

Town of Centreville-Wareham-Trinity Municipal Plan 2013-2023

Prepared for

The Town of
Centreville-Wareham-Trinity

Prepared by

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1.0 INTRODUCTION

1.1 Purpose of the Municipal Plan

The Centreville-Wareham-Trinity Municipal Plan is a comprehensive policy document to manage development and growth within the Centreville-Wareham-Trinity municipal planning area over the ten-year planning period 2013-23. The Plan repeals and replaces the Centreville-Wareham-Trinity Municipal Plan 1994-2004. This document has been prepared in compliance with the Urban and Rural Planning Act, 2000, (hereafter referred to as the Act).

The Plan was drafted following a comprehensive review of the former Municipal Plan and Development Regulations and consultations with Council, residents, and appropriate government agencies. Relevant planning issues have been reviewed as required under the Urban and Rural Planning Act, 2000, including a study of land use, population change, economic and social issues, transportation, municipal services, and environmental issues.

1.2 Plan Preparation

This Municipal Plan reflects the review of land use, environmental, demographic, social, and economic issues, consultations with Town Councilors and staff, and public comments received through the community participation process.

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

1.3 Contents of the Municipal Plan

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

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

The Background Report in Section 2.0 describes conditions in the town at the time the Municipal Plan was prepared and provides the rationale behind policies contained in the Municipal Plan. The Background Report does not form part of the legal document.

1.4 Municipal Plan Administration

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

- By preparing and implementing the Development Regulations,
- By issuing development permits to applicants wishing to subdivide land, erect a building, or change the use of a building or land, or conversely, refusing to issue permits for developments that are not in accordance with the Plan, and
- By adopting or approving development schemes, concept plans, comprehensive plans, and so forth.

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

1.5 Interpretation

In this Municipal Plan:

- “Council” means the Council of the Town of Centreville-Wareham-Trinity.
- “Development Regulations” mean the Centreville-Wareham-Trinity Land Use Zoning and Subdivision Regulations.
- “Municipal Planning Area” means the Centreville-Wareham-Trinity Municipal Planning Area.
- “Town” means the Town of Centreville-Wareham-Trinity.

The boundaries between the different land use designations in the Municipal Plan are meant to be general, except where the boundary is delineated by a road or other prominent feature in which case it defines the exact limits between each designation.

Nothing in the Plan will affect the continuance of land uses that were lawfully established on the date that this Plan came into effect.

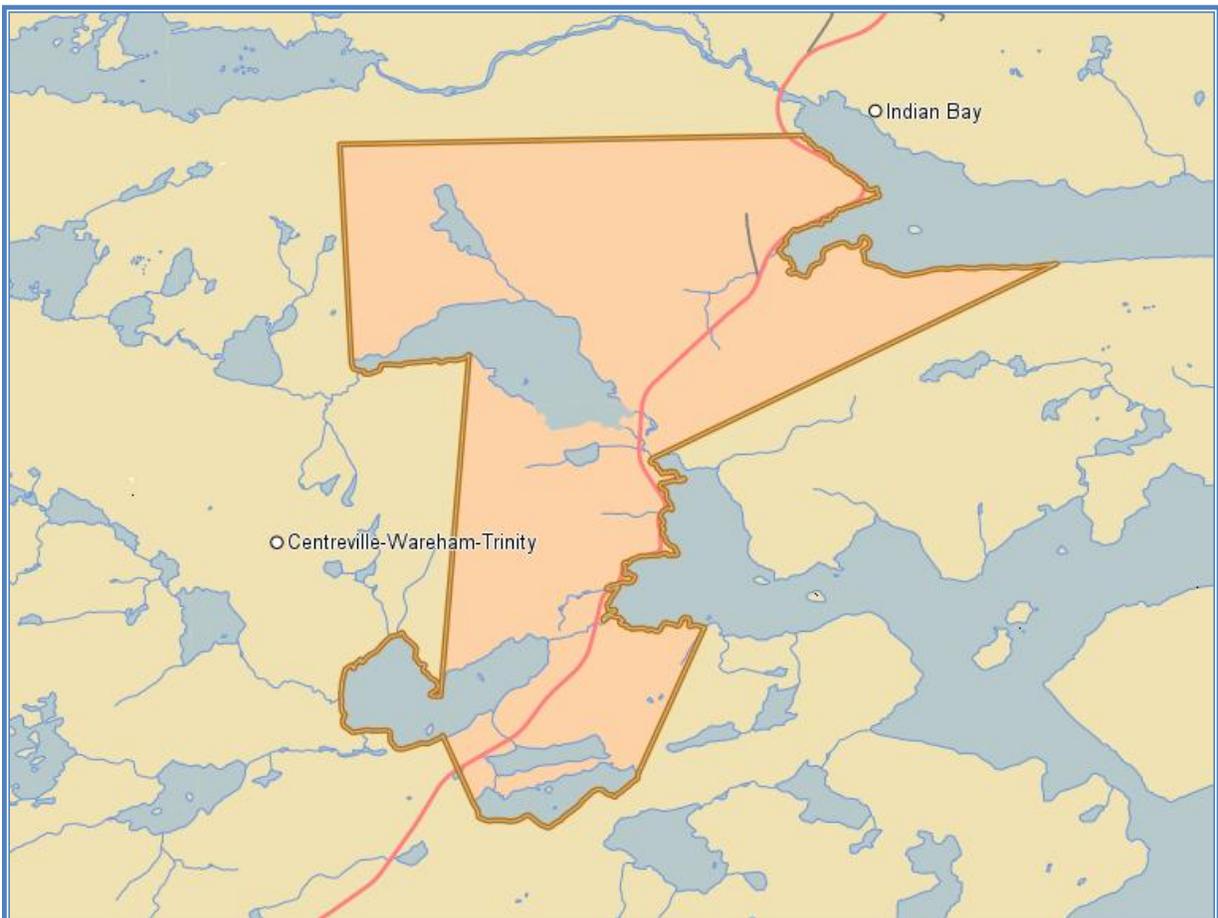
2.0 BACKGROUND REPORT

This section sets the context for the Centreville-Wareham-Trinity Municipal Plan. It includes a demographic profile, a population projection, a forecast of housing needs, and other economic and social indicators. For comparison purposes, data is also provided for a number of selected benchmarks, including the Kittiwake Economic Zone, the province as a whole, and the communities of New-Wes-Valley, Gambo, and Gander.

2.1 Geographic Setting

The Centreville-Wareham-Trinity municipal boundary is shown in Exhibit 2.1. The town is located on the north shore of Bonavista Bay in Central Newfoundland. It is linked to the Trans Canada Highway via Highway 320, a road distance of 51 kilometres.

Exhibit 2.1 – Centreville-Wareham-Trinity Local Setting



The town is comprised of three former independent communities, Centreville, Wareham, and Trinity, which amalgamated less than one municipal council in 1992. Centreville and Wareham are located on the shores of Northwest Arm, Indian Bay, while Trinity lies at the bottom of Southwest Arm, Trinity Bay.

2.2 Population

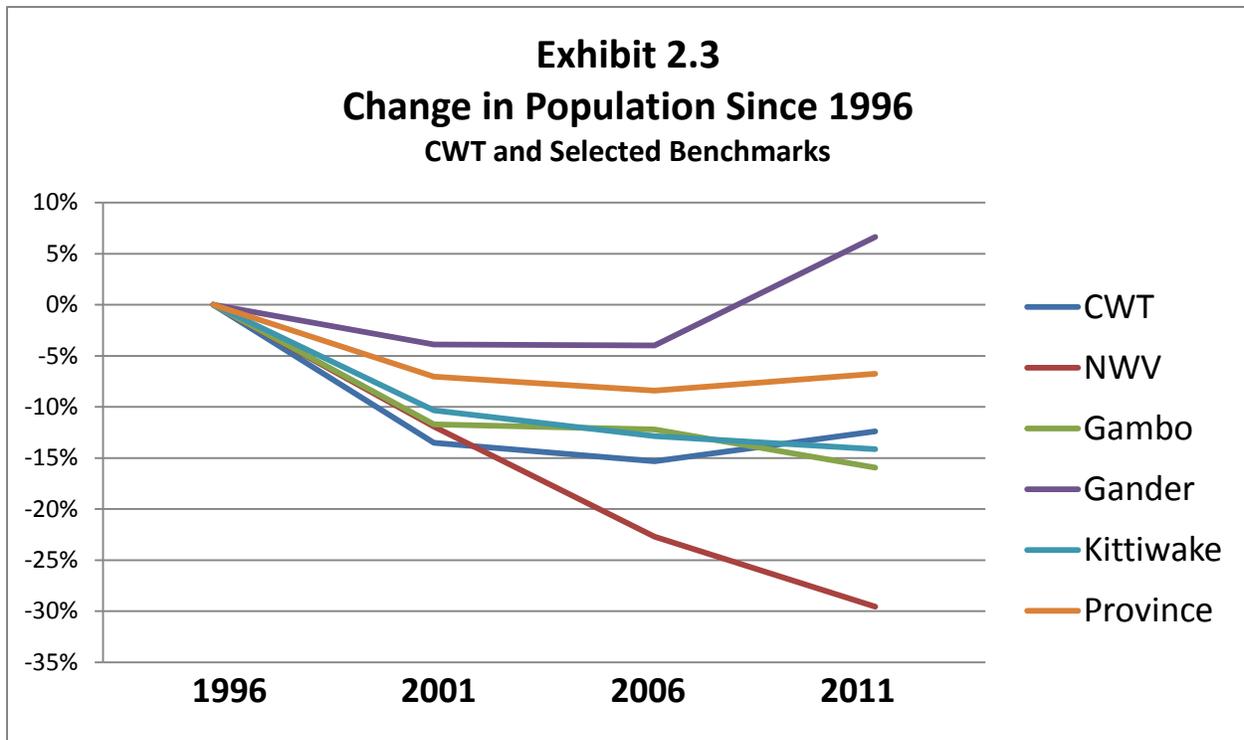
Exhibits 2.2 and 2.3 show how the population of Centreville-Wareham-Trinity changed over the ten-year period from 2001 to 2011.

Between 2001 and 2006, the Town's population declined by 24 residents, or 2.1 percent, but grew again by 39 residents, or 3.5 percent, over the next five years. Over the full ten-year period, the population grew by 1.0 percent. In comparison, over the ten-year period, Gander grew by 11.0 percent, the province grew by 0.3 percent, the Kittiwake Zone declined by 4.3 percent, Gambo declined by 4.8 percent, and New-Wes-Valley declined by 20.0 percent. Considering the wide variation in population change, Centreville-Wareham-Trinity has held up extremely well, particularly in the face of significant population loss in the region and nearby rural communities.

