
Town of Northern Arm

Municipal Plan

2013-2023



**In Effect: September 26, 2014
(in NL Gazette)**

Consolidation: No amendments as of January 15, 2015

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF NORTHERN ARM
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS 2013-2013

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

- a) Adopted the Northern Arm Municipal Plan and Development Regulations 2013-2023 on the 19 day of November, 2013.
- b) Gave notice of the adoption of the Town of Northern Arm Municipal Plan and Development Regulations 2013-2023 by advertisement inserted on the 20 day and the 27 day of March, 2013 in *The Advertiser* newspaper.
- c) Set the 16 day of April at 7:30 p.m. at the Town Office, Northern Arm for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Northern Arm approved the Town of Northern Arm Municipal Plan and Development Regulations 2013-2023 as adopted (or as amended).

SIGNED AND SEALED this <u>8</u> day of <u>May</u> , 2013	<table border="1"><tr><td colspan="2">Municipal Plan/Amendment</td></tr><tr><td colspan="2"><u>REGISTERED</u></td></tr><tr><td colspan="2">Number <u>3560 - 2014 - 005</u></td></tr><tr><td colspan="2">Date <u>September 15, 2014</u></td></tr><tr><td colspan="2">Signature <u>Colleen</u></td></tr></table>	Municipal Plan/Amendment		<u>REGISTERED</u>		Number <u>3560 - 2014 - 005</u>		Date <u>September 15, 2014</u>		Signature <u>Colleen</u>	
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Clerk: <u>Ella Humphries</u>											

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF NORTHERN ARM
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS 2013-2023

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Northern Arm adopts the Northern Arm Municipal Plan and Development Regulations 2013-2023.

Adopted by the Town Council of Northern Arm on the 19 day of November, 2013.

Signed and sealed this 8 day of May, 2013.

Mayor: *Pat Chayt* (Council Seal)

Clerk: *Ella Humphries*

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Northern Arm Municipal Plan and Development Regulations 2013-2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

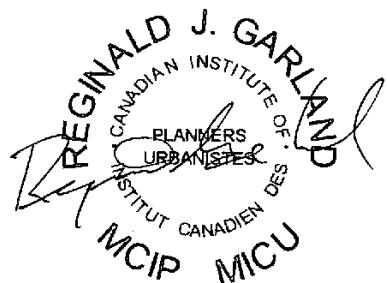


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1.0 INTRODUCTION

1.1 MUNICIPAL PLAN PREPARATION

The Northern Arm Municipal Plan is Council's comprehensive policy document for the management of growth within the municipal planning area over the ten-year planning period of 2013-2023. The Plan repeals and replaces the Northern Arm Municipal Plan 2003-2013.

The Northern Arm Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*, following surveys and studies of land use, population growth, the local economy, present and future transportation and communication needs, public services, social services and other relevant factors.

The Plan outlines the goals, objectives and policies of Council regarding the development of the Municipal Planning Area over the next ten years. This Municipal Plan, consisting of a written text in which the goals, objectives and policies are set out, also includes Land Use Maps indicating the proposed allocation of land into various land use categories. Its aim is to promote the well-being of the community and efficiently utilize land, water, and other resources. The Northern Arm Municipal Plan consists of written text and Future Land Use Maps.

1.2 PLAN APPROVAL

For the Plan to gain full legal effect, Council must hold public consultation with area residents and concerned groups and individuals to allow for public input into the planning process. After this consultation, Council must adopt the draft Plan and allow for further input from the general public through a Public Hearing.

Council shall appoint a qualified Commissioner to conduct a formal hearing to consider objections and representations from the public, either opposing or in favour of the Municipal Plan. The Commissioner shall formally report his findings to Council as a result of the public hearing. Council may adopt the report in whole, in part or reject the report in its entirety. Council can then formally approve the Municipal Plan and apply to the Department of Municipal Affairs for registration. A notice will then appear in the Newfoundland and Labrador Gazette and a local newspaper advising the public of Council's intent. Once this notice has been published in the Newfoundland and Labrador Gazette, the Plan is legally binding on Council and any person or group proposing to develop, or to change the use of land, anywhere within the Planning Area.

1.3 PLAN REVIEW AND AMENDMENT

Every five years from the date on which the Municipal Plan first comes into effect, Council is required to initiate a review of the Plan. Where necessary, changes may then be made to account for any new policies or land use requirements for the next ten years. The Plan may otherwise be amended at any other time, in whole or in part. Any such amendment will be read together with, and become part of the Municipal Plan and so must not conflict with any other of its policies. If circumstances do not permit a Plan review to be undertaken within the prescribed time, the current Municipal Plan, and any amendments that had been

made to it, will remain in effect until a Plan review is completed and fully approved.

When the Municipal Plan comes into effect, Council is required to develop regulations for the control of the use of land, in strict conformity with the Municipal Plan, in the form of *Land Use Zoning, Subdivision and Advertisement Regulations*. These are also known as the Development Regulations. Normally, these are prepared at the same time as the Municipal Plan, and like the Plan, may be amended at any time to include new land uses and specific regulations.

1.4 PLAN ADMINISTRATION

The day-to-day administration of the Municipal Plan and Development Regulations is administered by staff members authorized by Council. Council staff issue all necessary permits approved by Council, make recommendations to Council in accordance with the Municipal Plan, and enforce the regulations. The Department of Municipal Affairs may be consulted on any development matters.

1.5 NORTHERN ARM MUNICIPAL PLAN REVIEW

The Town of Northern Arm was incorporated on October 19, 1972. The first Municipal Plan for the Town came into effect in 1993. The preceding Northern Arm Municipal Plan was drafted in 2003 and came into effect on March 19, 2004.

This is the first comprehensive review of that Plan. This 2013 Municipal Plan updates and accommodates various amendments made to the original documents.

History and Regional Context

Located along Route 350/352/352, Northern Arm is one of the oldest communities in the Bay of Exploits. In early 1891, the community had a population of 220. The community had a very productive fishery with people travelling to Labrador to fish for Northern Cod. In 1891 the community had ownership of a sailing vessel of over 60 ton capacity as well as two others with a combined tonnage of 133.

In 1905 a forest fire swept through the forests from Northern Arm to Cottrell's Cove, destroying much of the good boat-building timber. This event was important to the economy of Northern Arm because the community had the largest of a series of boat-building yards established in Exploits Bay.

