number of non-registered heritage places throughout the rest of the Municipality, including approximately seventy more sites in Port Union, fourteen in Catalina, seven in Little Catalina and two in Melrose. Although a handful of these buildings have been maintained and kept in good conditions by their owners, many are in poor condition or have fallen into disrepair. Other Towns within the region are going through the effort of encouraging heritage property owners to maintain their land and buildings through incentives or meticulous development regulations. In Trinity Bay North, it will be important to follow a similar path in order to ensure that heritage buildings remain a part of the community for years to come.

Port Union also has an area of archaeological significance. In 1918, two families began a settlement east of Port Union called Murphy's Cove, which is now known on the maps as Southeast Cove. The families fished, farmed and raised livestock there until 1960, when they abandoned the site and moved to Port Union or Catalina. Today, the road built by the families is used as the Murphy's Cove and Lodge's Pond Trail.

2.4 Municipal Services

Water and Sewer

Trinity Bay North's water supply is Whirl Pond. The municipal water system delivers chlorinated, potable water to almost every building in the municipality. There is a piped sewage system available to the majority of buildings. The sewer network consists of gravity based 200mm sewer mains, a dozen or so lift stations and a handful of outfalls along the coast. The majority of the water and sewer infrastructure was built between the 1970s and 80s.

Roads

The Municipality is responsible for the maintenance of all the roads within the Municipal Boundary, with the exception of Route 230, which is under jurisdiction of the province. The majority of roads are paved and in good conditions. Over the next three years, the Municipality intends to continue municipality-wide general maintenance and pave some gravel roads in Little Catalina.

Municipal Buildings

Since amalgamation, the Municipal Building has been established in Port Union. The Municipality also still owns and operates former Town Halls in Catalina and Little Catalina, as well as the Coaker Foundation office and Frank Power Chalet in Port Union and a firehall in Catalina.



Waste Removal

In the past, the Municipality has operated its own waste disposal site approximately 2.5 kilometres from the municipal boundary on Route 237. Currently, municipalities on the Bonavista Peninsula are working together to centralize waste management. As a result, waste from Trinity Bay North will be transported north to a site in Bonavista in mid 2012. The old site will be closed and remediated to standards determined by the province. The province requires Towns to prohibit development within a 1.6 km buffer of both active and decommissioned waste disposal sites; however, the buffer area for Trinity Bay North's waste disposal site is well outside of the Municipal Boundary (see map to right).





3.0 Community Vision & Goals

3.1 Community Vision

The Municipality of Trinity Bay North is a sterling example of four united communities, striving toward a prosperous future economically and socially. Our strong connection with the fishery and our natural surroundings are preserved and proudly shared with visitors and future generations. Our Municipality continues to become a better place to live, work and play. We maintain infrastructure that is appropriate, and shrewdly invest in endeavours that encourage a safe and healthy lifestyle. We treasure the unique history and cultural identity of Melrose, Port Union, Catalina and Little Catalina, building a future upon the strengths of our past.

3.2 Community Goals

“Grow” into a sterling example of four united communities

The collapse of the fishing industry has led to the loss of hundreds of jobs and the steady decline of our population, leaving abandoned properties and underutilized sites throughout our Town. We see this “threat” as an opportunity to consolidate our urban infrastructure in a socially and financially sustainable manner by maintaining and improving upon our existing core strengths and assets, and by strictly limiting further outward expansion. We will also take the opportunity to creatively reuse abandoned or unused buildings and sites or return them back to nature to create more open green space. By accepting that we will likely become smaller, we can control shrinkage rather than letting it control us.

Protect and preserve our natural landscape

Our Town is situated in a spectacular natural landscape. We will strive to protect this asset through the preservation of the natural environment, waterways and wetlands, and scenic views, which will contribute to an ecologically strong and healthy community. We will also seek to preserve and promote our Town's rich geological resources and pursue and support the development of a “geo-park” to share our story and our land with others.

Improve public health and safety

We recognize that a healthy and safe community are critical to our quality of life. Therefore, we will support endeavours that encourage healthy and active lifestyles, such as maintaining trail networks, improving safety signage or developing and maintaining year-round recreational facilities.

Preserve and promote the Town’s rich history and culture

Our Town has a wonderfully unique history and culture. We will seek to preserve and promote this history and culture through the protection of heritage buildings and structures and through supporting tourism development so that we can share these stories with others. Furthermore, we recognize that Trinity Bay North is an amalgamated Town of four unique communities - Melrose, Port Union, Catalina and Little Catalina. Although amalgamation has many administrative benefits, we will support endeavours that reinforce and preserve the historical and cultural identities of each respective community.

Recognize and anticipate for the impacts of a changing climate

While the ocean is a tremendous gift, it also carries potential threats. With expected rising sea levels and more frequent storm activity, development along the coast will need to be carefully protected.

4.0 Community Wide Policies

The following policies have been designed to help the Town accomplish the community-wide goals outlined in the previous section and shall apply throughout the entire Planning Area.