Exhibit 2.2 - Population Characteristics						
	Centreville-Wareham-Trinity	Kittiwake Zone	New-Wes-Valley	Gambo	Gander	NL
Pop'n – 2011	1,161	46,539	2,265	1,984	11,054	514,536
Pop'n – 2006	1,122	47,228	2,485	2,072	9,951	505,470
Pop'n – 2001	1,146	48,595	2,832	2,084	9,961	512,980
Change (01-11)	+1.0%	-4.3%	-20.0%	-4.8%	+11.0%	0.3%
Med. Age 2006	49.2	44.0	47.3	45.4	39.6	41.7
Med. Age 2011	52.1	n/a	51.9	48.8	41.1	44.0
Popn <15 2006	13.0%	14.9%	12.3%	15.5%	17.0%	15.5%
Popn <15 2011	12.5%	n/a	10.6%	12.3%	17.9%	14.9%
Popn >64 2006	19.6%	16.2%	19.9%	15.4%	12.0%	13.9%
Popn >64 2011	22.3%	n/a	21.2%	19.9%	15.1%	16.0%

Exhibit 2.2 also presents age characteristics for the Centreville-Wareham-Trinity population compared to the benchmarks. In 2011 only 12.5 percent of the Town's population was under 15 years of age, higher than New-Wes-Valley and Gambo, but much lower than Gander and the province as a whole. Compared to the benchmarks, it had the highest proportion of residents aged 65 years and older.

At 52.1 the median age in Centreville-Wareham-Trinity in 2011 was higher than all the benchmarks. While it was 8.1 years higher than the province as a whole and 11.0 years higher than Gander, the difference was much less in comparison with New-Wes-Valley and Gambo.



Between 2006 and 2011 the median age in Centreville-Wareham-Trinity increased by 3.0 years, which compared to 2.3 years in the province and 1.5 years in Gander. Like most rural communities, this indicates that the Town’s population is aging at a more rapid pace than the provincial population and larger towns such as Gander.

Exhibit 2.4 provides graphic representation of the age structure of Centreville-Wareham-Trinity’s population compared to province. Exhibit 2.5 provides a breakdown of the population by different age groups for both the Town and the province.

The main working age group of 25-64 years makes up 58.2 percent of town residents, very similar to the 57.6 percent at the provincial level. However, the town has a much smaller proportion of young people (26.9% versus 37.7% are under 25 years old) and a higher proportion of seniors (22.2% versus 15.9% are more than 64).

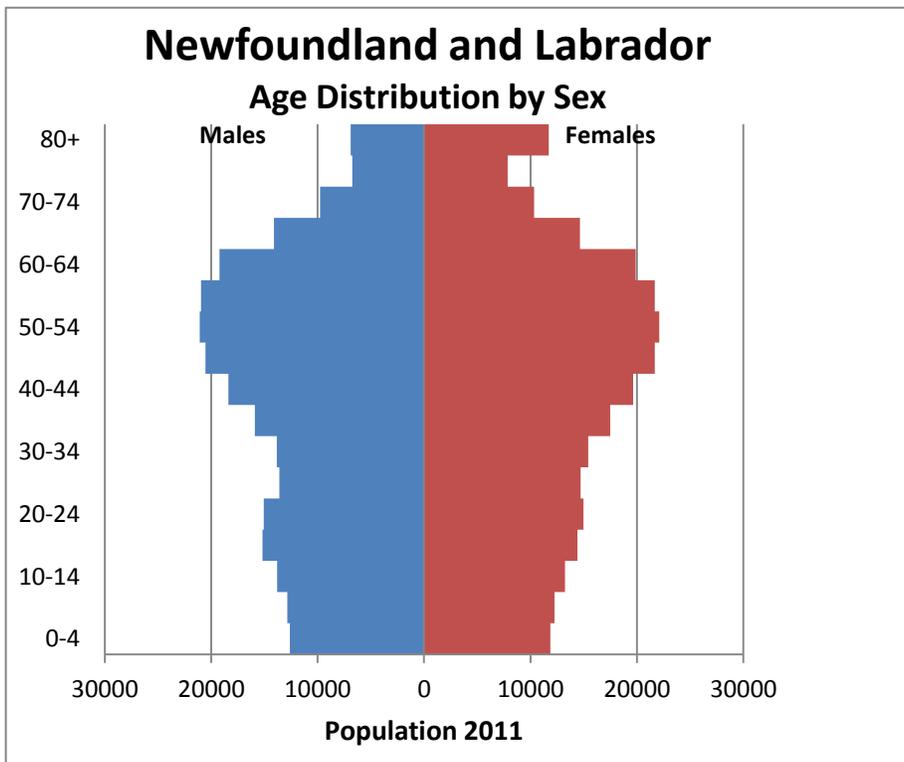
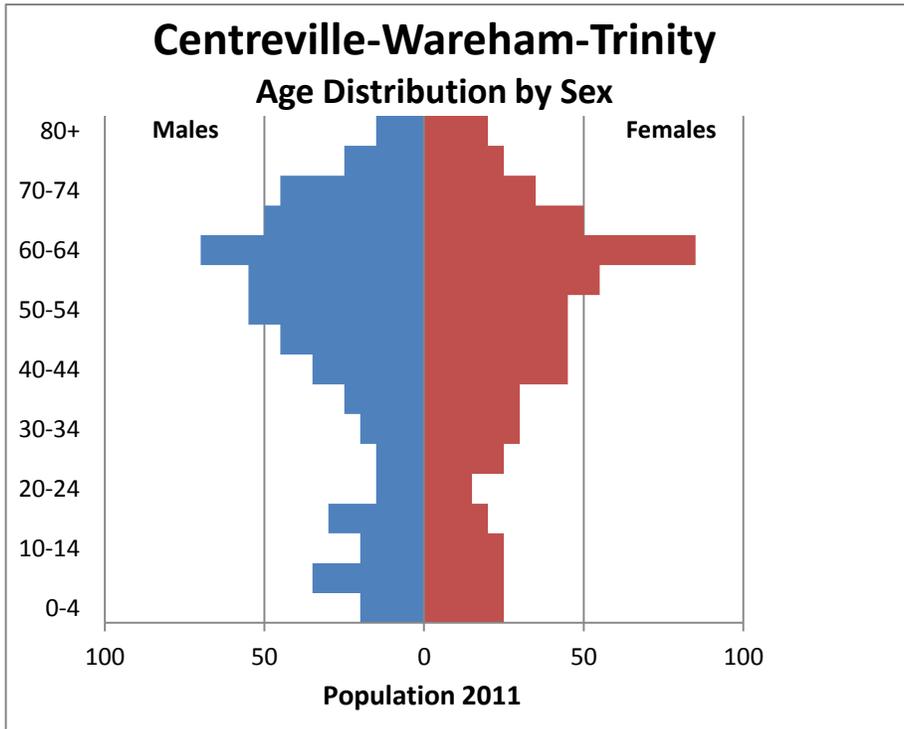


Exhibit 2.5 Population by Age Groups CWT compared to Province – 2011				
	Centreville- Wareham-Trinity		Newfoundland & Labrador	
	Total	Percent	Total	Percent
0-14	150	12.8%	76,625	14.9%
15-24	80	6.8%	59,640	11.6%
25-34	85	7.3%	57,580	11.2%
35-44	135	11.5%	71,395	13.9%
45-54	190	16.3%	85,405	16.6%
55-64	270	23.1%	81,780	15.9%
65-79	225	19.2%	63,475	12.3%
80+	35	3.0%	18,630	3.6%
Total	1,170	100.0%	514,540	100.0%

Exhibit 2.6 provides a population forecast for Centreville-Wareham-Trinity derived from projections by the Provincial Government for the Kittiwake Economic Zone. The projection assumes that Centreville-Wareham-Trinity will continue to grow a higher rate than the Kittiwake zone. It assumes this difference will be approximately 5.0 percent, which was the difference between the town’s growth of 3.5 percent in the 2006-2011 period and the Kittiwake Zone’s decline of 1.5 percent. If this holds true, the population of the town is predicted to increase from 1,161 in 2011 to 1,194 by 2016, 1,210 by 2021 and 1,233 by 2026.

Exhibit 2.6 Population Forecast									
Year	Province			Kittiwake Economic Zone			Centreville-Wareham- Trinity		
	Pop’n	5-Year Change		Pop’n	5-Year Change		Pop’n	5-Year Change	
		Number	Percent		Number	Percent		Number	Percent
	<u>Actual</u>			<u>Actual</u>			<u>Actual</u>		
2001	512,980			49,414			1,146		
2006	505,470	-7,510	-1.5%	47,228	-2,186	-4.4%	1,122	-24	-2.1%
2011	514,536	+7,066	+1.8%	46,539	-689	-1.5%	1,161	+39	+3.5%
	<u>Projected</u>			<u>Projected</u>			<u>Projected</u>		
2016	525,757	+11,221	+2.2%	45,508	-1,031	-2.2%	1,194	+33	+2.8%
2021	521,524	-4,233	-0.8%	43,878	-1,630	-3.6%	1,210	+16	+1.3%
2026	521,807	+283	0.0%	42,507	-1,371	-3.1%	1,233	+23	+1.9%

Source: NL Population Forecast.

2.3 Households and Housing

Exhibit 2.7 compares housing and household characteristics in Centreville-Wareham-Trinity with the selected benchmarks. Between 2006 and 2011, the number of households climbed by 24 or 5.5 percent, compared to a 3.3 percent increase in the 2001-06 Census period. The average size of individual households decreased slightly in 2011 to 2.54 persons per household from 2.59 in 2006 and 2.73 in 2011.

Based on the population increases shown in Exhibit 2.6, and assuming average household size remains stable at 2.5, the number of households can be expected to increase by approximately thirty over the next 15 years.

Exhibit 2.7 - Household Characteristics						
	Centreville-Wareham-Trinity	Kittiwake Zone	New-Wes-Valley	Gambo	Gander	NL
Households 2011	458	-	932	777	4,517	208,842
Households 2006	434	10,450	928	780	3,870	197,185
Households 2001	420	10,065	950	750	3,715	189,045
Change 2006-11	+5.5%	-	+0.4%	0.0%	+16.7%	+5.9%
Change 2001-11	+9.0%	-	-1.9%	+3.6%	+21.6%	+10.5%
Avg. Hhd Size 2011	2.54	2.51	2.43	2.55	2.45	2.50
Avg. Hhd Size 2006	2.59	2.60	2.68	2.66	2.57	2.5
Avg. Hhd Size 2001	2.73	2.70	2.98	2.78	2.68	2.70

Exhibit 2.8 compares Centreville-Wareham-Trinity's housing characteristics with the benchmark areas. Occupied dwellings include all dwellings that are permanently occupied. The number of occupied dwellings is equivalent to the number of households. The remaining dwellings are either second homes, are rented to temporary occupants, or are unoccupied.