John Langdon was believed to be one of the first settlers of Northern Arm. Together with the two brothers, Luke and Solomon Manuel from Exploits Island, as well as the Oak, Evans, and Humphries families, they made up the early settlers of the community.

In 1911 the population of Northern Arm was 228, and changed very little over the next 40 years. Occupation as of 1921 included 52 lumbermen with two sawmills, employing 18 men and cutting approximately 40,000 logs. At this time there were 120 acres under civilization and most of the settlers of the community, similar to typical Newfoundland outposts, grew their own vegetables and lived off the resources of the land.

The first post office in Northern Arm was located in a store owned and operated by Luke Manuel. The operation of the post office was passed down through the generations of the Manuel family until early in the 1940's. Later in 1952, the post office was again located in the store of Edgar Manuel where it remained until 1967 when it was relocated to the home of Mrs. Doris Jewer (Porter). In 1970, as was the case of many small post offices across Canada, the post office in Mrs. Jewer's home was closed.

In 1972 the community of Northern Arm was incorporated, and a local improvement board was formed. The status of the community changed in 1981 to become the Town of Northern Arm with its first elected Council. Having an overall area of approximately 25 km², the Town is located approximately 18 kilometres north of the Trans Canada Highway (TCH) along Route 350/352/352. The Town of Botwood, which shares a common municipal boundary, is located along the Bay of Exploits, also along Route 350/352/352.

1.6 COMMUNITY PROFILE

Population Characteristics 1996-2012

The 2011 census population of Northern Arm is 397, representing a 3.1% increase from the 2006 population which was 385, a slight increase of 2.7% from its 2001 population of 375 and -11.1% decrease from its 1996 population of 422. This figure reflects a slight growth rate compared to the provincial population during the 2006-2011 census period. Northern Arm is also experiencing a small resurgence in population and residential development.

(See Table 1)

Table 1: Population Change

Year	Population	Change	% Change
1996	422		
2001	375	-47	-11.1%
2006	385	10	2.7%
2011	397	12	3.1%

Housing

The 2011 census recorded 193 dwellings, while the 2006 census recorded a slight increase of 198 dwellings. Council has been issuing an average of 8-10 new dwelling permits over the past 10 years, but appears to have increased during the past 5 years. A substantial proportion of new dwelling construction has occurred in all areas of the town.

Private Dwellings 2011	
Total Private Dwellings	193
Single Detached	160
Semi Detached	0
Row Housing	0
Apartments & Duplexes	0
Other	10

Sources: 2011 Census Data, Statistics Canada

Economy and Labour Force

The 2011 Census Canada Community Profiles do not list economy and labour force statistics. This section will use data from the 2006 Census Canada Community Profiles.

In 2006, the employable workforce of Northern Arm numbered 185 people. This figure increased from 140 in 2001, of which the majority worked outside of Town. In Northern Arm, there is work in service-sector businesses, educational and health care, and some commercial farming. The construction trades have a healthy work force.

These figures should be viewed with generality. The Region has experienced the closure of two major employers in the labour force. The Abitibi Bowater paper mill in Grand Falls-Windsor closed in 2009, along with the paper transhipment port facilities in the neighbouring Town of Botwood. Both facilities were significant employers of the workforce.

Table 3 shows the types of occupations in which these people worked.

TABLE 3: EMPLOYMENT BY INDUSTRY, NORTHERN ARM 2006

Industry	No. of Employees	Percent of Total
Agriculture and other Resource Based Industries	15	9.2%
Construction	0	0%
Manufacturing	20	11.4%
Wholesale Trade	10	5.9%
Retail Trade	20	9.2%
Finance and Real Estate	0	0%
Health Care and Social Services	15	9.2%
Educational Services	20	9.2%
Business Services	40	22.9%
Other Services	45	22.9%
TOTAL	185	99.9

Land Use

Northern Arm has developed in a typical ribbon-like formation, following the contours of the coastline. Its land use pattern has been strongly influenced by topography and soil conditions. The major portion of the Planning Area is rural in nature, containing a watershed, wetlands, a quarry site, agricultural and forestry uses. The area is generally forested, with abundant bogs and marshland. The largest portion of urban land has been developed for residential use. Nearly all housing is single detached, and most development has municipal water services.

The main physical features of the Town are the Pendragon Trail, which utilizes the former Oxen Trail that leads out to Evan's Point. This trail was used by the ship builders to transport timber to the schooner building site on Evans Point.

The commercial history of the community, and the region as a whole, included a productive fishery and boat building yards. Northern Arm has cottages, an RV Park, a B&B, two convenience stores, gas bar, vehicle maintenance and repair/used car lot, small engine repair, welding and fabrication, pub and pool hall, lounge, cabinet store and sawmill, restaurant/take-out and a forestry products business. The majority of commercial development in the area occurs in neighbouring Botwood.

Provincial Highway Route 350/352 is the main thoroughfare through the community. Walking trails in the community, particularly the Pendragon Trail, receive tourists and visitors from the surrounding communities. The Town maintains a large parking area and five acres of undeveloped land. A quarry is situated in the middle of the community, north of the recently expanded subdivision on Sunset Drive. A sawmill is situated near the north end of Town, along Route 350/352.

The Town also maintains a playground and provides development and maintenance on a passive walking trail and boardwalk.

Planning and Development Issues

Most of new development that expected to occur during the Planning Period is for residential use. The supply of land capable of economic servicing is limited. This makes the extension of services to outlying or fringe areas costly. However, there exist a number of serviced areas where infilling and further development could be undertaken.

Extension of servicing should be limited to lands immediately adjacent to areas which are already serviced. New development should be connected to piped water where available. Buildings should be located so as not to prevent future development.

Public open space should be protected to serve both residents and visitors. Environmentally sensitive areas (including coastlines, ponds, wetlands, rivers and beach areas) and those with historical significance should be preserved and protected for the long-term benefit of residents and visitors.

Most new commercial development will probably locate along the main road (Route 350/352/352) corridor. Council should ensure that future development provides adequate parking and accessibility.

The Town should encourage the potential for tourism development in the area. Council should carefully consider enhancement and protection of the natural and historic resources of Northern Arm, and to recognize and protect them as vital economic and historic resources, and to ascertain that new development will not detract from the potential for further improvement of tourism opportunities.

1.7 *INTERPRETATION*

The following sections and the Future Land Use Maps constitute the legally effective parts of the Northern Arm Municipal Plan. In this Municipal Plan:

- “Council” shall mean the Council of the Town of Northern Arm.
- “Development Regulations” shall mean the Northern Arm Land Use Zoning, Subdivision and Advertisement Regulations.

