

# TOWN of PARSON'S POND

## MUNICIPAL PLAN 2019-2029

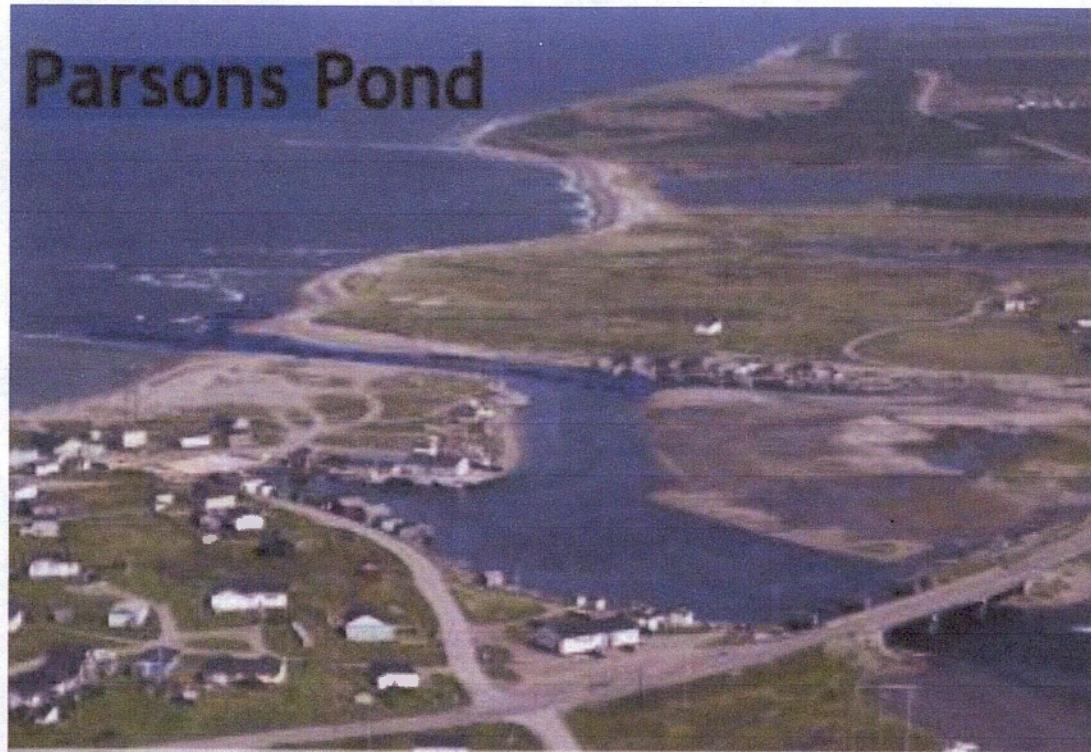


Photo credit: Town of Parson's Pond website

**As Approved by Council  
11 August 2020**

Municipal Plan/Amendment  
**REGISTERED**

Number 3675-2021-000

Date January 1, 2021

Signature Henry O'Leary

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

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## Table of Contents

<b>1.0 ADOPTION AND APPROVAL .....</b>	<b>1</b>
1.1 COUNCIL RESOLUTION TO ADOPT; MCIP CERTIFICATE .....	1
1.2 COUNCIL RESOLUTION TO APPROVE.....	3
<b>2.0 FOREWORD.....</b>	<b>5 -</b>
2.1 The Municipal Plan and the Municipal Planning Area .....	5 -
2.2 Ministerial Approval.....	5 -
2.3 Review and Amendment of the Municipal Plan.....	7 -
2.4 Municipal Plan Administration; Role of Development Regulations.....	7 -
<b>3.0 INTRODUCTION .....</b>	<b>8 -</b>
3.1 Title and Components.....	8 -
3.2 Review and Amendments.....	8 -
3.3 Objective of the Municipal Plan .....	8 -
3.4 Geography and History.....	8 -
<b>4.0 KEY FACTORS AFFECTING PLANNING POLICIES .....</b>	<b>10 -</b>
4.1 Economics and Demographics .....	10 -
4.2 Settlement Pattern.....	12 -
4.3 Sensitive Lands and Adaptation to Effects of Climate Change.....	14 -
4.3.1 Geomorphological Risk .....	14 -
4.3.2 Flood Risk.....	15 -
4.4 Infrastructure .....	15 -
4.5 Natural Resources and Rural Development.....	17 -
<b>5.0 Development Concept .....</b>	<b>18 -</b>
<b>6.0 Municipal Plan Policies .....</b>	<b>21 -</b>
6.1 Policies for Designated Categories of Land Use .....	21 -
6.1.1 Mixed Development .....	22 -
6.1.2 Watershed Protection.....	23 -
6.1.3 Designated Floodway and Designated Floodway Fringe .....	23 -
6.1.3.1 General Provisions .....	23 -
6.1.3.2 Designated Floodway .....	24 -
6.1.3.3 Designated Floodway Fringe .....	25 -
6.1.4 Rural .....	25 -
6.1.5 Coastal Erosion.....	27 -
6.2 Policies Applicable to All Designations .....	28 -
6.2.1 Sustainability of Development .....	28 -
6.2.2 Natural Hazards to Building .....	30 -
6.2.3 Municipal Services .....	31 -
6.2.4 Comprehensive Development.....	31 -
6.2.5 Temporary Uses.....	32 -
6.2.6 Protection of the Natural Environment.....	32 -
6.2.7 Public Works .....	33 -
6.2.8 Antennas and Wind Turbines .....	34 -
6.2.9 Advertisements (Signage).....	35 -
6.2.10 Keeping of Animals .....	35 -
6.2.11 Removal of Quarry Materials .....	36 -

**Town of Parson's Pond: Municipal Plan - 2019-2029**

**As Approved by Council 11 August 2020**

6.2.12 Non-Conforming Uses.....	- 36 -
6.2.13 Archaeological and Heritage Resources .....	- 37 -