The table shows that in 2011 occupied dwellings in the town comprised 86.1 percent of the total, on par with the selected benchmark communities and the province. In 2006, 96.8 percent of Centreville-Wareham-Trinity occupied dwellings were owner occupied and only 3.2 percent are renter occupied.

Between 2001 and 2006 the value of Centreville-Wareham-Trinity housing stock increased by approximately 21.6 percent. The increase in average value of housing in the province for the same period was 46.4 percent. The average dwelling value of \$51,663 was approximately 53.8 percent lower than the provincial average value of \$111,711.

Exhibit 2.8 - Housing Characteristics						
	Centreville-Wareham-Trinity	Kittiwake Zone	New-Wes-Valley	Gambo	Gander	NL
2011						
Total dwellings	532		1,103	937	4,751	250,275
Occupied Dwellings	458	n/a	932	777	4,517	208,842
Percent occupied	86.1%		84.5%	82.9%	95.1%	83.4%
2006						
Total dwellings	537	n/a	1,172	933	4,153	235,958
Occupied dwellings	434	18,370	928	784	3,869	197,185
Percent occupied	80.8%	n/a	79.2%	84.0%	93.2%	83.6%
Owner occupied dwellings	96.8%	78.1%	89.4%	84.0%	68.7%	78.9%
Renter occupied dwellings	3.2%	21.9%	10.6%	16.0%	9.6%	21.1%
Percent single dwellings	98.8%	75.2%	91.9%	86.6%	66.1%	74.7%
Percent semi-detached	2.2%	19.3%	4.3%	1.3%	8.0%	4.9%
Percent row houses	0.0%	0.00%	0.0%	1.3%	5.2%	5.7%
Percent apartments	0.0%	5.5%	2.2%	7.0%	20.5%	33.0%
Percent dwellings constructed after 1986	22.1%	n/a	21.5%	22.9%	26.2%	29.2%
Avg. Dwelling Value – 2006	\$51,663	n/a	\$55,821	\$81,445	\$152,379	\$111,711
Avg. Dwelling Value – 2001	\$42,492	n/a	\$44,263	\$49,300	\$112,684	\$76,283

2.4 Employment and Income

Exhibit 2.9 provides a breakdown of Centreville-Wareham-Trinity's resident labour force by occupation, with a comparison to the province and the four selected benchmark communities. Similar data for the Kittiwake zone is not available. The two primary employment sectors are manufacturing responsible for 30.6 percent of the labour force and construction at 19.7 percent.

Exhibit 2.9 – Experienced Labour Force by Industry (2006)					
	Centreville-Wareham-Trinity	New-Wes-Valley	Gambo	Gander	NL
Resource industries	8.3%	17.9%	8.3%	1.7%	10.1%
Construction	19.4%	7.3%	4.5%	4.6%	7.0%
Manufacturing	30.6%	25.2%	5.8%	3.2%	9.3%
Wholesale & retail	9.7%	17.5%	14.1%	21.4%	15.4%
Finance & real estate	0.0%	0.8%	1.3%	4.6%	3.3%
Health & social services	4.2%	13.0%	13.4%	14.6%	12.55%
Education services	0.0%	4.1%	9.0%	6.6%	7.0%
Business services	11.1%	4.5%	11.5%	18.9%	14.6%
Other services	<u>16.7%</u>	<u>9.7%</u>	<u>32.1%</u>	<u>24.4%</u>	<u>20.7%</u>
	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Statistics Canada – 2006 Community Profiles

Exhibit 2.10 compares key indicators on employment and income for 2006. Labour participation among Centreville-Wareham-Trinity residents over 15 years of age was 40.8 percent - lower than all the benchmarks. The employment rate (percentage of the labour force that was employed) was also the lowest among the selected benchmarks and 18.3 percent lower than the Kittiwake.

Exhibit 2.10 - Employment and Income (2006)						
	Centreville-Wareham-Trinity	Kittiwake Zone	New-Wes-Valley	Gambo	Gander	NL
Labour force participation	40.8%	52.7%	59.1%	45.9%	65.3%	58.9%
Employed / Labour Force	56.4%	74.7%	77.0%	69.8%	89.0%	79.3%
Avg. employment income (2007)	\$19,900	\$25,100	\$22,900	\$21,700	\$36,100	\$31,200
Per capita personal income (2007)	\$17,300	\$22,400	\$22,200	\$18,400	\$28,600	\$24,900
Total transfer income per capita (2007)	\$7,200	\$6,200	\$7,600	\$6,000	\$3,900	\$5,100
Incidence of Income Support (2009)	12.6%	10.8%	5.2%	15.4%	6.6%	10.0%
Employment Insurance Incidence (2009)	68.9%	47.7%	56.0%	46.6%	18.4%	34.4%
Self-Reliance Ratio (2007)	61.6%	75.6%	65.9%	67.5%	86.2%	79.4%

Source: NL Community Accounts: Employment and Working Conditions

Exhibit 2.10 also shows that 2006 per capita personal income in Centreville-Wareham-Trinity was the lowest of all the benchmarks.

2.5 Health

A major indicator of well-being is the health of a community's population. Exhibit 2.11 presents indicators on the health of Centreville-Wareham-Trinity residents compared with the selected benchmarks. The indicators include hospital morbidity (i.e. inpatient annual discharge rates during the period of 2006-2007), the median age of discharged patients, and the average patient stay in hospital.

Exhibit 2.11 - Health Characteristics						
	Centreville-Wareham-Trinity	Kittiwake Zone	New-Wes-Valley	Gambo	Gander	NL
Hospital Morbidity Rate (per 1,000)	130	126	123	106	106	115
Median age (years)	63	56	61	56	49	53
Average days in hospital	7.9	7.7	8.4	7.1	9.2	7.9

Centreville-Wareham-Trinity's hospital morbidity rate of 130 discharges is slightly higher than the selected benchmarks, indicating that on average more people from CWT spent time as a hospital in-patient. At a median age of 63, Centreville-Wareham-Trinity in-patients were considerably older than the provincial median age of 53 and the Kittiwake region median of 56 years. The average length of stay in hospital for Centreville-Wareham-Trinity residents, at 7.9 days, is similar to the provincial average of 7.9 days and the regional average of 7.7 days.

2.6 Municipal Services and Finance

This section compares municipal services, infrastructure and finances in Centreville-Wareham-Trinity with the benchmark communities.

Exhibit 2.12 presents key indicators on the Town's financial status compared to the benchmark municipalities. It shows that on a per capita basis, Centreville-Wareham-Trinity's 2008 total expenditure of \$616 was the lowest of the sample.

Exhibit 2.12				
Municipal Assets, Liabilities & Expenditures (2008)				
	Centreville-Wareham-Trinity	New-Wes-Valley	Gambo	Gander
Total Assets per Capita	\$8,395	\$9,832	\$7,767	\$6,304
Total Liabilities per Capita	\$1,484	\$1,441	\$553	\$1,189
Long-term Debt per capita	\$1,049	\$1,152	\$385	\$748
Total Equity per Capita	\$6,911	\$8,392	\$7,214	\$5,115
Total Expenditures	\$785,480	\$2,060,900	\$1,420,420	\$12,372,530
Per Capita Expenditures by Municipal Function (2008)				
General Government	\$130	\$136	\$115	\$202
Protective Services	\$10	\$20	\$21	\$91
Transportation Services (roads)	\$87	\$89	\$110	\$200
Environmental Services (water, sewer, and waste management)	\$158	\$229	\$105	\$154
Planning and Development	\$1	\$0	\$65	\$48
Recreation and Culture	\$0	\$2	\$40	\$147
Fiscal services (debt servicing)	<u>\$314</u>	<u>\$353</u>	<u>\$229</u>	<u>\$400</u>
Total	\$700	\$829	\$686	\$1,242

Its per capita long-term debt was lower than New-Wes-Valley, but 40.2 percent higher than Gander and more than 2½ times higher than Gambo.

The Town's highest cost in 2008 was debt servicing at \$304 per capita, equal to 45 percent of its total expenditures. This compared to an average of \$324 for the four towns. It was over a third higher than Gambo, 13 percent lower than New-Wes-Valley, and over twenty percent lower than Gander.

The town spent \$130 per capita on general government, not much different than New-Wes-Valley and Gambo, but more than a third less than Gander.

On the big ticket operational functions, it spent the least per capita on transportation (i.e. road) services, especially compared to Gander, which spent 2.3 times more. It spent \$158 per capita on environmental services (water, sewer, and waste management), which was slightly below the average of all four towns.

The most noticeable difference among the municipalities is on expenditures for recreation and culture. Centreville-Wareham-Trinity had zero expenditures in this category. New-Wes-Valley spent only \$2 per capita, while Gambo spent \$40 and Gander spent \$147.

Exhibit 2.13 presents municipal revenues from the three main sources – residential taxes, business taxes and grants in lieu, and government transfers. Residential taxes account for 56.8 percent of Gambo’s municipal revenue, virtually the same as the benchmark average. Business tax revenues are comparatively low, accounting for only 8 percent of total revenues compared to an average of almost 20 percent for the sample as a whole. Government transfers represent a high proportion of the town’s revenues – 30.5 percent compared to an average of 16.5 percent for the benchmark municipalities.

Exhibit 2.13					
Municipal Revenues by Source (\$,000)					
	Centreville- Wareham- Trinity	Hare Bay	New- Wes- Valley	Gambo	Gander
Residential Taxes	\$393.5	\$349.1	\$856.3	\$822.9	\$6,428.6
Percent of total	53.6%	29.6%	38.7%	57.8%	50.8%
Business Taxes & Grants in Lieu	\$58.7	\$42.4	\$448.6	\$140.7	\$2,451.6
Percent of Total	8.0%	3.6%	20.3%	9.9%	19.4%
Sales & Other Own Source Revenues	\$20.5	\$42.0	\$0	\$83.2	\$2,006.6
Percent of Total	2.8%	3.5%	0.0%	5.9%	15.8%
Government Transfers	\$261.3	\$748.0	\$910.0	\$375.7	\$1,770.5
Percent of Total	35.6%	63.3%	41.1%	26.4%	14.0%
Total Revenue	\$734.1	\$1,181.5	\$2,214.9	\$1,422.5	\$12,657.3

Source: NL Community Accounts, Municipalities, Infrastructure and Production Capital

2.7 Public Consultation

2.7.1 Public Meeting, May 17, 2012

The initial public consultation for the Plan Review took place on May 17, 2012 at the Lions Centre in Trinity, which was attended by fifty residents, six Councilors, and Council staff. The Planner explained the plan review process and invited participants to comment on land use issues that they felt were important to address.

Various comments were presented including the following:

- The closure of gravel pits and quarries will be detrimental for jobs.
- If properly managed and rehabilitated, gravel pits could be used to develop land rather than destroy it.