- “Municipal Planning Area” shall mean the Northern Arm Municipal Planning Area.
- “Town” shall mean the Town of Northern Arm.

The boundaries between the different land uses designated in the Municipal Plan are meant to be general, except in the case of roads or other prominent physical features where they are intended to define the exact limits of each category.

Nothing in the Plan shall affect the continuance of land uses which are lawfully established on the date that this Plan comes into effect.

2.0 GOALS AND OBJECTIVES

It is the intention of the Municipal Plan to establish a number of goals and objectives. A goal is a desired state which reflects the long-range purpose of the Plan and is related to a major area of concern. An objective is a short-range step toward the goal. It is concrete, realistic, action-oriented and attainable within a period of 3 to 5 years. The achievement of an objective should move the goal closer to reality.

Based on a comprehensive study of the planning aspects of the Northern Arm Planning Area, the following are the goals and objectives of this Municipal Plan, which are to be pursued within the ten year planning period.

2.1 PHYSICAL STRUCTURE

Goals:

- To provide for development and allocate land for its best use which will enhance the viable functioning of the community.
- To encourage future growth in a manner that ensures land use compatibility, orderly development and the economic use of municipal services.
- To control future growth of the town in such a manner as to develop a balanced and attractive community.
- To preserve the rural character of the Town, allowing residents to maintain their small-scale traditional agricultural uses without hindering other development or creating problems to neighbouring residents.
- To protect the natural environment and natural resources throughout the Planning Area.

Objectives:

- To encourage infilling in areas served by municipal water service.
- To allocate land for future development on the basis of its best use considering its physical characteristics and location.
- To ensure that natural areas such as drainage courses, shorelines, and steep slopes are protected from development to preserve environmental resources and the rural character of the Town.
- To preserve scenic views of the shoreline, ponds and hills, recognizing their value to residents and visitors for recreation and tourism.

2.2 ECONOMIC OPPORTUNITIES

Goals:

- To encourage the continued operation of existing businesses through appropriate land use policies.
- To encourage the development of additional employment opportunities to serve the present and future population.

Objectives:

- To allocate land so that new businesses will be attracted to Northern Arm.
- To support the development of facilities and attractions in promoting the tourism industry within Northern Arm.
- To encourage home-based businesses.

2.3 HOUSING

Goals:

- To provide for an adequate quality, quantity and mix of housing to serve the needs of the present and future population.
- To provide good quality residential site design and a high standard of municipal services.

Objectives:

- To provide an adequate amount of serviced land to accommodate residential development within the municipality.
- To encourage improvement of existing dwelling standards.
- To provide for a mixture of housing types within the municipality.

- To encourage the development of residential infilling lots within built up neighbourhoods.

2.4 MUNICIPAL SERVICES

Goal:

- To provide, where possible, a full range of municipal water to Northern Arm in the most economical fashion.

Objectives:

- To ensure that on site services meet the standards of the Service NL.
- To permit new subdivision development in areas which are or can easily be connected to municipal water.
- To provide fire protection to all residents.
- To provide street and area lighting and waste disposal.

2.5 TRANSPORTATION

Goal:

- To ensure that the local transportation system adequately and safely provides access throughout the Planning Area.

Objectives:

- To undertake continued improvements to the municipal roads through a regular maintenance program.

- To aim for a proper road system by connecting streets which require a second access, such as existing cul de sacs which exceed the maximum length requirement.
- To reserve land for future access to backlands.

2.6 COMMUNITY AND SOCIAL SERVICES

Goal:

- To provide a full range of community and social services to Northern Arm.

Objectives:

- To ensure that land is reserved throughout the town for recreation and open space.
- To ensure public access to the major natural features of the planning area such as the ponds, streams, and ocean shoreline.
- To encourage the multi-functional use of existing community buildings (churches and community halls, etc.).

2.7 ENVIRONMENT

Goals:

- To provide a pleasant and safe living and working environment in Northern Arm.
- To provide for the health, safety and welfare of the general public.

- To protect and enhance the natural environment for its aesthetic, recreational, and resource values.
- To encourage recycling and composting.

Objectives:

- To provide municipal services at environmentally acceptable standards.
- To promote a regular community “clean-up” program.
- To discourage development in areas with slopes greater than 15 percent, recognizing that development in such areas can result in environmental damage and higher costs for servicing and maintenance.
- To maintain a minimum 15 metre buffer of land from the highwater mark of ponds, lakes, and streams, to be kept generally free from development.
- To protect natural resources from degradation including water, air, soils, agricultural land, forests and scenic areas.

2.8 MUNICIPAL FINANCE

Goal:

- To manage municipal expenditures and revenues so as to provide necessary municipal services within a framework of long-term financial stability.

Objectives:

- To manage municipal expenditures with restraint, aiming for maximum return on investment.

- To manage the municipal debt, considering the Town's ability to meet its expenditures over the long term.
- To encourage a more diversified economic base to generate more revenues through business taxes.

2.9 RECREATION AND TOURISM

Goal:

- To provide recreation facilities and develop new facilities to accommodate recreational and social needs for all age groups in the Town.

Objectives:

- To encourage public participation in the planning of recreational open space lands and encourage events such as festivals, sporting events, and other attractions.
- To develop public recreational areas and facilities in feasible locations which will service the maximum number of residents of the Town.
- To promote the Town as a tourist attraction and encourage travelers to visit Northern Arm.

2.10 SUSTAINABLE DEVELOPMENT

Goal:

- To encourage the preservation of natural resources and to promote the development of sustainable development activities.

Objectives:

- To encourage the use of natural resources like wind and solar energy as alternative sources of renewable energy.
- To promote the development of industries that use clean renewable sources of energy.

3.0 THE LAND USE PLAN

The following policies with accompanying Future Land Use Maps constitute the land use component of the Northern Arm Municipal Plan, 2013-2023. Included are all policies which are seen as necessary by Council to ensure that the physical development of Northern Arm is undertaken in an efficient and economic manner during the ten-year (2013-2023) life of this municipal plan. The Land Use Plan is meant to complement the Goals and Objectives outlined in Section 2.

3.1 *GENERAL LAND USE POLICIES*

The following policies can be categorized as general in scope in that they can be applied to more than one land use and to different sections of the Town of Northern Arm. They are therefore presented as a separate section of this Land Use Plan.