6.2.14 Development Near Public Highways.....	- 38 -
6.2.15 Mobile Home, Campground, and "Tiny Home" Developments .....	- 38 -
6.2.16 Flag Lots .....	- 39 -
<b>7.0 IMPLEMENTATION .....</b>	<b>- 41 -</b>
7.1 Implementation Policies .....	- 41 -
7.2 Site Plan Information and Evaluation.....	- 43 -
<b>8.0 INTERPRETATION OF BOUNDARIES .....</b>	<b>- 44 -</b>
<b>APPENDIX A.....</b>	<b>- 45 -</b>
<b>SITE PLAN INFORMATION REQUIREMENTS .....</b>	<b>- 45 -</b>
<b>APPENDIX B:.....</b>	<b>- 47 -</b>
<b>CLASSIFICATION OF USES OF LAND AND BUILDINGS .....</b>	<b>- 47 -</b>

**Maps: Future Land Use Maps 1 and 2**

## 1.0 ADOPTION AND APPROVAL

### 1.1 COUNCIL RESOLUTION TO ADOPT; MCIP CERTIFICATE

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Parson's Pond adopts the Municipal Plan for 2019 to 2029.

Resolved by the Town Council of Parson's Pond on the 3<sup>rd</sup> day of June, 2020

Signed and sealed this 26<sup>th</sup> day of August, 2020

Mayor: Brenda Biggin

(Council Seal)

Clerk: Blanche Thornhill

#### Canadian Institute of Planners Certification

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

Member of the Canadian Institute of Planners

(MCIP Seal)

Jens Jensen  
Jens Jensen, P.Eng., MCIP

Date: 6 June 2020



**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

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## **1.2 COUNCIL RESOLUTION TO APPROVE**

*[resolution of Council to approve the Municipal Plan, following completion of the requirements of Sections 18 to 22 inclusive of the Urban and Rural Planning Act, 2000]*

1. Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Parson's Pond:
  - a) adopted the Municipal Plan for 2019-2029 on the 3<sup>rd</sup> day of June, 2020.
  - b) gave notice of the adoption of the said Municipal Plan for 2019-2029 by notices placed on local bulletin boards in the community as is customary for municipal notices, following special instructions of the Department of Municipal Affairs and Environment related to the COVID19 pandemic, beginning on the 5<sup>th</sup> day of June, 2020.
  - c) set the 17<sup>th</sup> day of July, 2020, at 12:00 noon, to be the deadline time and date for objections and submissions to be received, and for the holding of a public hearing to consider objections and submissions and appointed Osmond Keough to be commissioner to conduct the public hearing.
  - d) received a report from the commissioner that no submissions had been received by the deadline time and date.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Parson's Pond approves the said Municipal Plan for 2019-2029 exactly as adopted.