- The existing Municipal Plan was not properly explained or enforced until about six years ago.
- The public should be educated more on the purpose and workings of the municipal plan.
- The Trinity waterfront should be developed for residential uses.
- There is a growing need for affordable housing for seniors and attention to where it should go.
- Solutions need to be found to reduce the impact of raw sewage being released along the community's shorelines.
- ATV's should not be using walking trails in Black's Brook Park. ATV's should have their own designated trails.
- The Community Enhancement Committee has a list of proposed projects that need to be considered in the development of the new Municipal Plan.
- What percentage of land will be left for green space?
- Is it possible to consolidate the two municipal water supplies into one by closing the Southeast Feeder Pond supply and extending the water main pipe from the Northeast Pond supply to Trinity. The Mayor commented that this was explored and found to be cost prohibitive.

2.7.2 Public Meeting, September 27, 2012

This meeting was attended by approximately forty residents, most of Council, and Council staff. The Planner presented a demographic and socio-economic profile of Centreville-Wareham-Trinity, which included statistical comparisons with the surrounding Kittiwake zone, the province as a whole, and the towns of Gambo, New-Wes-Valley and Gander. This information is provided in Sections 2.2 to 2.6.

Comments from participants included the following:

- Council is not investing enough money in recreational programs for youth.
- More land and docking are needed for recreational boaters.
- A camping area needs to be set aside to accommodate recreational vehicles, trailers, tenting, etc.

2.7.2 Open House, February 27, 2013

An Open House to present the draft municipal plan and development regulations was held on February 27 from 1:30 to 5:00 PM and from 6:30 to 8:30 PM. It was attended by all Councilors and ten residents. No major new issues were identified. Based on some concerns about residential lot standards, Council requested the Planner to modify the setback requirement for accessory buildings.

2.8 Agency Comments

Department of Environment and Conservation (Water Resources Management Division)

The Centreville-Wareham-Trinity Planning Area includes the Southwest Feeder Pond Protected Water Supply Area and the Northwest Pond Protected Water Supply Area, which supply water to the town. It also includes a small portion of the Indian Bay Brook Protected Public Water Supply Area, which supplies water to the Town of Indian Bay. All development activities within these

protected areas require approval from the Department under Section 39(6) of the *Water Resources Act*.

Land use activities within these Protected Watersheds are subject to the provincial ***Policy for Land and Water Related Developments in Protected Public Water Supply Areas***, which identifies land uses, and activities that are prohibited and land uses that may be permitted with written approval of the Minister. The policy also sets minimum environmental buffers for all land uses, including 150 metres on intake ponds, 75 metres on main river channels, and 50 metres on lakes and ponds.

An environmental buffer of at least 15 metres should be maintained along the high water mark of all other bodies of water showing on a 1:50,000 map, including streams, ponds, wetlands, and the ocean. Any development activities, including fording, within this buffer area must be approved under Section 48 of the *Water Resources Act*.

The owner/operator of a designated water supply area is responsible for protecting the public water supply area in accordance with Section 39 of the *Water Resources Act*.

Department of Environment and Conservation (Wildlife Division)

The Town is encouraged to give careful consideration conserving ecologically significant areas within their boundaries under a Habitat Stewardship Agreement. Examples include the Southwest Pond watershed, the Black Brook Park area, and Northwest Pond, which have good habitat for breeding waterfowl, salmon, smelt, and other wildlife. A Stewardship Agreement would provide added protection to the town's water supply areas but would not inhibit traditional hunting, fishing, and berry picking activities.

Provincial Archaeology Office

There are two known archaeological sites within planning area that are protected by under the Historic Resources Act. It has requested that all applications for construction be referred to the Office before granting approval. It has also requested that accidental discoveries of archaeological resources be reported to it.

Department of Fisheries and Aquaculture

The Department has no facilities or infrastructure within the town boundaries. Its understanding is that the Plan will include no changes that would affect harvesting or processing stakeholders.

Newfoundland Power

No new facilities planned during next ten years, other than routine reconstruction for system reliability or to improve voltage conditions.

Department of Environment and Conservation (Parks and Natural Areas Division)

No concerns.

Department of Natural Resources, Regulatory Affairs

No interests or concerns at this time due to possible conflicts with any existing onshore petroleum exploration, development or production activities.

Department of Natural Resources, Forestry

No commercial cutting blocks are designated within the Planning Area under the current District 5 Five-Year Operating Plan. However, the Operating Plan designates three Domestic Cutting Areas – Area 7, Area 16, and Area 17.

Area 7 takes in all of the Planning Area west of Highway 320 and encompasses 100 percent of that portion of the Northwest Pond Protected Water Supply located within the Planning Area. Within the Protected Water Supply area, no cutting or ground disturbance is permitted within 300 metres of Northwest Pond, 50 metres of streams and tributaries running into Northwest Pond, and 30 metres of all other ponds and water bodies. In addition, for areas not within the Protected Water Supply, no cutting is permitted within 20 metres of all water bodies shown on the permit map, 150 metres of shorelines with approved cabin lots, the Trinity Municipal Park, and 100 metres of walking trails in Trinity.

Area 16 takes in that entire portion of the Planning Area located on the peninsula between Indian Bay and Trinity Bay. Within Area 16, no cutting is permitted within 20 metres of water bodies shown on the permit map or within 150 metres of shorelines with approved cabin lots.

Area 17 overlaps with the Planning Area to the south of Southwest Arm and Southwest Pond. Area 17 includes the entire Southwest Feeder Pond Protected Water Supply Area, which supplies water to the community of Trinity. In addition to the conditions specified for Area 16, no cutting whatsoever is permitted within the Protected Water Supply area.

3.0 GOALS AND OBJECTIVES

This section outlines the Town's planning goals and objectives for the 2013-2022 period. A goal is a desired state which reflects the long-term intent of Council and relates to a major area of interest or concern. An objective is a short-range step towards achieving the goal. In this context, an objective is an outcome or output desired by Council in less than 10-years.

3.1 Community Structure and Character

Goals: Encourage a growth structure for Centreville-Wareham-Trinity that ensures orderly development, efficient use and development of municipal services, compatibility between land uses, and retention of the Town's attractive features.

Objectives: Encourage and facilitate residential, commercial, and industrial development.

Encourage and facilitate new development through infilling along existing serviced streets, as well as through new streets built in close proximity to existing streets and infrastructure.

Limit the spread of development to areas that cannot be serviced economically.

Preserve and protect environmentally important and sensitive areas including water supply areas, coastal shorelines, ponds, streams, wetlands, steep slopes, and visually significant features.

Encourage lot layout designs that are efficient in the use of municipal infrastructure and sensitive to the existing physical form and character of the community.

Encourage preservation and maintenance of heritage areas and buildings.

Improve land and building accessibility standards to facilitate better mobility by disabled and elderly residents.

3.2 Economic Growth and Development

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

Objectives: Foster the economic growth of Centreville-Wareham-Trinity particularly in regard to the potential for manufacturing, fisheries, and tourism.

Encourage continued diversification of the local economy through the attraction of new businesses and support of existing businesses.

Encourage and accommodate compatible commercial, industrial, and tourism opportunities in suitable locations.

Allocate good quality land in desirable locations for a range of business activities.

Ensure that economic development is as compatible as possible with neighbouring land uses.

Promote Centreville-Wareham-Trinity as an attractive place to live, drawing upon its services, facilities, and other amenities.

Support activities that enhance tourism such as the preservation and development of Blacks Brook Park, trails, coastal views, shorelines, and heritage buildings.

Promote the attractiveness of the town as a place to live, drawing upon its scenic character, forested hillsides, waterfront access, and recreational amenities.

Promote the main streets of Centreville-Wareham-Trinity for mixed development including retail and service outlets, public buildings, multi-unit housing, and outdoor public spaces.

Encourage appropriate home occupations that fit with the neighbourhood character and do not impinge on the reasonable enjoyment of neighbouring residential properties.

3.3 Environment

Goal: Conserve, protect, and enhance important and sensitive environmental resources.

Objectives: Provide municipal services at environmentally acceptable standards.

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

Protect the Centreville-Wareham-Trinity drinking water supply from land uses that could affect water quality and quantity.

Reduce stormwater flows, erosion, and impacts on receiving waters by improving how runoff is managed in developed and developing areas.

3.4 Health and Social Well-Being

Goal: Provide for the welfare of all Centreville-Wareham-Trinity residents by addressing basic human needs, community services, and quality of life.

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

Promote access to childcare, youth programs, and family services.

Facilitate the housing needs of residents of all ages and income levels can be accommodated (also see Section 3.5).

Enhance Centreville-Wareham-Trinity as an accessible and age-friendly community by improving development standards for the mobility needs of disabled and elderly residents.

Promote opportunities for inclusion of low-income and disadvantaged residents into all aspects of community life.

3.5 Housing

Goal: Promote and facilitate adequate housing for all residents regardless of age, income, and family characteristics.

Ensure development proceeds in a way that maintains a pleasant residential environment.

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

Protect residential quality of life and property values.

Accommodate a range of housing types to satisfy market needs.

Ensure affordable housing is available for residents of different income levels, age groups, family structures, and disability needs.

Manage residential development in a manner that preserves and protects sensitive environments and public open space.

Encourage appropriate development of single, double, and multi-unit housing in appropriate locations through infilling along existing streets, new subdivisions, and adaptive reuse of existing buildings in mixed use areas.

Ensure a pattern of development that reduces land use conflict between residential and other land uses.

3.6 Transportation

Goal: Maintain an efficient transportation network to serve motorized and non-motorized transportation needs in Centreville-Wareham-Trinity.

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

Ensure new development provides for traffic circulation that avoids congestion and hazardous intersections.

Ensure the needs of disabled and elderly residents are appropriately addressed in the planning and design of streets, sidewalks, crosswalks, parking areas, and trail systems.

3.7 Recreation and Open Space

Goals: Maintain built facilities and natural areas to accommodate a range of active and passive recreational needs of Centreville-Wareham-Trinity residents.

Objectives: Encourage public participation in the planning of open space recreation and conservation lands.

Encourage and support recreational groups and community organizations in organizing sports, recreation, and festival activities and events.

Protect and enhance public access to the town's coastal and freshwater shorelines.

3.8 Culture and Heritage

Goal: Develop and protect the town's cultural and natural heritage.

Objectives: Support efforts to showcase Centreville-Wareham-Trinity's history and culture.

To the extent possible, protect Centreville-Wareham-Trinity's historic sites and buildings.

Protect and enhance sites important to showcasing the town's natural heritage, including key lookout sites and nature trails.

3.9 Capital Works

Goal: Provide an acceptable and consistent level of water, sewer, and storm sewer services.