3.1.1 *GENERAL POLICIES*

1. Physical Structure

Land uses will be allocated in accordance with the Future Land Use Map attached to this text. Development within the Planning Area will be managed in accordance with the regulations of Council, in adherence with the policies, acts, and regulations of the Province.

Nothing in the Plan shall affect the continuation of a use which was legally established on the day that this Plan is registered by the Minister of Municipal Affairs. Where a building or use exists which does not comply with the intent of the Plan and the designated use, then it shall not be

permitted to expand substantially. Minor extensions of such properties may be approved provided there will be no adverse effects on surrounding properties or the environment.

Municipal and public utility works such as telephone, pollution control and electric utility facilities are permitted uses in all use designations, provided no adverse effect on adjacent land uses is created. In this regard, the size and appearance of such works must be in keeping with adjacent uses and provision shall be made for buffering in the form of landscaped areas between uses.

2. Subdivision Policies

Land which borders developed residential areas may be suitable for future residential development. All proposed subdivision developments shall be subject to a comprehensive evaluation by Council. The content of this evaluation will be detailed in the Northern Arm Development Regulations and will include:

- An investigation of physical features of the site and the opportunities and constraints to development that they represent. Where possible, the layout of proposed lots and roads shall conform to the topography;
- An outline of how the proposed subdivision will integrate with existing development and roads and services on adjacent lands and provide for future access to undeveloped lands in the area;
- Ensure compatibility between the subdivision and surrounding land uses, both existing and future; and
- Review of municipal servicing proposals by the developer and the public costs of providing and maintaining these services.

3. Subdivision Development Agreement

As a condition of approval, Council shall require the developer to sign a subdivision development agreement with the municipality.

4. Conveyance to Council of Private Roads

New subdivision streets shall be constructed and upgraded to the Town's road standards before Council shall assume ownership and responsibility for future maintenance. All new streets shall have a legal land survey and a Deed of Conveyance, approved by Council and the Town Administrator, before Council assumes ownership.

5. Access and Public Street

All development shall front onto a publicly maintained street, unless otherwise specified in this Plan.

6. Easements and Emergency Access

Where land is required for utility easements or emergency access, the land may be obtained for the appropriate agency (such as Newfoundland Power) in the course of approving subdivision or other development applications.

7. Building Setback

Adequate building setback from roads shall be required in order to maintain road standards. Setbacks should be sufficient to allow for landscaping of front yards, vehicle off-street parking and not interfere with the abilities of the Town's snow clearing program. In certain

circumstances where topography restricts the development of a lot, a larger setback may be permitted to accommodate the development.

8. Soil and Drainage

Development shall only be permitted on lands having soil and drainage conditions which are suitable for the proposed uses.

9. Infill Development

Council will monitor all infill development to ensure that appropriate standards are maintained with respect to lot size, frontages, road widening, alignments, and any other matter concerning current or future public works. Council shall review any proposed development on a lot by lot basis.

10. Environmental Preservation and Enhancement

Council shall place high importance on environmental preservation and enhancement, given its importance to residents and to Council's intention of preserving the local environment.

Natural Environment

The policy of preserving the natural environment will be extended to all natural systems within the Planning Area, including natural drainage systems, wetlands, bogs, plant and fish habitats. The preservation of watercourses and shoreline areas will be a priority within the Planning Area.

Development proposals shall include plans for grading, ditching, and landscaping. Significant alterations to the natural environment (such as

changing the drainage pattern or removing vegetation) will be considered during the evaluation of development proposals. Alterations which will adversely affect adjacent property shall not be permitted.

Built Environment

Council shall encourage partnerships and initiatives aimed at changing environmental attitudes, awareness and promoting projects which will enhance the built environment. Examples will include the following:

- preservation of trees on sites for new development (i.e., to discourage the traditional practise of clearing development sites of all trees and vegetation);
- development and expansion of recreation lands;
- development of walking trails along shoreline; and
- encourage the reduction and recycling of solid waste within the Town.

11. Open Space and Recreation

A minimum of 10% of the gross area of land developed for subdivision purposes shall be dedicated to the Town as public open space. This land would be suitable for walking trails, tot lots, green belts, etc. Council may accept from the developer in lieu of such area of land, payment of a sum of money equal to the market value of the land which would otherwise be required to be dedicated.

Council shall ensure the preservation of scenic viewpoints and ensure long-term stewardship. Public access to natural areas and open spaces shall be maintained.

It is the intent of this Plan to designate open space areas within the Town for active, outdoor community recreation and passive, outdoor recreation

needs. Council shall maintain and wherever, improve the integrity of natural recreational systems such as walking and hiking trails.

12. Removal of Topsoil

Removal of topsoil from land will not take place unless a permit has been obtained from the Department of Natural Resources, Mineral Lands Division, and Council has granted approval.

13. Development Criteria for Non-Residential Sites

All built-up development of non-residential land uses will conform to the following criteria:

- Each site will have direct frontage on a public road.
- Development will be located and designed in a manner that minimizes the impact of traffic, noise, lighting, and signage on adjacent residential areas. Where necessary, screening will be required through the provision of trees, shrubs, banks and berms, landscaping or fencing.
- Properties will be designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.
- Access points to the public street will be limited in number and designed for maximum safety for pedestrians and vehicles.
- Each site will provide space for adequate off-street parking and loading facilities to meet the needs of the proposed development.
- Adequate municipal services must be available to meet the needs of each proposed development.

Development must be in accordance with the Town's Development Regulations and where applicable the regulations of the Department of Environment and Conservation, Transportation and Works, Service NL, Fisheries and Oceans Canada, and other relevant agencies.

14. Heritage Structures and Sites

Houses and other buildings and structures which were built in a traditional or distinctive architectural style (or otherwise are deemed to have historic or aesthetic value by Council, or a department or agency of a higher level of government) may be considered heritage structures. It is Council's intention to protect heritage structures for aesthetic and historic reasons and for their historic value as a heritage and tourist attraction. Council may enact regulations for such purposes. Historic sites shall also be protected by Council for their historical value and as tourist attractions.

3.1.2 SERVICING POLICIES

1. Municipal Water Service

Within and near serviced areas, new development shall only be permitted in areas which can be provided with municipal water. In areas where municipal water is not available, Council shall consult with Water Resources Management Division, Department of Environment and Conservation and Service NL before permitting development to proceed.