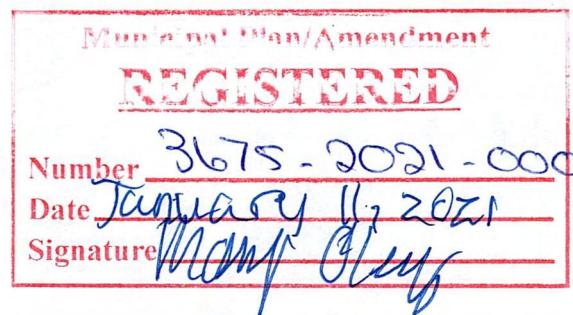
Resolved by the Town Council of Parson's Pond on the 11<sup>th</sup> day of August, 2020.

Signed and sealed this 26<sup>th</sup> day of August, 2020.

Mayor: Brenda Begin

(Council Seal)

Clerk: Blanche Thornhill



**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

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## **2.0 FOREWORD**

### ***2.1 The Municipal Plan and the Municipal Planning Area***

This document and the maps identified in it form the Municipal Plan for the Town of Parson's Pond for 2019 to 2029. It has been prepared in accordance with the *Urban and Rural Planning Act*, 2000. Upon completion of the required steps to bring it into legal effect, it repeals and replaces the Town of Parson's Pond Municipal Plan for 1991 - 2001 and all amendments thereto.

The Town of Parson's Pond's municipal planning area comprises the Town itself, plus a large area south of the municipal boundary in the vicinity of Three Mile Rock, as illustrated on the Future Land Use Maps.

This document presents statements regarding the Council's intentions with respect to the location and manner in which development within its municipal planning area shall take place. The maps show the municipal planning area divided into various land use designations. Within each one only specified kinds of development may take place.

The Municipal Plan is a legal document, binding upon Council and any person or group using or proposing to use land anywhere within the municipal planning area. All development must conform with the applicable policies of the Municipal Plan after the date upon which it comes into effect.

### ***2.2 Ministerial Approval***

For the Municipal Plan to gain full legal effect, the following procedure must be undertaken, pursuant to Sections 15 through 24 of the *Act*.

In brief, the process begins with the preparation of a draft Municipal Plan under the direction of Council. When a draft is prepared to the satisfaction of Council, a process which should include an early opportunity for public input, it is submitted to the Department of Municipal Affairs and Environment for review. When the Department has reviewed the draft document and is satisfied that it is acceptable in light of provincial and other government agencies' interests, the Department officially releases it pursuant to Section 15 of the *Act*. Council then, by resolution, is able to adopt the document pursuant to Section 16 of the *Act*.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

Council must then advertise and provide for a public hearing at which objections or representations to the adopted document are to be heard. The notice must appear twice in a newspaper circulating in the municipal planning area, in which Council states its intention to seek the approval of the Municipal Plan. The first notice must appear at least fourteen days before the hearing date. The notice must state where and when the Municipal Plan can be inspected and clearly give the time and place for the Public Hearing.

The Hearing is conducted by a Commissioner appointed by the Council. A deadline date for the submission of any written objections or representations is specified in the Act (two days before the hearing). If no submissions are received by the deadline, Council may cancel the hearing and proceed directly to approve the Plan. If the hearing proceeds, the Commissioner conducts the meeting and subsequently prepares a report including recommendations. Council then considers the report and either approves the Plan (with or without recommended changes) or withdraws the proposed Plan. Council's approval is made pursuant to Section 23 of the *Act*.