As much as possible, utilize existing capacity prior to investing in new municipal infrastructure and services.

Objectives: Maintain a water system within the Town capable of providing domestic water as well as fire flows to all feasible areas.

Provide a system of sanitary sewer trunk mains, outfalls and local service lines capable of accommodating existing and future sewage flows.

Maintain and enhance the sewage treatment service to reduce adverse impacts on the natural environment.

Improve stormwater management to control erosion and protect properties, watercourses, and environmentally sensitive areas.

3.10 Governance

Goal: Provide municipal services and administration effectively, efficiently, and equitably to all residents within the fiscal capacity of the Town.

Collaborate with other levels of government, community organizations, and the business community to facilitate opportunities to improve local governance and municipal services.

Objectives: Encourage public interest and participation in municipal governing processes, including Council elections, committee activities, and public participation in decision-making.

Deliver municipal administration and services effectively, efficiently, openly, and within the Towns fiscal capacity.

Ensure the Town is governed in compliance with relevant legislation such as the Municipalities Act and the Urban and Rural Planning Act, 2000.

3.11 Municipal Finance

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

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

Encourage an enlarged economic base in the Town in order to generate more tax revenues.

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

4.0 COMMUNITY WIDE POLICIES

4.1 Policy Framework

This section provides the policy framework for the planning of Centreville-Wareham-Trinity as expressed in the Goals and Objectives outlined in Section 3.0.

The overriding thrust of the Municipal Plan is to ensure the continuance of a vibrant and sustainable community and to maintain the town's attractive character based on a compatible mix of built-up land uses and green space. This is important in order to provide continuity with the past, achieve the Town's development vision, maintain a distinct identity, and contribute to environmental, economic, social, cultural, and governance sustainability.

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

- i) Areas that can be developed and serviced at the most reasonable long-term costs to the Town will be given priority for community growth and expansion. Highest priority is placed on the infilling of vacant land on serviced streets. Second priority is placed on areas that are affordably close to existing streets and piped services. Development will be restricted in areas that would entail prohibitive or unnecessary costs to develop and maintain new infrastructure and provide services.
- ii) Prominent features that help to preserve community character, such as heights of land, coastal shorelines, open space, and view planes, will be preserved.
- iii) A high standard will be maintained for both the natural and built environments, particularly the protection of environmentally sensitive resources such as saltwater shorelines, watercourses, wetlands, steep slopes, and historic areas and buildings.
- iv) Streets and infrastructure will be designed to achieve a high standard with respect to safety, traffic and pedestrian mobility, water and sewer distribution, and ease of maintenance.

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

4.2 General Land Use Policies

1. General Layout of the Town

- (1) Council will encourage the consolidation of development in areas that are economical to connect to existing roads and service with water and sewer.
- (2) Council will give priority to infilling vacant serviced land over the development of new streets and infrastructure.
- (3) Council will limit residential development in areas that cannot be connected to the Town's water and sewer mains.
- (4) Council may refuse approval of a development in a location where municipal services are inadequate or it would be uneconomic to provide or maintain municipal services.
- (5) Council will require land developments to include reasonable measures to reduce stormwater runoff from the site, including as necessary the setting-aside of green areas for stormwater control and infiltration.

2. Compatibility of Uses

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

3. Non-Conforming Uses

In accordance with the *Urban and Rural Planning Act 2000*, a use of land that legally existed at the time of the registration of this Municipal Plan will be allowed to continue

irrespective of its conformity to the Plan or Development Regulations. Specific provisions concerning legal non-conforming uses are set out in the Development Regulations.

4. Land Development and Subdivision Proposals

(1) Site Suitability

When reviewing a proposed land development, Council will consider the site's suitability in terms of soils, geology, location of watercourses and wetlands, steepness of grades, and overall environmental sensitivity. When considering approval, Council will ensure that the development will have minimal negative effects on water resources and surrounding properties.

(2) Professional Review

If in Council's opinion, a proposed development could result in undesirable environmental effects or could create problems for the development or nearby properties, Council may require an assessment of the proposed development by a certified planner, engineer, or similar professional.

Among other matters, the review shall evaluate the adequacy of the proposed site grading, drainage, stormwater control, and landscaping, as well as the potential of the development to negatively affect nearby properties and bodies of water due to storm drainage, erosion, or pollution.

(3) Land Needed for Environmental Protection

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

(4) Land for Public Use

In accordance with Section 37 of the Act, for each subdivision approval, Council may require the developer to convey an area of land to the Town for open space or other public use, which is equal to ten per cent of the gross area of the land to be developed. Alternatively, in lieu of land dedication, Council may decide to accept a sum of money that is equivalent to the value of the land that would have been conveyed.

(5) Coordination with Surrounding Development

Subdivisions and other developments will be coordinated with surrounding existing and proposed developments, the street network, and municipal infrastructure.

Developments may be required to provide for access to adjacent undeveloped lands.

(6) Municipal Services and Access

The provision of municipal services and access must be appropriate to the type and scale of development. Council will ensure that a new development will make efficient use of existing streets and infrastructure and will not create unreasonable servicing demands or costs.

(7) Public Input

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

(8) Council Decision

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

- (a) Approve the development as proposed,

- (b) Approve the development subject to certain terms or conditions,
- (c) Defer a decision subject to more detailed information or requested modifications to the proposal, or
- (d) Not approve the development if it concludes that it is unsuitable for the location, will be prohibitively expensive for the Town to service or maintain, or will create environmental or other problems that cannot be sufficiently corrected or mitigated.

(9) Subdivision Agreement

Council may require an applicant to enter into a subdivision agreement with the Town as a condition of approval.

5. Consolidation and Infill of Serviced Areas

- (1) Council will encourage more intensified development in areas that are accessible to piped water and sewer services. This can occur through infilling of vacant land along existing roads and new street development in close proximity to existing infrastructure.
- (2) Site plans for infill development and land use intensification must meet the approval of Council. Developments must be compatible with the existing neighbourhood character and in accordance with Council's objectives and development standards with respect to lot size, frontages, road widening, alignments, installation of municipal services, environmental protection, retention of open space, and matters concerning current or future public works.

6. Public Streets and Infrastructure

- (1) Public streets and infrastructure are generally permitted in all areas except the Environmental Protection designation subject to conditions to mitigate environmental impacts.

- (2) Within the Environmental Protection designation, public streets and infrastructure may be permitted if no alternative route is feasible subject to conditions to minimize or mitigate environmental impacts.

7. Public Access to Watercourses and Coastal Shorelines

Council will ensure that sufficient and appropriate public access is maintained to ponds, streams, and saltwater shorelines provided that such access does not unreasonably impinge on the use and enjoyment of adjacent private lands.

8. Comprehensive Development

- (1) In order to accommodate a desirable but unconventional development (for example, a planned unit development), Council may permit a comprehensive development that, except for overall density and use classes, does not comply with the lot size, frontage, and minimum yard standards of the zone in which it is located.
- (2) A comprehensive development will not be permitted on a site that Council considers to be unsuitable for development due to insufficient area or other physical, locational, or environmental constraints.
- (3) Council may require a comprehensive development to provide for higher standards than normal for environmental protection, provision of land for open space or public use, and protection of heritage sites and scenic landscapes.
- (4) A comprehensive development must be compatible with adjacent land uses.

9. Adaptive Re-use of Existing Buildings and Properties

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

10. Heritage and Archaeological Resources

- (1) Council will encourage the preservation of individual sites and buildings that have heritage significance.
- (2) In reviewing development proposals, Council will give priority to ensuring that new buildings and site developments will be of a scale, mass, and architectural style that is compatible with, and will not detract from, nearby heritage sites and buildings.
- (3) Council will cooperate with landowners to identify new or enhanced uses for older buildings and make owners aware of public programs aimed at preserving built-heritage.
- (4) Archaeological sites are protected under the *Historic Resources Act, 1985*. If such a site is discovered, development will stop and the Provincial Archaeology Office of the Department of Tourism, Culture and Recreation will be notified and consulted on how the development should best proceed.

11. Discretionary Uses

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

- (a) the suitability of the use within a zone is not clear and may depend on the land use characteristics and circumstances of individual locations within the zone,
- (b) Council determines that the use could negatively affect the predominant uses of the zone and, in order to mitigate this impact, it would be desirable to consult with the public prior to issuing, issuing subject to conditions, or refusing a permit, or
- (c) it is necessary to attach conditions to an approval that differ from the standard conditions under the Development Regulations to ensure that the use is developed in a way that is compatible with nearby uses and the predominant uses of the zone.

12. Mineral Exploration

- (1) Subject to other provisions of this Municipal Plan, mineral exploration that is not classed as a development (by virtue of drilling, appreciable ground disturbance, construction of access roads, noise, odour and appearance) may be permitted anywhere in the Planning Area, provided that the Town is give previous notice.

In accordance with Sections 12 and 13 of the *Mineral Act*, exploration on privately owned land must have the consent of the owner.

- (2) Mineral exploration that is classed as a development may be permitted in various designations, provided that adequate provision is made for site reinstatement, landscaping, buffering or other mitigations of impacts on existing or future residential, commercial, industrial, institutional and recreational areas.

In accordance with Sections 12 and 13 of the *Mineral Act*, exploration on privately owned land must have the consent of the owner.

- (3) Mineral exploration will be permitted only if all necessary Provincial approvals have been obtained.

13. Mineral Working

- (1) Mineral working operations will be permitted only in designated areas and subject to terms and conditions to minimize impacts on surrounding land uses, particularly in or near built-up areas.
- (2) Mineral working operations will take measures to minimize negative impacts on water resources and other sensitive environmental resources.

14. Forest Resources and Trees

- (1) Forests will be preserved and protected for the production of timber-based products as well as the realization of important non-timber values such as fish and wildlife habitat, water quantity and quality, biodiversity, scenery, recreation and tourism.
- (2) Harvesting of forests and trees will respect the Town's objectives for environmental protection, preservation of scenery, outdoor recreation, stormwater control, and drinking water protection.
- (3) In order to preserve a site's natural characteristics and attractiveness for development, Council may restrict, or set conditions on, tree removal in areas planned for future residential development.
- (4) Forest harvesting in the vicinity of freshwater and saltwater shorelines and within the Town's two Protected Water Supply areas must be in accordance with cutting regulations specified for Domestic Cutting Areas 7, 16 and 17 under the District 5 Five-Year Operating Plan of the Department of Natural Resources.

15. Utilities

(1) Utility Easements and Facilities

Municipal and public utility works, such as telephone and power transmission lines, communication towers, stormwater drains, water and wastewater pipes and treatment facilities, energy generation facilities, and pollution control, may be permitted in all land use designations subject to conditions set by Council. Council may restrict, or place conditions on, the development of certain utilities such as stormwater drains in the Environmental Protection designation.