2. On-Site Sewerage Disposal

On-site sewerage disposal system shall be in compliance with the requirements of the Service NL. Sub-service sewerage disposal systems shall be no closer than 30 metres from a waterbody or watercourse.

3.1.3 ENVIRONMENTAL POLICIES

1. Preservation of Trees

Mature trees shall be preserved and replaced where necessary. Such trees shall be removed only if they become dangerous because of age, disease or proximity to a building; if they are overcrowded, and unduly inhibit light and air circulation for landscape purposes and building occupancy, or if they will unduly inhibit construction.

2. Protection of Watercourses, Wetlands, and Waterfowl Habitat

Rivers, streams, ponds, and shorelines shall be protected from pollution and development. The existing vegetation shall be maintained along banks and shorelines where possible. No development shall be permitted within 15 metres of a watercourse without approval from the Department of Environment and Conservation and, if fish habitat is affected, from Fisheries and Oceans Canada.

Council shall encourage the preservation and protection of sensitive wetlands that are valuable for controlling flooding; habitat for water fowl or have important aesthetic value to the surrounding areas. Any development proposal within sensitive wetlands areas shall be referred to the Department of Environment and Conservation, Water Resources Management Division, prior to Council approving any development proposal.

3. Waste Disposal

Protective measures shall be taken to prevent or minimize pollution when disposing of sewage and solid waste.

4. Alterations to the Natural Environment

Development proposals shall include plans for grading, ditching, and landscaping. Significant alterations to the natural environment (such as changing the drainage pattern or removing vegetation) will be considered during the evaluation of development proposals. Alterations which will adversely affect adjacent property or watercourses shall not be permitted. Topsoil or sods shall not be removed except with the approval of Council.

5. Environmentally Sensitive Areas

Development shall be prohibited in environmentally sensitive areas such as steep slopes and bogs. Development shall also be prohibited in areas

prone to landslides and rockfall. Development shall be prohibited in conservation areas within 30 metres of the rock cliff along the sea wall. These areas are known for coastal erosion. The Future Land Use Map identifies Conservation areas. This policy applies to environmentally sensitive areas in other land use designations.

6. Upkeep of Properties

Council shall promote the upkeep of residential properties, businesses, and institutions; encourage the repair or removal of dilapidated buildings and structures; and prohibit indiscriminate dumping. Council shall encourage businesses and contractors to store their materials and heavy equipment at the rear of their property or screen it from view.

3.2 *SPECIFIC POLICIES - LAND USE DESIGNATIONS*

The land within the Northern Arm municipal planning area shall be managed according to the designations shown on the Future Land Use Map and the policies of this Municipal Plan.

The Future Land Use Map divides the Planning Area into the following designations:

- Residential
- Mixed Use
- Tourism Commercial

Conservation
Recreation
Mineral Working
Watershed
Rural

3.2.1 RESIDENTIAL

The purpose of the Residential designation is to preserve the amenity and character of existing residential areas and to reserve lands for future residential use throughout the Planning Area. The Town has municipal water within the higher density core of the existing residential area. Infill development on existing roads within built up areas of the town shall be encouraged to increase the density of development and to make efficient use of municipal services such as snow clearing, garbage collection, water, and reduce operating costs.

The Municipal Plan should respond to the housing needs of all its residents from a range of age groups and social/economic circumstances. To respond effectively to the long term residential needs of Northern Arm, three land use designations are put forward in this Municipal Plan:

- Residential Medium Density
- Residential Rural
- Residential Seasonal

Residential Medium Density

Lands designated Residential Medium Density provide for high quality housing development and a range of housing types which will respond to the social/economic circumstances and accommodation needs of all citizens. The residential medium density designated lands shall have frontage onto existing streets within the Town.

Residential Rural

The Residential Rural designation is extended to areas having natural amenities such as scenic views and vegetation cover which can preserve a quality rural community character. These areas are located adjacent to existing development and road networks. The development of these lands is the natural expansion of existing areas once they are close to full development.

Residential Seasonal

The Residential Seasonal designation will ensure that the existing seasonal residences and cottage areas located at Evans Point and at the northern end of Town may continue to be used for that purpose. Development in Seasonal Residential Areas should be planned so as to ensure that the extension of municipal services will not be required, and that conflicts will not arise with other uses. This designation will also protect and enhance the recreational character and amenities of existing areas of seasonal residential development, in a manner compatible with adjacent and public uses.

The policies outlined below are organized on the basis of general Residential policies, followed by each of the designations listed above.

Residential Policies:

1. Land Designation

The Residential designation will accommodate both serviced and unserviced residential development. Serviced residential development will be on smaller lots sizes which reflect older development patterns along existing roads in the Town. Within unserviced areas of the Town, residential development will be on larger lot size, to facilitate the development of on site services and preserve the rural nature of development within unserviced areas of the Town. Residential subdivisions may be developed in Residential designated lands, subject to policy 3.1.1.2, Residential Subdivisions, and in accordance with the requirements of the development standards within the appropriate Land Use Zone Table, Schedule C.

2. Land Use

Within lands designated Residential, single-family detached dwellings shall be permitted. Complementary uses such as double dwelling, row dwelling, apartment building, child care, office, home office, boarding house residential (bed and breakfast), place of worship, education, education, agriculture (hobby farming), cultural and civic, personal and professional services, recreation, light industry, convenience store or a small scale business use where they are part of a residence may be permitted throughout the area under the discretion of the Council.

Council shall consider the impact of the scale of proposed uses in residential designations to ensure that development does not adversely affect the residential character and amenity of the area; provision of adequate space for

on site parking, loading, and buffering is provided; and the primary use of the lot remains residential. A compatible use will occupy only a minor part of the floor area of the dwelling.

Residential growth shall be accommodated in approved comprehensive subdivisions and through the orderly infilling of existing areas serviced in the town to ensure the efficient use of available lands. Subdivisions will be located adjacent to existing built up areas where municipal servicing can be easily and economically provided in the future.

All new development and all newly created residential lots shall have direct frontage onto a publicly-maintained road or in the case of a new subdivision shall have frontage on a road being constructed under the terms of a development permit issued by Council. The costs of providing services to any new subdivision development shall be the responsibility of the developer.

3. Density of Development

Residential development shall be of higher density within the areas of the Town that have municipal piped water. In other outlying areas residential development shall be of a low density type development consistent with larger lot environment.