An approved Plan then is submitted to the Minister for review and registration, pursuant to Section 24 of the *Act*. For this, the Minister requires two copies of the Municipal Plan which have been certified by the Clerk as having been adopted and approved by Council, the Commissioner's report, and all written objections and representations that may have been submitted at the Hearing. After reviewing the document and determining that it is not contrary to law or a policy of the government of the province, the Minister will register the Plan in the Minister's planning registry and Council will publish a notice to that effect in the *Newfoundland and Labrador Gazette* and in a newspaper circulating in the municipal planning area. The date of the publication of the notice in the *Newfoundland and Labrador Gazette* is the date upon which the Plan comes into effect.

If the Minister chooses to not register the Plan, the document is returned to the Council with information as to the reason for its unacceptability, and Council may then make changes and resubmit the Plan in the same manner.

It is important to recognize that a new Plan does not come into legal effect until the notice of the Minister's registration appears in the *Newfoundland and Labrador Gazette*. Once in effect, the Municipal Plan is legally binding on Council and any person or party proposing to use or develop land anywhere within the municipal planning area.

A concurrent and parallel process is involved in the preparation, adoption, approval, and coming into effect of Development Regulations.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

### **2.3 Review and Amendment of the Municipal Plan**

The *Act* at Section 28 requires that a Municipal Plan be reviewed not later than every five years from the date it has come into effect. The general intention is that Council may revise the Plan with a view to the developments which can be foreseen for the next ten years. Consequently, the time frame for this Plan is the ten year period of 2019 through 2029.

The Municipal Plan may be amended at any other time, in whole or in part, for reasons that may have been unforeseeable at the time it had initially been drafted. Any such amendment must be consistent with the Municipal Plan as the amendment will be read together with and become part of the Municipal Plan.

### **2.4 Municipal Plan Administration; Role of Development Regulations**

Every Council is required to provide for administration of the Municipal Plan in conjunction with the Development Regulations, which are written in conformity with the Municipal Plan in the form of land use zoning, subdivision, and advertisement regulations.

Development Regulations must comply with the requirements of the *Urban and Rural Planning Act*, 2000 and the Minister's Development Regulations (Newfoundland Regulation 3/01 made by the then Minister of Provincial and Municipal Affairs and which came into force on January 1, 2001). The Minister's regulations comprise a number of standard requirements applicable across the province. Councils are also advised, if they have not already done so, to adopt the National Building Code of Canada as its building regulation.

## **3.0 INTRODUCTION**

### **3.1 Title and Components**

This Municipal Plan, when brought properly into effect, shall be known as the ***Municipal Plan of the Town of Parson's Pond, 2019 - 2029***. The text and Future Land Use Maps 1 and 2 contained herein constitute the Municipal Plan for the Parson's Pond municipal planning area.

### **3.2 Review and Amendments**

The policies described in this Municipal Plan are subject to periodic review and amendment as required in the light of changing economic, social, and technological developments.

### **3.3 Objective of the Municipal Plan**

The objective of this Municipal Plan is to guide growth and development within the municipal planning area. It directs future growth so that municipal services and land resources are used most efficiently. It also ensures that aspects of land development such as safety, aesthetics, and environmental protection are given proper consideration and that the views and objectives of the community are observed as closely as possible.

### **3.4 Geography and History**

The Town of Parson's Pond is a coastal community of 345 people (2016 census) on Highway 430 (the Viking Trail) on the west coast of the Great Northern Peninsula. The nearest regional centres are the City of Corner Brook about 180 km to the south and St. Anthony about 289 km to the north.

It was first settled in 1812, as a fishing outport. Oil was being produced and refined as early as the 1880s, continuing to about 1920. In the 1970s and 1980s, zinc was mined at nearby Daniel's Harbour. The mine closed in 1990, and the fishing industry shortly thereafter suffered greatly from the 1992 cod moratorium. Fishing continues but at a diminished scale. Tourism related to nearby Gros Morne National Park and the many west coast attractions from Deer Lake north to the St. Anthony area have provided a growing industry in accommodations and services.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

The town is a quiet, well established residential community facing the sea and lying around Parson's Pond, giving an image of attractive, tranquil rivers and ponds. Goods and services are available for most basic needs, such as groceries, the health clinic, and building supplies.