(2) Alternative Energy Facilities

Wind, small hydro, and solar energy generation facilities may be permitted in any land use designation subject to conditions set by Council, including the following:

- (a) The location and design of such utilities shall take into consideration potential impacts on nearby land uses, persons, and the natural environment.
- (b) Wind generators within built-up areas will be limited to single turbines designed to serve individual properties.
- (c) To provide for adequate safety and comfort of persons and properties, Council will ensure that there is an adequate separation distance between any type of wind generator and nearby buildings and structures.
- (d) Energy utilities are subject to required approvals by relevant provincial and federal departments.

16. Provision for the Disabled and Elderly

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

4.3 General Environmental Policies

Conservation values are intrinsic to this Municipal Plan. High priority is given to protecting sensitive areas from water contamination, stormwater impacts, soil erosion, and watercourse scouring and sedimentation. All land use decisions will duly consider environmental sustainability and biodiversity objectives.

1. General Environment

(1) Protection of Sensitive Areas

Environmentally sensitive lands, including water supply areas, watercourses, riparian areas, wetlands, coastal areas, steep slopes, wet and unstable soils, and important habitat, will be protected from the potentially damaging development.

(2) Consideration of Environmental Impacts

Potential environmental effects will be considered when reviewing development applications. At its discretion, or in accordance with other statutory requirements,

Council may refer development proposals to the Provincial or Federal departments such as Environment and Conservation, Government Services, Health, and Fisheries and Oceans Canada, for advice and/or regulatory approval.

2. Soils and Drainage

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

3. Watercourse and Wetland Protection

- (1) Development in the vicinity of a watercourse or wetland will be carried out in a manner that minimizes the potential for environmental impacts, protects natural drainage, and preserves existing public access to the water.
- (2) Conservation buffers will be established to protect watercourses from stormwater discharges, erosion, sedimentation, and pollution.
- (3) Where it believes that a proposed development may affect a wetland, Council may, at its discretion:
 - (a) require the developer to have the wetland delineated by a qualified consultant,
 - (b) establish a sufficient buffer from the edge of the wetland, in which development will not be permitted,
 - (c) require such other conditions or restrictions as may be necessary to protect the wetland, and/or
 - (d) refuse to approve the development if it believes that identified impacts cannot be sufficiently minimized or mitigated.

4. Unstable Geology and Soils

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

5. Coastal Land

Development in the vicinity of coastal shorelines shall be carried out in a manner that minimizes potential environmental impacts, protects natural features, and preserves existing public accesses to the shore.

6. Flood Risk Areas

Development may not be permitted, or may be subject to special conditions, on sites that in the opinion of Council are subject to local flooding.

7. Steep and Unstable Slopes

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

8. Storm Drainage

- (1) Development will not be undertaken in a manner that causes excessive increases in stormwater runoff such that it could be detrimental to adjacent properties, steep or unstable slopes, nearby watercourses or other sensitive areas.
- (2) In areas where there is concern that development may contribute to excessive stormwater increases, Council may require developers and landowners to:
 - (a) Set aside open space areas where stormwater can be discharged to naturally infiltrate into the soil.
 - (b) Maintain vegetated buffers between stormwater drainage outlets and watercourses to minimize direct discharges into watercourses.
 - (c) Preserve existing trees or plant additional trees and shrubs to promote soil infiltration and capture sediments.
 - (d) Channel runoff to gardens and low-lying areas on the development site and on individual lots.
 - (e) Capture roof drainage in rain barrels.

- (f) Take advantage of the topography to reduce storm drainage, for example, retain natural depressions in the landscape to accumulate runoff and promote soil infiltration.
- (g) Re-establish vegetative cover as rapidly as possible on gravel surfaces, banks, drainage ditches, and other areas disturbed by construction activity.

9. Use of Discretionary Authority

Council may exercise its discretionary authority to prohibit, or set conditions on, any development when, in the opinion of Council, the development might result in undesirable environmental impacts, for example, excessive run-off onto adjacent properties, flooding, soil erosion, scouring or siltation of streams, or unpreventable exposure of contaminated soils.

4.4 Infrastructure Policies

1. Water Supply System

(1) Maintenance

Council will maintain its two water supply systems, including water intakes, treatment plants, and distribution systems, in good working order to ensure the availability of an adequate quantity and quality of water for residents, businesses, and public facilities.

(2) Fire Flows

Adequate fire flows will be maintained in all areas served by municipal water.

2. Sanitary Sewer System

(1) Maintenance

Council will maintain the town's two sanitary sewer systems in good working order.

3. Stormwater Management

(1) Storm Sewer System

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

4. Water and Sewer Requirements for New Development

(1) All water and sewer infrastructure associated with new land development must meet the minimum standards of the Town and be approved by the Town's engineer.

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

5.0 LAND USE DESIGNATIONS

Land use designations are set out on the Future Land Use maps. The policies in this section relate to the individual designations.

5.1 Environmental Protection

1. General Intent

- (1) In the Environmental Protection designation, highest priority is given to protecting sensitive areas from the adverse impacts of development.
- (2) The Environmental Protection designation will protect environmentally sensitive areas, including, but not limited to, lakes, rivers, streams, estuaries, coastal lands, riparian areas, wetlands, and steep slopes.

2. Land Use

- (1) Conservation uses, including buildings and structures associated with conservation, will be permitted.
- (2) At its discretion, Council may permit open space uses such as walking trails and boardwalks as well as mineral exploration. Before approving such developments, it must be clearly demonstrated to Council that potential adverse effects on the site or adjacent waterways will be minimal.
- (3) At its discretion, Council may permit certain infrastructure developments, for example, road crossings of streams and stormwater ditches, in the Environmental Protection zone as long as alternative locations are not possible and it considers the proposed development to be in the public interest. Council will consult with the Department of Environment and Conservation, Fisheries and Oceans Canada, and other relevant agencies before approving any such development.
- (4) At Council's discretion, existing buildings may be improved but not enlarged.

- (5) The excavation or land, or filling-in of land or water, will not be permitted unless it is to redirect stormwater or is a public work that has been approved by the Water Resources Division of the Department of Environment and Conservation.

5.2 Protected Watershed

Centreville-Wareham-Trinity has two sources of drinking water. Water for Centreville and Wareham is supplied from Northwest Pond located west of the two communities. Water for Trinity is supplied from the Southwest Feeder Ponds located south of the community.

Both water supplies are located within designated Protected Water Supply Areas under the *Water Resources Act*.

The Northwest Pond Protected Water Supply Area (WS-S-0138) takes in an area of over fifty square kilometres. Approximately 13 square kilometres, or about a quarter, of this protected watershed lies within the Town's municipal boundary, while the remainder extends almost 9 kilometres west of boundary. To the north, this watershed abuts the even larger protected water supply area for the Town of Indian Bay.

The Southwest Feeder Pond Protected Water Supply Area (WS-S-0139) is much smaller, taking in an area of approximately six square kilometres. About a third of this protected watershed lies outside the municipal boundary.

1. General Intent

Areas are designated Protected Watershed to protect the quantity and quality of water from Centreville-Wareham-Trinity's two drinking water supply areas.

2. Land Use

- (1) Permitted uses in Protected Watershed areas include conservation uses and developments expressly related to the management and operation of the water supply system.

- (2) Discretionary uses in the Northwest Pond Water Supply area may include open space uses such as walking trails and certain resource uses such as forestry, agriculture, mineral workings, and mineral exploration. These will be subject to high standards and conditions to ensure they will have no effect on the water supply.
- (3) Discretionary uses in the Southwest Feeder Pond Water Supply area may include open space uses such as walking trails and mineral exploration. These will be subject to high standards and conditions to ensure they will have no effect on the water supply.
- (3) No form of residential or other built-up development will be permitted in a Water Supply Area.
- (4) Within the Southwest Feeder Pond Protected Water Supply Area, in accordance with Provincial forestry regulations, no wood cutting is permitted.
- (5) Within the Northwest Pond Protected Water Supply Area, in accordance with Provincial forestry regulations, no wood cutting is permitted within prescribed buffer setbacks from Northwest Pond and other watercourses and ponds. These required setbacks are outlined in Schedule C of the Development Regulations.

3. Department of Environment and Conservation

No form of development shall be permitted in the designated Protected Watershed areas without the approval and guidance of the Water Resources Branch of the Department of Environment and Conservation.

4. Watershed Monitoring and Enforcement

- (1) Council will closely monitor land uses and activities in the Protected Watershed areas to ensure they are being carried out in a manner that will not harm water quantity and quality.

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

5.3 Residential

1. General Intent

- (1) Areas are designated Residential in order to accommodate new housing needs and preserve the amenity of existing residential areas.
- (2) Residential development will be generally limited to areas that can be economically connected to existing streets and piped services. Highest priority for development will be infill along existing streets. Council may also approve extensions of existing streets and new residential streets in close proximity to existing residential development.

2. Guiding Principles

In guiding residential growth, Council will endeavour to achieve a balance between the following principles:

- (a) New residential development will maintain the Town's natural and scenic character.
- (b) New development will accommodate an appropriate mix of housing types to meet changing market conditions and socio-demographic needs of residents.
- (c) New development will ensure that municipal infrastructure and services can be delivered and maintained at a reasonable cost to taxpayers.

3. Land Uses

- (1) Permitted housing in areas designated Residential will include single dwellings, double dwellings, subsidiary apartments, seniors housing, and nursing homes. Except in exceptional circumstances, housing will not be permitted that cannot be connected to municipal piped services.

A home occupation will be permitted within a residential dwelling or within an accessory building on the same lot, in accordance with conditions that may be required by Council.

Conservation and open space uses are permitted and are considered to be complementary uses in the designation.

- (2) Residential uses that may be permitted in serviced areas at Council's discretion include row dwellings, apartment buildings, mini-homes, boarding houses, and personal care facilities.
- (3) At Council's discretion, child care, bed and breakfast operations, family and group care centres, and recreational uses may be allowed in appropriate serviced areas in a way that minimizes negative impacts on neighbourhoods.
- (4) Kennels and energy generation facilities may be permitted at Council's discretion.

5.4 Rural Residential

1. General Intent

- (1) Areas are designated Residential Rural in order to accommodate housing demand in a limited number of remote areas where municipal services such as water and sewer cannot be anticipated in the foreseeable future.
- (2) Except as otherwise decided by Council, the Town will not be responsible for developing roads or other means of access in areas designated Rural Residential.

2. Land Uses

- (1) Permitted housing in areas designated Rural Residential will be limited to single dwellings.

Conservation, open space, and crop agriculture uses are permitted and are considered to be complementary uses in the designation.

- (2) At Council's discretion, a home occupation may be permitted within a residential dwelling or within an accessory building on the same lot, in accordance with conditions that may be required by Council.
- (3) Other uses that may be permitted at Council's discretion include subsidiary apartments, kennels, energy generation facilities, and mineral exploration.