4. Environmental Aesthetics

Residential development, as well as other discretionary uses that are developed, shall preserve the scenic quality of the community, with emphasis on building design and landscaping of new development. Tree cutting and

removal shall be limited to that necessary for construction, space around the building, and for the installation of a septic field where required.

5. Recreation Uses

Compatible recreation uses such as playgrounds and tot lots may be located within Residential areas provided that adequate screening from nearby properties is provided, and safe setback distances from public roads can be obtained.

6. Bed-and-Breakfast

Bed-and-breakfast operations shall be a permitted use in the residential land use designation and shall clearly be subsidiary to the residential use and shall not adversely affect the residential quality of the area through excessive traffic, noise, or parking of an excessive number of vehicles.

7. Office Use

Office use (home office) shall be limited to a home based business which may be permitted if contained inside the residence, is clearly subsidiary to the residential use, and there shall be no open storage of materials, equipment or products, and do not adversely affect the residential quality of the area through increased traffic, noise, unsightly premises, and similar considerations.

8. Childcare

Group or Family Childcare use must not adversely affect the residential quality of an area through excessive traffic, noise, or similar considerations that may be associated with the business. Any Group or Family Childcare business shall operate in accordance with provincial Child Care Services Act and all applicable Regulations.

9. Convenience Store

Within the Residential designated lands, new convenience stores may be permitted as a subsidiary use to a residential dwelling or as a separate structure on its own lot. Council shall encourage the even distribution of convenience stores in appropriate areas throughout the Town. Development standards shall ensure that the size of the convenience store is limited so that it will not interfere with neighbouring residential uses.

When reviewing applications for a new or expanded convenience store, Council shall consider factors such as access to the site; amount of parking to be provided; any adverse impacts upon adjoining neighbours or the neighbourhood in general, and effects of the business on traffic flow.

10. Residential Subdivisions

In order to ensure efficient use of land and future provision of services, avoid a proliferation of individual cul-de-sacs that are costly to service, and ensure that development is properly located so as not to interfere with optimal future

development of adjacent lands, subdivision proposals will be considered only if they conform to the following:

- Conformity to the goals, objectives, and policies of this Municipal Plan;
- Conformity to an area concept plan as approved by Council, which accounts for the development of lands abutting the site;
- A description of the subject lands;
- Consideration of land ownership as it will affect the layout of streets and the optimal use of land and municipal services;
- Access to the site from existing roads and internal road layout;
- Extension and development of municipal piped services for new subdivision;
- Demonstration of the long-term viability of any proposed on-site servicing system through soil analysis and other appropriate site evaluation. Council may require a site assessment as part of an area concept plan which shall accurately depict the conditions of the proposed subdivision site;
- Phasing scheme;
- Provision for lotting;
- Provision for 10% recreation lands or alternative measures if requested by Council;
- Adherence to the Town's engineering and development standards for streets designs, grades, storm drainage, building line setback, access, landscaping, buffers, development standards for each lot, etc.

11. Open Space Requirements

The provision for open space within a residential subdivision development shall be the responsibility of the developer, and if required by Council, shall dedicate a minimum of 10 % of suitable land in new residential areas for recreational open

space or alternatively, Council may as an alternative require the developer to pay a sum of money equal to 10 % of the assessed market value of the area of land prior to any development of the subdivision.

3.2.2 MIXED USE

A mixture of different kinds of development may be found along the Route 350/352 area and consists predominantly of residential uses interspersed with businesses, light industry and public buildings. Such areas are placed under the Mixed Use designation. This designation shall ensure that a viable combination of compatible uses can co-exist with the predominantly residential development. Areas designated Mixed Use are intended for the continuation of a traditional mix of land uses.

It is the intention of Council to permit this form of development to continue while ensuring amenity and safety between the different land uses in the Mixed Use land use designation. The Mixed Use area is designated on the Future Land Use map and applies to various locations along both sides of Route 350/352/352. The following policies will guide the growth and development of the Mixed Development areas.

Mixed Use Policies:**1. Land Use**

Within the Mixed Use area, single dwellings, recreation open space and conservation shall be permitted. Other uses may be permitted such as double dwelling, row dwelling, apartment building, boarding house residential, collective residential, commercial residential, cultural and civic, child care, home based business, home for the aged, medical, personal and professional services, office, general assembly, passenger assembly, club and lodge, funeral home, place or worship, education, indoor assembly, communications, taxi stand, police station, antenna, convenience store, shop, outdoor market, catering (restaurant and take-out food service), general service, service station and light industry may be permitted throughout the area under the discretion of the Council provided they are compatible with the residential character of the area and do not cause a nuisance by virtue of excessive noise, dust, odour, increased traffic or hours of operation.

2. Site Plans

Council may require the developer to provide a comprehensive site plan for any proposed developments, indicating building locations, delivery areas, parking spaces, access, landscaping and buffer areas, and where other development components are to be located. In assessing proposals, Council shall be primarily concerned with aesthetic factors, scale and conformity with the desired character of the area, and compatibility with other land uses in the vicinity, in particular any residential development.

3. Adverse Effects

Adverse effects of any proposed development on adjacent residential uses shall be prevented or minimized through proper site layout, scale of development, and buffering. The type of buffer that may be required is subject to the site specifics of the particular proposed development.

4. Access to Street

Access points to the public street shall be limited in number and properly designed, in order to keep the street safe and efficient for both vehicles and pedestrians.

5. Parking

Adequate off-street parking and loading facilities shall be provided for any non residential development.

6. Office Use

Office use may be permitted as a home based business. The office use, if located within the home, shall be subsidiary to the residential use. The office use may be located in an accessory building on the same lot as the residence. There shall be no open storage of materials, equipment or products, and the use does not adversely affect the residential quality of the area through increased traffic, noise, unsightly premises, and similar considerations. Provisions for parking shall meet the standards as prescribed by Council.

7. Boarding House Residential

Boarding House Residential uses such as Bed-and-Breakfast operations shall not adversely affect the residential quality of the area through excessive traffic, noise, or parking of an excessive number of vehicles.

8. Medical Treatment and Special Care

Medical Treatment and Special Care may be permitted provided they are limited to only homes for the aged or residence for seniors, and adequate pedestrian and vehicular access and parking can be provided. The size and scale of the development shall be reviewed by the Council in any decision to permit this form of development within a residential area.