## **4.0 KEY FACTORS AFFECTING PLANNING POLICIES**

A brief history of the settlement of the Town and its economic evolution is found in Section 3.0. As the Town looks forward in the context of managing development, services, amenities and infrastructure, the most prominent factors that affect planning policies are summarized in this Section.

Basic information on the local economy and demographics is set out in Section 4.1. Information on the form of the community and its sensitive lands as related to land use in the municipal planning area is summarized in Sections 4.2 and 4.3 respectively. Section 4.4 is focussed on infrastructure considerations. Section 4.5 concerns natural resource and other developments in the largely undeveloped area south of the municipal boundary and opposite Three Mile Rock to the east of Highway 430.

Section 5.0 then describes the development concept for land use planning for the municipal planning area, followed by Section 6.0 which comprises the policies to fulfill the development concept.

### ***4.1 Economics and Demographics***

In Section 3.4, the origins and economic history of the community were briefly described.

The 2016 census figures for employment showed that close to 280 persons of working age, deemed to be 15 years of age and older, were resident in the community. Of them, about half reported that they were not in the labour force, and of those who were in the labour force, about 75 were employed and 55 were unemployed. They were close to evenly divided by gender on both points.

Employed respondents reported working in a variety of industries, but the primary industries of fishing, forestry and mining no longer dominated: most worked in construction, retail trade, transportation, health/social services, arts and entertainment, and local services in accommodations and public administration. The largest single number was associated with health care and social services. This speaks to an economic base which has diversified considerably over time, moving away from the primary industries.

In 1986, the population was 589, down slightly from the all-time peak of about 600 in 1981. The closure of the mine and the northern cod moratorium, both in the early 1990s, had a profound

**Town of Parson's Pond: Municipal Plan - 2019-2029  
As Approved by Council 11 August 2020**

effect on employment opportunities. The 2016 population was 345, down about 41% from 1986 and down about 10% from 2011. The combination of the mine closure and the near collapse of the fishery and ever-decreasing birth rates and an aging population has led to sharp decline in many communities once entirely dependent on the fishery.

As the declining population figures are of concern, a review of professionally produced regional population forecasts was carried out during the preparation of this Municipal Plan. Forecasts produced by the Economic and Projects Analysis Division in the provincial Department of Finance include demographic as well as economic modelling on a wide regional basis. The Division produced forecasts from a base year of 2016 up to the year 2036, based on a selection of scenarios, from low to high according to assumptions made about the strength of local economies (which influences in or out-migration) and birth and death rates (which can be predicted with some accuracy).

Alternative scenarios were presented for Economic Zone 7, the region in which Parson's Pond is located. That Zone includes Gros Morne National Park and northward, but not as far as St. Anthony nor the east coast of the Great Northern Peninsula.

The most pessimistic forecast shows a decrease of about 26.8% over the next 20 years to 2036, and the most optimistic a decrease of about 22.4%. In short, the region should expect to have a substantial decline in population over the next 20 years.

A relevant question for land use planning is whether the sharp drop in population means that there will be very little new development for which to plan? In fact, the aging of the population does not mean that housing demand will follow suit. The population dropped from 589 in 1986 to 345 in 2016, ie: 41%, but the number of private households dropped only from 177 to 160, ie: 10%, over the same period. It is noteworthy that the number of households reported to the census does not include occupants of seasonal dwellings (cabins, summer homes etc.) since those people are enumerated in their home communities.

Even in the expected scenario in which populations of both the town and the region are in decline, there will continue to be a gradual demand for land for new housing and other buildings as needs arise and old stock is replaced. This Municipal Plan provides policies intended to respond to a significant volume of new building proposals over the long term.