4.1 “Grow” into a stronger Town

Policy G-1 **Concentrate Development**

Infill development within existing community centres shall be preferred over expanding further outward. Empty buildings and lots that are currently out of use provide an opportunity for new residential and commercial uses within existing built up areas of the Town. All development must have proper road access and standard frontage onto an existing public road.

Policy G-2 **Municipal Servicing**

All new developments must be connected to municipal water and sewer system by the time of occupancy. If connecting to the municipal system is not possible or unfeasible, Council may permit on-site servicing where it can be demonstrated to the satisfaction of the Council and Service NL that the site has the capacity to bear such services over the long term without adverse on or off-site impacts. Furthermore, it must be demonstrated that it is unfeasible for the proposed development to occur within existing serviced areas of the Town.

Policy G-3 **Back Lot Development**

Back lot development may be permitted in accordance with the Development Regulations, provided that adequate measures are undertaken to minimize potential conflicts with nearby property owners. Furthermore, pursuant to Policy G-2, all back lot developments must be connected to municipal services.

Policy G-4 **Compatible Development and Temporary Uses**

New development, including temporary uses such as the parking of trailers, shall not adversely affect existing land uses by causing a hazard or nuisance such as excessive traffic, noise, dust, odour or unsightly appearance.

Policy G-5 Landscape Alteration

Activities such as filling in of low lying or steeply sloped areas or cutting into hillsides to expand useable land area can have significant impacts on wetlands, natural drainage, stability of slopes (which can cause erosion) and can create visual eyesores in the community.

Alteration of hillsides with slopes greater than 30% through the deposition of fill or by excavation, whether for the purposes of creating land suitable for development or not, regardless of land use zone, shall be prohibited. Land disturbance affecting more than 250 square meters in area shall require application, review and approval by the Town and show the full extent of disturbance that is intended. Where alterations to the landscape are approved, financial guarantees may be required to ensure adequate site rehabilitation and/or landscaping.

Policy G-6 Derelict Buildings and Properties

Buildings and properties must be properly maintained and kept in an orderly appearance. Buildings and lots that have been abandoned or are beyond repair shall, at the expense of the owner, be taken down and returned to a reasonable standard determined by Council. Any building built before 1949 shall require written permission from Council before demolition can commence.



Policy G-7 Signs

All signs within the Planning Area shall be developed in accordance with the standards set out in the Development Regulations.

Policy G-8 Parking and Loading

Parking and loading areas shall be provided for new developments in accordance with the standards set out in the Development Regulations.

Policy G-9 Non-Conforming Uses

In accordance with the Section 108 of the Urban and Rural Planning Act, 2000, Council shall recognize that any development or land use 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 the Plan, it shall not be substantially expanded. Minor extensions may be approved, and a change of from one non-conforming use to a more acceptable use may be permitted.

4.2 Embrace practices of environmental stewardship

Policy G-10 Effect on Natural Features

It is the policy of Council to ensure that development will not adversely affect natural features by creating or contributing to erosion or contamination of air, water or soil and their systems.

Policy G-11 Protective Buffer

A protective buffer of undisturbed soil and vegetation shall be retained along the shorelines of all water bodies. The buffer shall be sufficient to prevent erosion, retain natural drainage features,

prevent siltation, preserve public access and protect fish habitat. Filling in or alterations of wetlands shall be prohibited. The required depth of the buffer shall be determined by the Town.

Policy G-12 Protection of Waterbodies

Development proposals that may directly or indirectly adversely affect the water quality of the Public Water Supply and all other waterbodies must be referred to and approved by the Water Resources Division of the Department of Environment and Labour before any permits are issued by Council.

4.3 Improve public health and safety

Policy G-13 Pedestrian Access and Safety

Council will ensure that pedestrian access and safety are adequately considered in the design and maintenance of all roads within the Planning Area, and that road design conforms to existing topography wherever possible.

Policy G-14 Protection of the Trails and Traditional Pathways

It shall be the policy of Council to ensure public access to all trails and traditional footpaths that run throughout the Town is maintained. Therefore, new and existing development must take into account and provide for the continuation of the traditional trail network, as shown on the Future Land Use Map, and provide a minimum buffer of 15m between the proposed development and the trail. Only developments deemed compatible with the functioning of the trail as a recreational and scenic resource may be permitted within this buffer. Where trails are located along existing street rights of way, no buffer is required.



Policy G-15 Protection of Scenic Views and Coastal Access

Council will ensure that new development does not obstruct important views from public vantage points to the ocean, cliffs and hills and any other important natural features of the Town. Furthermore, no new development shall occur near the shoreline that deters public access or obstructs view planes of the coast.

4.4 Preserve and promote the Town's rich history and culture

Policy G-16 Identification and Protection of Historic Resources

Council shall identify and document heritage buildings, structures and landmarks that exist throughout the Town and shall protect these assets from demolition unless it is financially prohibitive to maintain or improve the structure. Written approval for the demolition of an identified historic resource must be granted by Council prior to demolition.