5.5 Mixed Development

The Mixed Development designation recognizes the existing mix of residential, commercial, and public uses that has evolved over time along Pickersgill Boulevard and various waterfront areas.

1. General Intent

- (1) Council will carefully manage new development in this designation to maintain and enhance traditional mixed use areas. Land uses and development approaches will be promoted that enhance the existing mixed use character of these areas and preserve historic sites and buildings.
- (2) Council will encourage the revitalization of Mixed Development areas that have suffered from economic decline by promoting and facilitating adaptive reuse and redevelopment of vacant and underused buildings and properties.

2. Land Uses

- (1) The Mixed Development designation will accommodate a compatible mix of land uses to enhance the potential of these areas to function as hubs of community and commercial activity.

The designation will allow for the development of various types of housing, public buildings, recreational open space, home-based businesses, and low-impact commercial and light industrial uses.

Shops and offices will be permitted.

Residential uses, including single, double, and row dwellings, subsidiary apartments, apartment buildings, and home occupations, will be permitted if they are deemed by Council to be compatible with existing uses and suitable for the proposed location.

Other permitted uses include child care, clubs and lodges, general, personal, business, medical, and educational services, restaurants, assembly uses, public buildings, indoor and outdoor markets, and veterinary services.

Assisted living facilities for seniors, disabled persons, and other people with special needs, including nursing homes, and family and group care centres, will be permitted subject to conditions that may be set by Council.

Open space and conservation are complementary uses that will be permitted.

- (2) Commercial accommodation uses, including hotels, motels, tourist cottage establishments, bed and breakfasts, boarding houses, and campgrounds may be permitted at Council's discretion if they are deemed to be suitable for the area and compatible with existing land uses.

Other uses that may be permitted at Council's discretion include amusement uses, vehicle sales and services, service stations, garages, light industrial facilities, building supply outlets, garden centres, commercial greenhouses, communications facilities, drinking establishments, outdoor assembly uses, funeral homes, kennels, places of worship, recycling depots, and warehouses.

3. Compatibility of Uses

- (1) In evaluating development proposals in Mixed Development areas, Council will pay particular attention to ensuring new development is compatible with existing uses and the general character of the area.
- (2) Where an area within the Mixed Development designation is predominantly commercial in character, proposed residential uses will not be approved if they are considered incompatible with that commercial character.
- (3) Where an area within or adjacent to the Mixed Development designation is predominantly residential in character, proposed non-residential uses will not be approved if they are considered incompatible with that character.
- (4) Before approving a non-residential development, Council must be satisfied that its requirements with respect to building setbacks, buffering between uses, off-street parking, outdoor storage, and other site related matters can be met.
- (5) Council may impose conditions to require a commercial or light industrial use to maintain an attractive appearance and minimize nuisance impacts on existing uses. These may address proper site layout, buffering, screening, and control or restriction of potentially noxious or hazardous activities.

4. Guidelines

The following principles will be pursued within the Mixed Development designation:

- (a) Adaptive reuse and redevelopment of vacant and underused properties and buildings will be encouraged to the extent that it is compatible with the area and, in Council's opinion, will contribute to revitalization of the area.
- (b) The preservation and enhancement of buildings and structures of architectural or historic interest will be encouraged.
- (c) The traditional community form will be maintained.

- (d) The appearance, scale, siting, and use of new buildings, as well as expansions and renovations to existing buildings, will have regard for, and not detract from, the character of the surrounding area.
- (e) Restoration and reuse of dilapidated buildings, structures, and sites that contribute to the historical character of the area will be encouraged.

5. Other Municipal Plan Requirements

Other requirements for public, commercial and residential development expressed elsewhere in this Plan shall, where relevant, apply to development within the Mixed Development designation.

6. Use of Discretionary Authority

If Council deems that a proposed development in the Mixed Development designation will adversely affect the character of the area, it may exercise its discretionary authority to refuse the application or set terms and conditions on the development.

5.6 Commercial Industrial

1. General Intent

Areas are designated Commercial Industrial to facilitate economic development and enhance Centreville-Wareham-Trinity's position as a centre for business growth.

2. Land Uses

- (1) The Commercial Industrial designation allows for a range of commercial and light industrial uses such as retail, wholesale, light industry, garages, service stations, food services, business and personal services, assembly uses, and recycling depots.

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

- (2) At Council's discretion, the designation may allow general and hazardous industrial uses, auto body shops, construction yards, salvage yards, and trucking

and heavy equipment depots. Discretionary uses also include campgrounds, commercial residential uses, tourist cottage uses, and drinking establishments such as pubs and nightclubs.

Subsidiary apartments may be considered for approval if they are deemed to be necessary for the operation of a main use.

3. Compatibility with Neighbouring Areas

- (1) New development will be permitted to the extent that it will not unreasonably affect nearby residential areas with respect to noise, dust, glare, vibration, smell, traffic, pollution, and related factors.
- (2) Council may impose conditions to require an industrial or commercial use to maintain an attractive appearance and minimize undesirable impacts on nearby residential areas. Conditions may address site layout, outdoor storage, parking areas, buffering, screening, and control or restriction of potentially noxious or hazardous activities. Required screening may include fencing, berms, and/or appropriate plantings of trees and shrubs.

4. Off-Street Parking and Loading

Adequate off-street parking and loading facilities shall be provided.

5.7 Public Use

1. General Intent and Land Uses

- (1) Lands are designated Public Use in order to permit the development of public land uses such as places of worship, educational facilities, community facilities, and recreational facilities. Permitted uses also include child care, cultural and civic uses, and assembly uses. Offices are permitted if they are accessory to another use. Conservation and open space are permitted complementary uses.

- (2) Other uses that may be considered by Council include cemeteries, clubs and lodges, seniors homes, and family and group care centres. Subsidiary apartments and catering may be permitted in a main use if deemed by Council to be integral and complementary to the operation of that use.

2. Use Requirements

Council will ensure that all public uses have adequate vehicular and pedestrian access to the site.

3. Cemeteries

Cemeteries will be protected from incompatible adjoining development.

5.8 Coastal

Centreville-Wareham-Trinity has approximately fifteen kilometres of coastal shoreline, which includes 9 kilometres in Centreville-Wareham and 6 kilometres in Trinity. The majority of this shoreline (6.5 kilometres in Centreville-Wareham and 3.5 kilometres in Trinity) abuts undeveloped land. The remainder (approximately 2.5 kilometres in each community) abuts built-up development, including fisheries, marine, commercial and residential properties, as well as some land maintained as open space.

1. General Intent

- (1) In the Coastal designation, priority is given to protection of sensitive and scenic shoreline areas and to accommodating commercial, community, and marine activities that have a bona fide need for shoreline access.
- (2) Conservation buffers and other measures will be used to protect coastal beaches, beach banks, salt marshes, rock platforms, and other sensitive coastal features from the impacts of development.
- (3) Approval of all coastal uses will be contingent on terms and conditions aimed at maintaining reasonable public access to and along the shoreline.

2. Land Uses

- (1) Conservation uses, as well as buildings and structures associated with conservation, will be permitted.
- (2) At its discretion, Council may permit open space uses such as walking trails and boardwalk. Before approving such developments, it must be clearly demonstrated to Council that potential adverse effects on the coastal site and abutting waters will be minimal. Also Council must be satisfied that the development will not unreasonably impede public access to the shoreline.
- (3) At its discretion, Council may permit certain developments in the Coastal designation if they are coastal-location essential and are deemed to be not contrary to the public interest. Examples include municipal infrastructure such as sewage outfalls and treatment facilities, commercial fisheries and marine infrastructure, wharves, and slipways. Temporary mineral exploration uses may also be permitted at Council's discretion.

Generally no residential development will be permitted in the Coastal zone. However, at its discretion, Council may permit a single dwelling on a lot that existed prior to the adoption of this Plan but only if there is no opportunity on the lot to construct the dwelling outside of the Coastal designation.

Council will consult with the Department of Environment and Conservation, Fisheries and Oceans Canada, and other relevant agencies before approving any such developments.

- (4) At Council's discretion, existing non-conforming buildings may be improved but not enlarged.

3. Development Procedures

Development in the vicinity of coastal shorelines shall be carried out in a manner that minimizes potential for environmental impacts, protects natural features, and reasonably preserves public access to the shore.

4. Excavation and Filling In of Coastal Land

The filling-in or excavation of land above or below the water line will not be permitted except where it is related to a public work or marine facility that has been approved by the Department of Environment and Conservation, Fisheries and Oceans Canada, and other applicable agencies.

5.9 Open Space

Centreville-Wareham-Trinity has a wonderful array of natural assets, terrific scenery, and community green space. These include coastal shorelines, wooded hillsides, lakes, streams, wetlands, hiking trails, and community green space. These pleasant and peaceful places are used for a variety of recreational purposes, outdoor gatherings, camping, quiet enjoyment, and tourist attraction. Many of these are also important ecological places supporting diverse species of plants, birds, wildlife, and aquatic life.

1. General Intent

Land is designated Open Space to preserve and protect natural areas and scenic resources, as well as to set aside land for community parkland, trails, and other passive and low-impact recreational uses.

2. Land Uses

- (1) Within this designation, Council permitted uses will include conservation and open space uses such as trails, community parks, and associated facilities.
- (2) Other uses that may be considered include outdoor sports or recreation facilities, campgrounds and RV parks, forestry uses, non-commercial crop agriculture, cemeteries, and energy generation facilities such as wind generators.

3. Ongoing and Proposed Developments

(1) Trail System

Council will encourage and support ongoing development and improvement of the local trail system to accommodate a range of recreational and active transportation activities including walking, hiking, bicycling, cross country skiing, and snowmobiling.

(2) Black's Brook Park

Council will encourage and support the development and improvement of Black's Brook Park, including walking trails, bridges, swimming hole, park benches, picnic areas, and tenting sites.

(3) Wareham Beach

Council will encourage and support the development of Wareham Beach as a community park.

(4) Village Green and Environs

Council will encourage and support ongoing development of the Village Green and adjacent land as a gathering place for local residents and a tourist attraction. Proposed developments include improved landscaping, park lighting, gardens, and provision for RV and trailer overnight camping.

5.10 Rural

1. General Intent

(1) Areas are designated Rural to recognize their importance for natural resource uses, habitat management, outdoor recreation, and open space uses.

(2) Urban encroachment into rural areas will be minimized in order to sustain resource-based activities and reduce the loss, fragmentation, and degradation of natural habitat.

2. Land Uses

- (1) Permitted uses within this designation will include conservation, agriculture, forestry, communications, mineral exploration, and open space uses.
- (2) Developments that Council may permit at its discretion include mineral working, boarding stables, campgrounds, construction and salvage yards, recreational uses, and renewable energy infrastructure such as wind turbines.