9. Childcare

Group or Family Childcare use shall not adversely affect the residential quality of an area through excessive traffic, noise, or similar considerations that may be associated with the business. Group or Family Childcare business shall operate in accordance with provincial Child Care Services Act and all applicable Regulations.

10. General Services and Light Industrial Uses

General services uses and light industrial uses shall be small scale uses such as small workshops, laundromat and warehouses. The use shall be carried out in a separate building from any residence. There shall be no outdoor storage of equipment or materials. Activities associated with the use shall not be hazardous and shall not create a nuisance by reason of noticeable noise, odour, dust or flames, or result in electrical interference.

3.2.3 TOURISM COMMERCIAL

The Tourism Commercial designation recognizes valuable tourism resource areas with existing tourism activities and/or potential for future development of tourism and commercial recreation. Its purpose is to protect these areas from conflicting uses, enhance the potential of existing operations, and facilitate future development of appropriate activities. The intent of the Plan is to allow the continuation of these uses, most of which are long-standing.

Included in this designation is land located east of Route 350/352, which now includes the Osprey Landing Resort, formerly known as the Salvation Army Campgrounds.

Tourism Commercial Policies:

1. Land Use

The Tourism Commercial designation is established in order to facilitate the development of a compatible mix of tourism and commercial recreational activities in appropriate areas of the town. Examples of such activities include restaurants, lounges, hotels and motels, tourist cabins, camping/trailer parks, recreational facilities, gift shops and boutiques, and open space

2. Site Plan

Prior to any new development permitted in this designation, a development and site plan must be submitted for the consideration of Council. This plan will provide dimensional layouts indicating location, scale, and design of proposed facilities and landscaping. In assessing proposals Council will be primarily concerned with aesthetic factors, conformity with the desired character for the area, and compatibility with other land uses in the designation.

3. Buffers

Proper site layout and buffering shall be used to prevent or minimize the adverse effects of any commercial development on adjacent residential uses.

4. Access to Street

Access points to the public street shall be limited in number and properly designed, in order to keep the street safe and efficient for both vehicles and pedestrians.

3.2.4 CONSERVATION

Land designated as Conservation uses are intended to protect certain lands within the Town which by reason of their intrinsic character, are sensitive, vulnerable, or ecologically significant, or have natural or recreation values. They include wetlands, watercourses, bodies of water, shoreline frontages, steep cliffs, as well as open natural spaces such as woodlands, green belts, buffers, natural trails, areas of scenic attraction for public enjoyment, etc. In most cases, these areas are located where municipal services cannot be feasibly extended.

Conservation Policies:

1. Land Uses

The Conservation designation shall protect and conserve environmentally sensitive and important lands from adverse development. No permanent buildings or structures shall be permitted on lands designated for Conservation uses, except those necessary for environmental protection (e.g., for erosion control).

The permitted uses shall include recreation, open space, and cemetery. Other compatible uses that may be permitted include agriculture, forestry, transportation and antenna.

2. Conservation Buffer Waterbodies

Along the shoreline of all water bodies and water ways, a conservation buffer area shall be established which includes all land within 15 metres of the high water mark along shoreline. Proposed developments affecting water bodies or watercourses, such as stream crossings, watercourse alterations, and other public works, may be permitted in limited circumstances where it can be demonstrated the proposed use will have a minimal adverse impact. The number and size of such activities shall be limited in numbers. Any such proposed development shall be referred for review and approval to the Department of Environment and Conservation, and the Department of Fisheries and Oceans, and any other relevant agencies before Council issues any permits for development.

3. Trail Development

The development of passive recreation uses such as walking or nature trails, and associated interpretation programs may be permitted provided they will not have an adverse impact on the natural environment.

4. Preservation of Natural landscape

It is also essential that all the visual amenities and undevelopable areas such as the shoreline, rivers, brooks, streams, flood plains, steep slopes, and rock outcrops are preserved and retained in their natural state. This can add to the open space system and complement the rural development patterns. Areas of scenic attraction and with recreational potential shall be preserved and protected.

5. Excessive Slope

Extensive areas of land having slopes in excess of 15 percent are designated Conservation. Development is not considered feasible on such slopes because of excessive runoff and erosion and high costs to install and maintain services, and risk to public safety.

3.2.5 RECREATION

The intent of this Plan is to designate lands used for active and passive recreation to meet the needs of Northern Arm residents and visitors. Passive recreational uses such as walking trails may be permitted, provided that they will have no adverse effect on the site.

Policies:

1. Land Uses

Permitted uses include recreation parks, linear trail systems, walking trails for pedestrians and cross-country skiers in winter shall be permitted. Indoor assembly uses (recreation facilities) such as a recreation centre and outdoor facilities such as sports fields, community festival areas, and picnic and day use parks shall also be permitted.

Other uses that may be included within this designation are outdoor assembly, cultural and civic, catering (take-out food service), child care, agriculture, forestry, general industry, light industry, transportation, and antenna.

2. Effects Surrounding Property

Development and operation of recreation facilities shall not impose adverse effects on adjacent residential and other uses in terms of noise, traffic and hours of operation.

3. Recreation Uses

Additional recreation facilities shall be provided in areas where they are needed and when the Town's financial resources permit. Since most of the regional and local recreational facilities are less accessible to the older age groups, the provision of additional facilities will give special consideration to these groups.

4. Town Recreation Facilities

Existing recreational facilities owned by the Town shall be properly equipped and maintained. New playgrounds and recreation areas will be developed by both land developers and the Council to meet the future recreational needs of the community.

5. Trail Development

The development of passive recreation facilities such as walking or nature trails, and associated interpretation programs may be permitted provided they will not have an adverse impact on the natural environment and residential properties.

3.2.6 MINERAL WORKING

A quarry development with some potential for further aggregate resource is located off Main Street, within the Municipal Planning Area. The Town wishes to ensure proper operation of the site used for this type of land use.

Mineral workings include the extraction, exploration, processing or storage of gravel, sand, rock or any other mined material, concrete and asphalt making, rock crushing, quarrying, sand and gravel pits and other types of mining in general.

1. Land Uses

Aggregate extraction may be permitted in association with the approval of the Mineral Lands Division, Department of Natural Resources. All but very small scale mineral workings and related activities shall be prohibited within general view of roads and developed areas and development of new mineral workings activity at any location in the Planning Area shall not be permitted where it would create a negative impact on visual amenities as determined by Council. Council shall ensure that aggregate extraction will have minimal impact upon adjoining land uses, particularly the visibility of gravel pits. Buffering and screening may be required to minimize dust and noise. Open pits shall be rehabilitated by the operator prior to abandonment.