Policy G-17 Protection of Archaeological Resources

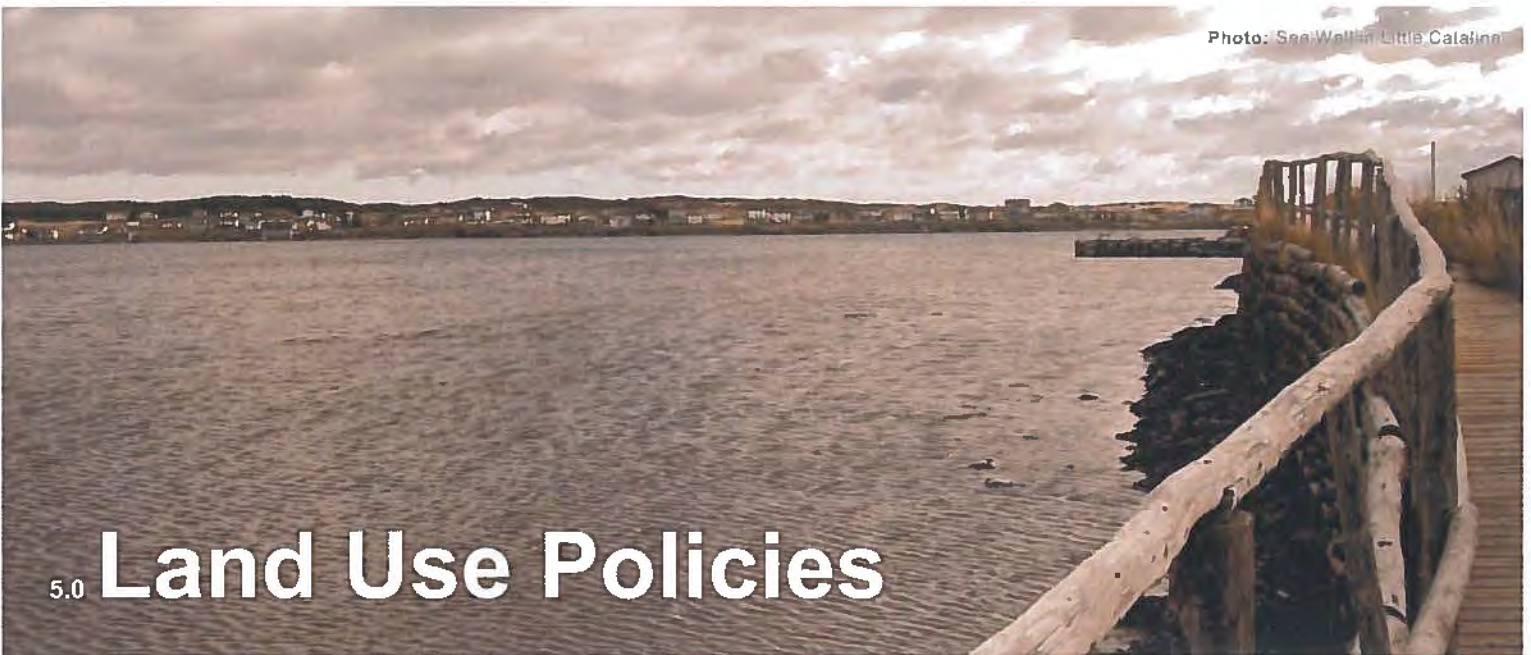
Council will consult with the Provincial Archaeology Office, Department of Tourism, Culture and Recreation, before undertaking major municipal infrastructure projects, or considering applications

for development that are proposed to occur on land where archaeological resources are known to exist or in areas that have not been disturbed by previous development.

4.5 **Anticipate and plan for the impacts of a changing climate**

Policy G-18 Planning for Climate Change

It shall be the intention of Council to seek information and professional advice about the effects of climate changes on the community and municipal infrastructure and shall ensure that proposed development in vulnerable coastal areas are protected and appropriate for their area.