A light or general industrial use, outdoor assembly use, outdoor market, or shop may be permitted at Council's discretion only if it accessory to an approved main use.

A single dwelling may be permitted at Council's discretion only if it is accessory to and necessary for the operation of a commercial agriculture use or boarding stable operation.

A temporary dwelling or subsidiary apartment may be permitted at Council's discretion if it is accessory to and necessary for the operation of a commercial agriculture use, boarding stable, mineral working operation, or campground.

3. Environmentally Sensitive and Scenic Areas

- (1) Council may restrict or set conditions to land uses and resource extraction activities that it deems may adversely affect lands that are not conducive to development for environmental aesthetic reasons. Examples include steep or unstable slopes, geologically unstable areas, wetlands, and watercourses. In these areas, protection rather than development measures will take priority.

4. Mineral Working

- (1) Mineral working operations will be carried out in a manner that protects existing land uses and environmental and scenic resources. To this end, minimum

separation distances and buffering requirements will be required between pits and quarries and nearby uses such as residential areas, public highways and streets, watercourses, wetlands, and large recreational developments.

- (2) Proposals for new mineral working operations shall be subject to an assessment of impacts on environmental and scenic resources and existing nearby land uses.
- (3) Council will establish standards in the Development Regulations aimed at reducing potential impacts of mineral working operations on nearby built-up areas and environmentally sensitive areas, and may require measures to:
 - (a) Protect watercourses, wetlands, steep slopes, and other environmentally sensitive areas.
 - (b) Restrict mineral working in public viewsheds and near existing and proposed residential areas, roads, and important recreational areas.
 - (c) Restrict operating schedules.
 - (d) Establish conditions for site management, upkeep, and rehabilitation
 - (e) Progressively rehabilitate pits and quarries at specified points in their development.

5. Forest Management

- (1) Forest harvesting and management activities will be subject to the requirements and supervision of the Forestry Branch of the Department of Natural Resources.
- (2) Logging activities shall respect the Town's objectives for environmental protection, municipal watershed protection, scenic preservation, and recreation areas.

5.11 Transportation

The transportation system in Centreville-Wareham-Trinity includes a hierarchy of arterial, collector, and local roads, as well as public trails and walkways.

1. Consideration of Environmental Impacts

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

2. Arterial Road

(1) Purpose

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

(2) Description

Pickersgill Boulevard (Route 320) is the only Arterial road in the Town. It provides access to the Trans Canada Highway to the south and other Bonavista North communities such as New-Wes-Valley and Musgrave Harbour to the north. It also connects the community of Trinity to the communities of Centreville and Wareham.

(3) Individual Accesses

Council will use its discretionary authority if necessary to prevent development of any driveway and other private access along Pickersgill Boulevard, where it deems that such access would adversely affect traffic safety and/or efficiency.

(4) Future Road Connections

Council will ensure that appropriate street reservations are reserved along Pickersgill Boulevard to provide for future road connections to backland areas with development potential.

3. Collector Roads

(1) Purpose

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

(2) Description

At present, Wareham Road is the only collector road within the Planning Area.

(3) Individual Accesses

Access to abutting properties on collector roads will not be restricted but will be properly planned to ensure they do not impede safety and traffic efficiency.

4. Local Streets

(1) Purpose

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

(2) Description

Local streets include all remaining streets not referred to as arterials or collectors.

(3) Future Road Connections

Council will ensure that appropriate street reservations are reserved along Local Streets to provide for future connections to backland areas with development potential.

5. Street Design and Construction

- (1) The location, design, and construction of public streets will meet Council's minimum requirements for public safety, traffic efficiency, access to adjoining land, and construction quality.
- (2) New streets shall be located such that there will be sufficient land for the development of lots on either side in accordance with the development standards of the zone.
- (3) The layout of a new street will provide adequate reservations to accommodate road extensions and access to backland areas for future development.
- (4) The costs of constructing and connecting new streets to the municipal street system will be the sole responsibility of the developer.

6. Provision for the Disabled and Elderly

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

6.0 IMPLEMENTATION

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

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

6.1 Administration of the Plan

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

1. Map Interpretation

- (1) For the purpose of administering the Municipal Plan, the **Future Land Use Map (Maps 1, 2, and 3)** shall be read only in conjunction with the goals, objectives and land use policies of the Plan.
- (2) The boundaries of the land use designations shown on the **Future Land Use Map** are general only and, except where they coincide with roads, shorelines, or other prominent physical features, are not intended to define exact limits. No amendment to the Centreville-Wareham-Trinity Municipal Plan shall be required to allow minor adjustments of the land use boundaries. Other than such minor boundary adjustments, no development shall be permitted that does not conform to the Plan.

2. Development Applications

- (1) Every person wishing to develop land for any purpose within the Centreville-Wareham-Trinity Municipal Planning Area must apply to Council for permission through the established procedure. Council shall require that all development applications conform fully to the Centreville-Wareham-Trinity Municipal Plan before proceeding. Council may refuse or approve the application and may set conditions on approval. The decision of Council may be appealed to the appropriate appeal board.
- (2) Once conformity to the Municipal Plan has been established, Council shall ensure that each development proposal is given an evaluation.
- (3) If Council suspects that a Provincial or Federal policy or statute may come into effect, it will refer the development proposal to the relevant government department or agency for approval or comments.
- (4) Council's final decision on an application will be based on the desire to guide the development of the Centreville-Wareham-Trinity in the best long-term interest of residents.
- (5) Provisions regarding the appeal of Council decisions on development applications will be contained in the Development Regulations.

3. Subdivision Proposals and Agreements

- (1) Evaluations of proposed subdivisions of land for development will include the following:
 - (a) An investigation of the physical conditions and features of the site and the opportunities for and constraints on development.
 - (b) A demonstration of how the proposed subdivision will join with existing roads, how it will affect existing developments, and whether it will provide future access to undeveloped lands in the area.

- (c) A demonstration that the proposed subdivision will be compatible with surrounding land uses, both existing and future.
 - (d) An examination of proposed municipal services and the long-term public costs of providing and maintaining these services.
 - (e) Consideration of how stormwater drainage will be managed to minimize increased run-off onto adjacent lands.
 - (f) Consideration of how the development may affect important and sensitive environmental resources.
- (2) Before major land developments are approved in the Centreville-Wareham-Trinity Municipal Planning Area, Council may require the developer to enter into a development agreement with the Town. Such an agreement shall establish the conditions under which development will proceed and shall be binding on both parties. Any conditions governing the development will be enforced by attaching them to the development permit.

4. Non-Conforming Uses

- (1) A building, structure, or other development that does not conform with the intent and permitted land uses of this Municipal Plan, but which legally existed before the registration date of the Plan, will be permitted to continue as a “non-conforming use” subject to the provisions of Section 108 of the Urban and Rural Planning Act.
- (2) Notwithstanding subsection (1), if a non-conforming use is discontinued for a consecutive period of twelve months, or such further period as Council considers fit, it shall not be recommenced and any further use of the land or building shall conform with the intent of this Plan and its Development Regulations.
- (3) A non-conforming use under this Municipal Plan:
 - (a) shall not be internally or externally varied, extended or expanded unless otherwise approved by Council,

- (b) shall not be structurally modified except as required for the safety of the building, structure or development,
- (c) shall not be reconstructed or repaired for use in the same non-conforming manner where 50 percent or more of the value of that building, structure or development has been destroyed,
- (d) may have the existing use for that building, structure or development varied by Council to a use that is, in Council's opinion more compatible with this Municipal Plan and its Development Regulations
- (e) may have the existing building extended where, in Council's opinion, that extension is not more than 50 percent of the existing building
- (f) where the non-conformance is with respect to the standards included in the Development Regulations, shall not be expanded if the expansion would increase the non-conformity; and
- (g) where the building or structure is primarily zoned and used for residential purposes, may, in accordance with this Municipal Plan and its Development Regulations, be repaired or rebuilt where 50 percent or more of the value of that building or structure is destroyed.

6.2 Public Participation

The Municipal Plan is an expression of the goals and aspirations of the citizens of Centreville-Wareham-Trinity, therefore, the periodic review of the Plan provides the opportunity for public participation and input, and can be an invaluable tool for the successful implementation of planning.

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

6.3 Development Regulations

Pursuant to Section 35 of the Urban and Rural Planning Act, Council has adopted the Centreville-Wareham-Trinity Land Use Zoning and Subdivision Regulations (referred to as the Development Regulations) in order to implement the goals, objectives and land use policies of the Municipal Plan. The Development Regulations control the subdivision and development of all land within the Centreville-Wareham-Trinity Planning Area.

1. Council Responsibility

- (1) In accordance with Section 35 of the Urban and Rural Planning Act, the Development Regulations have been established to ensure that land is controlled and used only in accordance with the Centreville-Wareham-Trinity Municipal Plan.

2. Content

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

6.4 Development Control

1. Municipal Plan is Binding

- (1) The Centreville-Wareham-Trinity Municipal Plan is a legal document which is binding upon all persons and organizations, including the Council.

2. Council Responsibility

- (1) Council shall exercise appropriate control over development in the Centreville-Wareham-Trinity Planning Area in accordance with the Municipal Plan and the Development (Land Use Zoning and Subdivision) Regulations.

3. Subdivision and Development Applications

- (1) All persons wishing to subdivide or develop land for any purpose within the Planning Area shall apply to Council for permission on the prescribed applications form and shall submit a detailed drawing of the proposal indicating the location and dimensions of the land and the development.
- (2) Council will examine the application on the basis of the Development Regulations. Council may approve the application, approve it with conditions, or refuse it.

4. Right to Appeal

- (1) An applicant who receives a refusal decision from Council on a development application may appeal that decision to the Appeal Board in accordance with the Centreville-Wareham-Trinity Development Regulations.

5. Provincial and Federal Referrals

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

6.5 Amending the Municipal Plan and Development Regulations

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

1. Municipal Plan Amendment

- (1) If Council decides to adopt an amendment to the Municipal Plan, in accordance with Section 25 of the *Urban and Rural Planning Act*, the amendment procedure will be the same as for the adoption of the Municipal Plan as a whole. This procedure is described in Section 1.1.2 of this Municipal Plan and outlined in Sections 14 to 24 of the *Act*.

2. Stand-Alone Amendment to the Development Regulations

- (1) If Council decides to adopt an amendment to the Development Regulations, which does not also require a change to the Municipal Plan, the amendment procedure will be in accordance with Section 35 (5) of the *Act*.
- (2) Council shall give notice of the proposed change in a newspaper circulated in the area and shall receive representations with respect to those changes before forwarding the adopted amendment to the Department of Municipal Affairs for registration under Section 24 of the *Act*.