2. Site Rehabilitation

All derelict lands resulting from aggregate extraction, mineral exploration and their related operations shall be properly rehabilitated by the operators. Council may consider the appropriateness of utilizing worked out quarry sites for industrial uses which cannot be accommodated in the urban areas and which do not need the provision of urban type services.

3.2.7 RURAL

The remaining lands within the Northern Arm Planning Area are designated Rural and are intended to be used primarily for rural resource and open space uses. Uses such as public utilities or road construction and maintenance, consistent with the objective of retaining the qualities of the rural environment, may be permitted.

Rural Policies:

1. Land Uses

The uses permitted in the designated Rural areas include agricultural, forestry, outdoor recreation and conservation uses, provided these uses do not detract from the rural character of the area.

2. Discretionary Uses

Uses that may be allowed at the discretion of Council include outdoor assembly, single dwelling, veterinary, outdoor market, general industry, mineral working, cemetery, animal, and antenna. This will apply particularly to uses that need to be located close to resources or for some other reason cannot be located close to the built up areas of the Town.

3. Residential Use

Single residential dwelling use may only be permitted in conjunction with a permitted use such as forestry or agriculture.

4. Mineral Working

Mineral extraction operations shall be conducted in a manner which shall

minimize the adverse effects on water quality, fish and wildlife. All mineral operations will be required to complete a site rehabilitation plan as a part of the development application. Council shall not permit other development activities within 150 m of existing quarry operations that may jeopardize their operation or future expansion. Proposed operations shall be evaluated in conjunction with the Department of Natural Resources and the Department of Environment and Conservation.

5. Rural Industry

Rural industry may be permitted under discretion of Council where it is demonstrated that a rural rather than urban location is necessary or desired for the development of the industry, and where it will have no detrimental affect on adjacent uses or the rural and scenic environment.

6. Cottage Development

To prevent premature urban expansion and demand for services in rural areas, cottage development shall not be permitted in the Rural area.

7. Forestry

The Rural area contains forests which provide a long-term domestic wood supply, recreational opportunities, and wildlife habitat. It is important that this resource be well managed. This Plan will support initiatives of the Department of Natural Resources to manage the forests for continued use by the public during and beyond the planning period.

4.0 IMPLEMENTATION

The Municipal Plan will be implemented over the ten-year planning period through the decisions of Council and agencies such as the Department Transportation and Works, Department of Natural Resources, Department of Municipal Affairs and the Department of Environment and Conservation. Of particular importance to Council are the following:

- Effective administration of the Plan;
- The adoption of a five year capital works budget;
- Adopting Land Use Zoning, Advertisement and Development Regulations
- Adopting Development Schemes and plans of subdivision, and
- The procedure for considering future Amendments to the Plan.

4.1 PLAN ADMINISTRATION

For the purposes of administering the Plan, the Future Land Use Maps shall be read only in conjunction with the Goals, Objectives and Policies outlined in this document. All development applications will be carefully evaluated as to their conformity to the Plan. The full conformity of all proposals to the Plan shall be required by Council.

The boundaries between land uses designations are meant to be general, except where they coincide with roads or other prominent physical features, where they are intended to define the exact limits. It is intended that no amendment to this Plan shall be required to permit minor adjustments to these boundaries. Other than such minor changes, no development shall be permitted that does not conform to this Plan.

All persons wishing to develop land for any purpose within the Northern Arm Municipal Planning Area shall apply to Council for permission through the established procedure. Council may approve applications with or without conditions. The appeal of all Council decisions to the Regional Appeal Board shall be permitted.

Prior to the major development of land within the Planning Area, a development agreement may be required, which will be signed by both the developer and the Council. This agreement shall establish the conditions under which development may proceed and shall be binding to both parties. Conditions governing developments may also be enforced by being attached to the development permit.

Nothing in this Plan shall affect the continuance of land uses which are lawfully established on the date that the Plan is adopted by Council.

4.2 PLAN IMPLEMENTATION

The preparation, adoption and approval of the Northern Arm Municipal Plan represent only a part of the planning process. The Plan cannot implement itself and can be functional and effective only through Council's actions and efforts to carry it out.

In order to implement this Plan, Council must take the necessary action, as required by the *Urban and Rural Planning Act, 2000* as outlined below:

- control future development by enforcing the Northern Arm Development Regulations and the policies of this Plan;
- undertake the capital works program on a progressive basis geared to the available resources of the community and financial assistance from the provincial government;
- make necessary amendments to the Plan if conditions of the community change, and
- Undertake a review of the Plan every five years.

4.3 DEVELOPMENT REGULATIONS

To implement this Plan, Council shall prepare and adopt Development (Land Use Zoning, Subdivision and Advertisement) Regulations on the basis of this Plan. These regulations are intended for Council's control over future use of land and development within the Planning Area and they outline land use zoning, development standards and application procedures necessary to implement this Plan.

4.4 DEVELOPMENT CONTROL

The Plan is a legal document which is binding upon all persons, groups, or organizations, including the municipal Council. Council shall exercise proper control over development within the Planning Area in accordance with this Plan and the Development (Land Use Zoning, Subdivision and Advertisement) Regulations.

All persons wishing to develop land for any purpose within the Planning Area shall apply to Council for permission on the prescribed application form(s) and shall submit a detailed plot/sketch plan of the proposal indicating the location and dimensions of the land and of the development. Council shall examine the application on the basis of the Development Regulations, which reflect the policy of this Plan, may approve the application, approve it with conditions, or refuse it.

An applicant who receives a refusal decision from Council on a development application may appeal that decision to the Eastern Regional Appeal Board.

Development in areas under the control of Council as well as other government departments will be referred to the concerned departments for review.

4.5 MUNICIPAL CAPITAL WORKS AND MUNICIPAL SERVICES

In order to properly implement the goals and objectives of the Plan, an annual public works program will be adopted and implemented by Council. This will

include a financial overview and preparation of a "Financial Evaluation for Municipal Capital Works Projects" which outlines proposed capital works to be undertaken by Council over a seven year period, subject to the availability of government funding.

The Town of Northern Arm provides the usual municipal services (water and sewer, road construction and maintenance, snow clearing, street lighting, garbage collection, volunteer fire brigade and recreational sites. The Town's major service expenditures are the water and sewer systems, followed by road construction and re-surfacing.