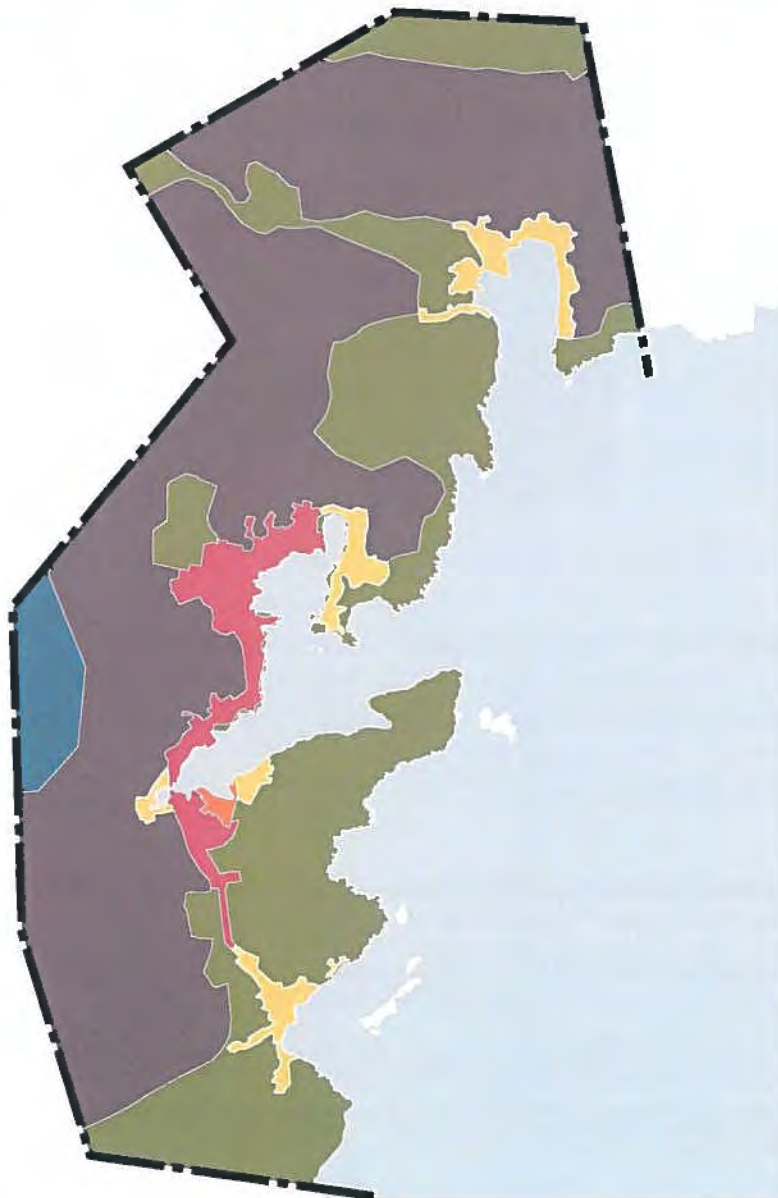








5.0 Land Use Policies

The Municipal Plan identifies and designates lands within the Planning Area into broad land use categories or designations which are shown on the Future Land Use Map in the Appendix and in the illustrative map to the left.

Policy LU-1 Land Use Designations

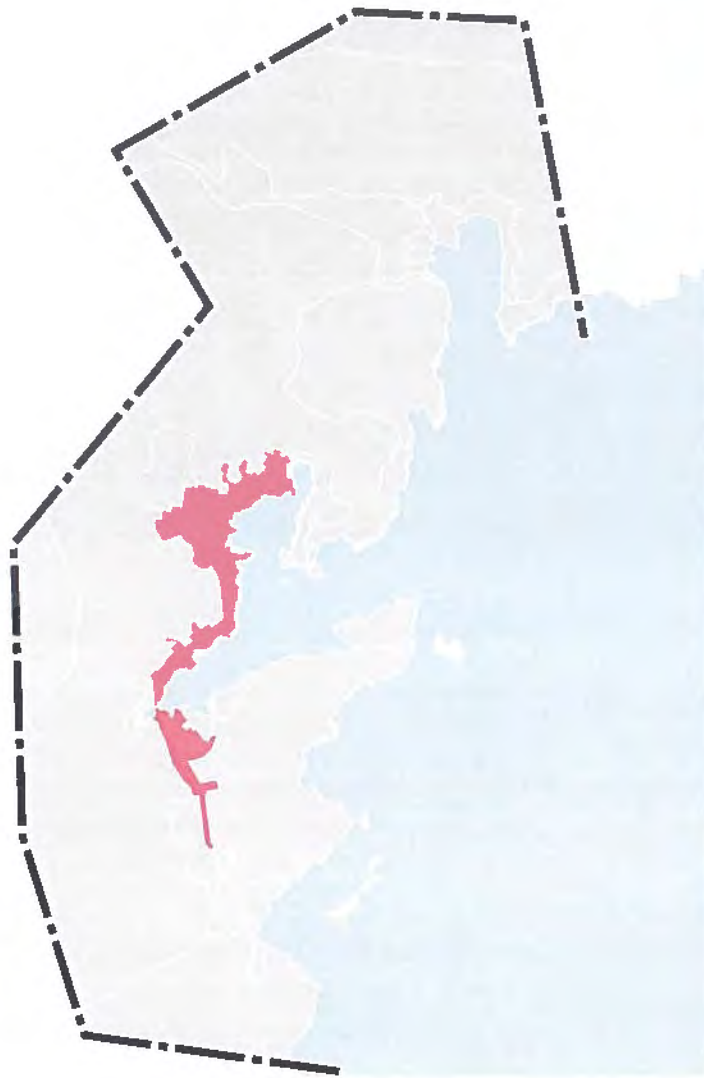
Land use in Trinity Bay North will be managed in accordance with the specific land use designations, which are described in the appropriate sections that follow and are listed as follows:



	Mixed Development
	Residential
	Historic District
	Open Space
	Rural
	Protected Water Supply

Policy LU-2 Conflict of Interpretation

Where any land proposed for development appears to be within two or more land use designations, Council may interpret the Future Land Use Map, consider the goals, objectives and policies of this Plan and determine the development to be wholly contained within one land use designation, without amendment to the Future Land Use Map.



5.1 Mixed Development

The Mixed Development land use designation applies generally to lands along Route 230, or the Discovery Trail, beginning in Port Union and extending through Catalina parallel to Catalina Harbour. This area reflects a mixed use pattern of development that has evolved over time and acts as the commercial and industrial hub for the Town. The Mixed Development designation also includes single detached homes, restaurants, senior care homes, a post office, a grocery store, marine industrial facilities, an elementary school and the Town Hall.

Objectives

1. To create a “hub” for Trinity Bay North where a range of housing, services and employment are located
2. To encourage infill development and reuse of existing structures and buildings along existing streets
3. To provide a mix of services and uses that are compatible with one another

Mixed Development Policies

Policy MD-1 **Intent of Mixed Development Designation**

The continued development of a dense and vibrant Town core is important in improving the quality of life in the community. It is Council's intention to encourage the fine-grained and complementary mix of uses within the Mixed Development designation and to focus commercial, industrial and institutional developments in this area. The Mixed Development designation shall also permit a range of residential use classes such as single dwellings, double dwellings and apartments. Other permitted uses include childcare, conservation, parks and playgrounds, or other forms of assisted living facilities, general, personal, professional and medical service uses, offices, shops, service stations and general garages, restaurants and bars, tourist accommodations, small scale agriculture, churches, places of worship and public works and utilities. Large scale commercial developments such as shopping centres and industrial and marine-related uses may be permitted at the discretion of Council.

Policy MD-2 **Commercial Development**

Commercial development shall be permitted throughout the Mixed Development designation; however, it shall be the intention of Council to focus commercial development, particularly shopping and personal services, in the Catalina area around the fish plant where existing commercial developments already occur (see map to right).

Policy MD-3 **Plant to Plant Corridor**

Currently, the fish plant in Port Union remains damaged and employment opportunities at the plant in Catalina are dwindling. The future of these plants is uncertain. Therefore, Council shall investigate potential redevelopment or reuse opportunities at these two locations and lands in-between that could offer economic and/or social benefits to the residents of the Town.

Policy MD-4 **Marine Industrial Development**

Marine industrial development, when permitted subject to other policies of this Plan, shall be located adjacent to or in place of the two existing fish plants in Port Union and Catalina.

Policy MD-5 **Compatibility**

Non residential uses in the Mixed Development designation shall not create a nuisance or hazard to adjoining properties, and if necessary, must be adequately separated and buffered from nearby residential development.

Policy MD-6 **Access**

Council will require that new developments or redevelopments have well-designed access points that will enable the efficient and safe flow of vehicular and pedestrian traffic.

Commercial Hub



Plant to Plant Corridor





5.2 Residential

The Residential land use designation applies to several areas throughout the Town. The communities of Melrose and Little Catalina are contained within this designation, as are small neighbourhoods extending out from Catalina along East Point Road and from Port Union along Main Street South. Residential neighbourhoods are places that are visually attractive, safe and provide opportunities for people to live in comfort and commune with one another. These neighbourhoods feature mostly residential types of development (particularly single detached homes).

Objectives

1. To provide for the continuation of safe and tidy residential neighbourhoods
 2. To provide areas for seasonal and commercial residential development
-

Residential Policies

Policy R-1 Intent of the Residential Designation

The Residential land use designation shall accommodate single, double and seasonal dwellings, recreational and conservation uses, marine transportation uses (such as marinas, wharfs and docks) and public works and utilities. Council may also permit other forms of housing (such as boarding homes, row and mobile dwellings and tourism accommodations in the form of bed and breakfast establishments), home based offices, agriculture and medical, personal and professional services, transportation services, convenience stores, cemeteries, places of worship and child care.

Policy R-2 Home Based Businesses

Home-based businesses may be permitted in the Residential designation in the form of professional, medical and personal services, daycare or artistic uses in accordance with the standards set out in the Development Regulations.

Policy R-3 Neighbourhood Commercial Uses

It is recognized that it is desirable for limited commercial uses to be located close to the neighbourhoods they serve. However, it is also important to ensure that such uses do not disrupt residential neighbourhoods. Therefore, it is a policy of Council that convenience stores may be considered in the Residential designation.



5.3 Historic District

Port Union is recognized as a national and provincial heritage site and is treasured by the Town as a place of social and historical significance. The Historic District designation includes the area included within the Port Union Historic District boundary observed by the Provincial and Federal government. A small extension of land along the waterfront which includes several monuments and information panels is also included in the designation.

Objectives

1. To recognize and preserve the historic character of the Port Union Historic District
2. To encourage new development that is consistent with the traditional patterns and aesthetics of the historic district
3. To encourage developments and endeavours that support and promote the historic district as a tourist destination
4. To encourage a mix of uses and housing types that will improve the quality and vitality of the historic district

Historic District Policies

Policy H-1 **Intent of the Historic District Designation**

The intent of the Historic District designation is to protect and preserve the historically significant buildings and properties within the national and provincially established boundaries of the Port Union Historic District. In this area, single and double dwellings, bed and breakfast establishments, cemeteries, childcare, conservation, homes for special care, medical services, general services, professional services, personal services, offices, parks, public works and utilities, shops, playgrounds and walking trails are permitted.

Other residential uses such as apartments, commercial uses such as restaurants, bars, clubs and lodges, inns, artist studios and other shops may also be considered. Cultural and civic uses such as municipal offices, libraries, museums, art galleries, and uses where people assemble such as community halls, theatres, marine transportation uses (such as marinas, wharfs and docks), indoor or outdoor markets and places of worship may also be considered. Industrial uses such as light industry, small scale agriculture and marine industry may also be considered.

Policy H-2 **New Development**

New buildings (including accessory buildings) within the Historic District shall be required to be compatible with the historic building form, scale, height, setbacks and architectural features that are characteristic of those buildings within the Historic District.

Policy H-3 **Accessory Buildings**

Small sheds, garages and greenhouses shall be permitted in association with permitted uses. However, accessory buildings must maintain a similar aesthetic as the main building on the property in terms of colour, exterior cladding and roof line. Placement of accessory buildings shall be in rear or side yards. Portable canvas structures, baby barns, plastic shelters or other temporary accessory buildings are not permitted in the Historic District.

Policy H-4 **Alteration of Buildings with Historic Value**

Repairs, renovations, alterations or additions to the building envelope of existing heritage buildings or structures, shall, where possible, retain the characteristics and features of the original building in accordance with requirements set out in the Development Regulations.

Policy H-5 **Alteration of Non-Heritage Buildings**

Repairs, renovations, alterations or additions to the building envelope of existing non-heritage buildings or structures, shall, where possible, be done in a manner compatible with adjoining heritage properties in terms of building form, scale and architectural features.

Policy H-6 **Landscaping**

Council shall maintain the integrity of the surrounding natural landscape through the preservation and protection of natural features such as mature trees, waterbodies, gardens, open space and other significant features.

Policy H-7 Streets in the Historic District

All roads in the Historic District land use designation shall not be realigned, increased in size, or otherwise altered except where no other measures are available to protect public safety.



5.4 Open Space

Trinity Bay North has a range of natural assets throughout the municipality, including rugged coastlines, traditional hiking trails, geological treasures, deep forests, numerous lakes, rivers and wetlands and a rolling landscape that offers several fantastic views of the Town. These pleasant and peaceful places are used for a variety of recreational purposes, for outdoor communal gathering and for personal refuge and quiet enjoyment. These are also important ecological places used by birds and wildlife and a part of natural systems that support our existence.

Objectives

1. To preserve natural areas that are environmentally or culturally sensitive
2. To provide areas for recreation facilities, parks, and open space which are integrated into the community and available to a variety of age groups and interests
3. To provide natural areas and supporting amenities that encourage an active and healthy lifestyle

Open Space Policies

Policy OS-1 Intent of the Open Space Designation

The purpose of the Open Space designation is to protect and preserve these important, natural areas, with an emphasis on waterways and wetlands, natural drainage systems, scenic landscape and areas that may be susceptible to hazardous events by virtue of natural erosion, storm surge events or flooding.

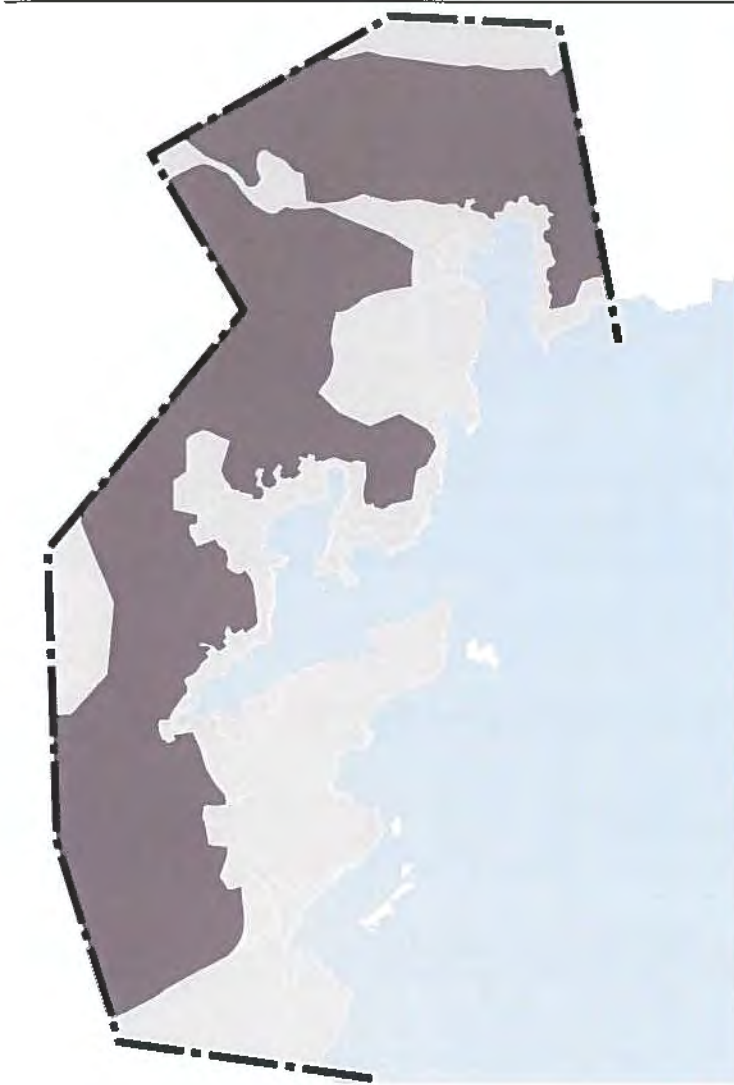
Within this land use designation, Council will encourage recreational uses and facilities, such as parks, outdoor sports fields, nature trails and nature interpretation signage. Agricultural and forestry uses, public works and utilities, and uses related to marine transportation uses (such as wharves and docks) may also be considered.

Policy OS-2 Conservation of Land

Within the Open Space land use designation, lands shall be conserved in their natural state for scenic and ecological or used for outdoor recreation.

Policy OS-3 Recreational Open Space

Open Space areas that include Municipal parks shall continue to be used as centres for community events, outdoor recreation, festivals and events. Recreational, cultural or civic facilities may also be considered for development in this area. Hiking trails, boardwalks and nature interpretation structures shall be designed and development with minimal environmental disturbance.



5.5 Rural

The Rural designation includes areas set aside for rural resource based (including industrial) purposes. These areas contain valuable resources of wildlife, water and open space that can be utilized for a number of purposes. The appeal and unspoiled appearance of this area will become increasingly important in the future.

Objectives

1. To permit existing natural resource lands and associated uses to continue and to preserve land for future development within the Town
2. To allocate lands that can be used for resource development in a manner that is sustainable, ensuring their use by future generations
3. To ensure that natural resource uses occur in a manner that is environmentally acceptable and does not conflict with the visual aesthetic of the community
4. To address the visual impact of pits and quarries by requiring their rehabilitation once the aggregate material has been removed

Rural Policies

Policy RU-1 **Intent of Rural Designation**

Within the Rural land use designation, resource uses will be permitted, including commercial and small scale agriculture, forestry and mineral workings. Public works and utilities, light industry uses, conservation uses and recreational open space uses are also permitted in the Rural designation. Other uses, such as cemeteries, institutional uses, animal services, penal and correctional detention uses, marine transportation uses, assembly uses and industrial uses may be permitted if they do not detract from the natural character of the area or create a nuisance.

Policy RU-2 **Agriculture**

Agricultural uses are encouraged in the Rural land use designation. Livestock wastes and land management shall be carried out in accordance with agricultural best practices so as not to cause any nuisance or environmental impacts to adjoining properties. Intensive commercial operations will be subject to a development agreement with the Town.

Policy RU-3 **Residential Dwellings**

Dwellings shall be restricted to a farm dwelling that is necessary for the operation of an approved agricultural enterprise.

Policy RU-4 **Mineral Workings and Mineral Exploration**

1. Mineral workings and mineral exploration shall be permitted within the Rural designation subject to other provisions of this Plan.
2. A separation between residential and commercial development and aggregate extraction or other mining operations and solid waste disposal sites shall be enforced to minimize land use conflict and to preserve the natural resource for future development.
3. Accessory residential uses, in the form of employee accommodation may be permitted as a use accessory to the primary resource based uses.
4. All mineral exploration and development activities are to be conducted in a manner that minimizes the adverse effects of such activities, and that the derelict lands resulting from such operations are properly rehabilitated in accordance with a plan approved by the Department of Natural Resources.

Policy RU-5 **Wood Cutting and Forestry**

Subject to the requirements of Provincial Government wood cutting and forestry shall be permitted in the Rural designation.

Policy RU-6 **Environmental stewardship of rural and resource lands**

It shall be a policy of Council to ensure that natural resource uses occur in a manner that is environmentally sustainable so that these lands and resources can continue to be used by future generations.



5.6 Protected Water Supply

Trinity Bay North obtains its water supply from Whirl Pond which is designated a Protected Water Supply Area under the Department of Environment Act. This important designation protects the water supply and its surrounding watershed.

Objectives

1. To ensure that Trinity Bay North has an adequate supply of safe, high quality water that is suitable for drinking

Protected Water Supply Area Policies

Policy WP-1 Intent of Protected Water Supply Area

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. Other uses such as marine transportation uses, public works and utility uses, natural resource uses or passive recreation may only be permitted with the approval of the Department of Environment and Conservation Water Resources Management Division.

Policy WP-2 Water Supply Protection

In addition to the protections offered under the Municipal Plan and Development Regulations municipal water supplies are protected by the Province. The provisions of the Development Regulations concerning public water supply shall comply with provincial policy. All development in the Protected Water Supply shall be approved by the Department of Environment and Conservation before approval is granted by the Town.



6.0 Services & Infrastructure

The provision of municipal services 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
 2. Investigate appropriate solutions for the collection and treatment of municipal sewage wastes
 3. Ensure continued safety, supply and distribution of potable water
-

Municipal Services Infrastructure Policies (Transportation)

Policy MN-1 **Local Road Standards and Function**

It is Council's intention to ensure the safety of vehicles, pedestrians and cyclist through regular maintenance and upgrading of Town streets as part of the municipal capital works programming.

Policy MN-2 **Street Right of Ways**

All 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 maintenance. Specific consideration is given to development in the Historic District to allow smaller setbacks consistent with the historic development pattern. Building setback requirements shall be set out in the Development Regulations.

Municipal Services Infrastructure Policies (Drinking Water)

Policy MN-3 **Drinking Water Distribution System**

Council will monitor the capacity and supply of water in the Whirl Pond Protected Water Supply and evaluate proposals for new development to ensure that the system has sufficient capacity and water pressures to service the development.

Policy MN-4 Water Pressures and Fire Flows

Council shall ensure that areas where it has been determined that water pressure cannot be sustained at high enough levels to provide adequate firefighting capability, or which are not located close enough to a water supply source suitable for firefighting purposes, shall be excluded from development.

Municipal Services Infrastructure Policies (Wastewater and Stormwater)

Policy MN-5 Stormwater Management

In reviewing proposals for new development Council shall consider the impact of development on the Town's natural drainage system to ensure there is adequate capacity to accommodate the development.

Municipal Services Infrastructure Policies (Solid Waste)

Policy MN-6 Waste Reduction Measures

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

Policy MN-7 Municipal Information Management

The most current base mapping for the Town is outdated and is not available in a useful digital format. Council recognizes the importance of having updated and improved digital base mapping for the Town to assist in the review of applications for development and planning. The Town will contact the Surveys and Mapping Division, Department of Environment and Conservation to partner with them to acquire current digital mapping for the Town.



7.0 Implementation

The Trinity Bay North Municipal Plan serves as the blueprint for the community's future development.

The Town's role in implementation is to help guide and shape growth through private and public investment and in effect, implement the Municipal Plan in a cooperative framework with the private sector. Municipal services, regulations and expenditures are a means to encourage or discourage the extent and form of new development.

Successful implementation of the Plan involves:

- effective administration of the Plan;
- adoption of Development Regulations;
- adoption of annual municipal capital works budgets;
- preparing and implementing recommended studies;
- 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.

7.1 Administration of the Municipal Plan

The Municipal Plan must serve as a continuing reference and guide to Council and its officials in order to achieve the goals, objectives, policies and programs which it contains.

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 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*.

7.2 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 clear 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 adequacy of the physical site conditions to accommodate it;
- 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, marshes, swamps, or bogs;
- 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.

7.3 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 municipal resources for implementation.

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

7.4 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.

7.5 Municipal Land Assembly

Municipalities are empowered by the Municipalities Act to acquire lands for municipal works or economic development purposes. Such projects generally entail the Town acquiring parcels of land from private landowners or other levels of government for a variety of reasons including:

- To facilitate new growth and development in an area which is actively being revitalized or redeveloped where such land assemblies cannot by virtue of time or money be assembled privately;
- To facilitate the development of municipal parks, recreation and conservation areas;
- To facilitate development of municipal parking lots;
- To encourage or make available lands which by virtue of ownership are not available for development but which are necessary for logical and contiguous growth of the community; and
- To facilitate redevelopment of a major non-conforming use where the redevelopment is either a conforming use or is consistent with the Municipal Plan.

During the planning period, Council may undertake land assembly project and transactions which are consistent with the objectives of this Plan.

7.6 Professional Advice

Council may obtain professional advice in regard to any proposed amendment to the Municipal Plan or Development Regulations or in regards to the evaluation of proposals for development within the community, where, in the opinion of Council, such advice is warranted.

7.7 Municipal Budget and Capital Works Program

Like most businesses, the Town has a budget which directs annual expenditures. Where and how the Town chooses to spend funds each year can have a significant impact on the future development. The various policies related to servicing in the Municipal Plan will be implemented through expenditures.



Appendices

Appendix A Future Land Use Map