The region has exhibited an increasingly diversified economy and opportunities are being found in small businesses and the tourism industry. Encouragement of small businesses and focus on

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

attractions featuring the natural environment to entice visitors and foster interest in settling are important. Flexibility and efficiency in dealing with development proposals are also important factors in enabling the best possible economic future, and is addressed in this Municipal Plan.

## **4.2 Settlement Pattern**

The community of Parson's Pond is built along Highway 430 and side streets off it. The Parson's Pond River and Pond divides the community into northern and southern clusters of settlement, most of it south of the River. Water bodies including the River and Pond plus Moulting Pond and numerous other inland water bodies and wetlands have defined limits to building. The River mouth provided the opportunity for a sheltered harbour, which is still active. The topography of the upland has directed the form of streets and buildings in the form of several clusters.

The core of the community is fitted onto a T-shaped ridge south of the River. Highway 430 runs approximately east to west, parallel to the ocean shore, and a network of side streets branches off both sides of it, principally Garden Road, St. Francis Avenue, and Waterfront Road on the north, and short lengths of Sport Avenue and Springhill Drive on the south (plus minor streets leading off them). That area is the original settlement from early days. The compact pattern of land ownership and blockages of access to back lands prevents many opportunities for subdivision of significant numbers of lots.

In later years, development south of the core occurred on streets running southeasterly down another ridge, extending Springhill Drive and Sport Avenue as well as Spruce Grove. A side street, Thornhill Drive, was developed off Springhill Drive. On those streets, practically all of the available land has been occupied, right to the end of that ridge. Beyond Springhill Drive, to the southeast, there is a large area of undeveloped land into which an extension of Springhill Drive could hypothetically be made except that it would encounter wetlands.

The availability of suitable land for building immediately north of the River is severely constrained by the salt water flooding which historically has been problematic, and which will become worse as sea level rises. The small buildable area on Keough's Bend above the flood line is fully occupied. The areas to the west of Highway 430 immediately north of the River, in the vicinity of North Street and Keough's Lane, are flood-prone. However, once well past Keough's Bend going northward on Highway 430, the land rises and there is a prospect of buildable land on both side of Highway 430 northward to the municipal boundary, which is also the municipal planning area boundary in that vicinity.

**Town of Parson's Pond: Municipal Plan - 2019-2029  
As Approved by Council 11 August 2020**

At the time the 1991 Municipal Plan was being prepared, a new residential subdivision further north in the community was being developed. That street is named simply "Subdivision Road", which together with a short cul de sac (Wildwood Street) had been built up by 2019, mostly with housing. It cannot be extended further in its northeasterly direction as the municipal water supply watershed blocks the way. A number of new lots could be created on one or two new side roads off it, joined in a loop and perhaps also connected to the upper end of Wildwood Street. However, such a plan must reckon with a complex pattern of physical features (flat, possibly poorly drained, topography in its interior), existing land ownership, the presence of a barren, worked-out gravel pit along Highway 430, and utility lines running parallel to the Highway. The prospect is worthy of consideration, but the number of potential lots is not large.

A good surface water supply watershed is located north of the River, from which the community's central water system draws its potable water. The distance northward up Highway 430 from the northern verge of the protected water supply area to the municipal boundary (also the municipal planning area boundary) is about 600 metres, and in that area the depth of land to the east of Highway 430 is about 1000 metres. That area could provide a good supply of building lots on side roads off Highway 430, though the terrain and drainage are not as favourable as the area around Subdivision Road. The land to the east of Subdivision Road features numerous small ponds and would not yield much promise for building lots.

The south end of the municipal planning area includes a small concentration of housing at Three Mile Rock on the west side of Highway 430, placing it outside the municipal planning area since the Highway coincides with the municipal planning area boundary in that area (the houses are on the opposite side, ie: the west side of the Highway and therefore are not in the municipal planning area). That part of the municipal planning area, all of which is south of the municipal boundary, features the presence of aggregates, several pits and quarries, a residence and a small business. That area holds some promise for development, though the potential for conflict between resource industries such as pits and quarries, and rural residential development must be reckoned with.

In short, prospects within the municipal boundary for largish areas of land suitable for building can be found only on both sides of Highway 430, north of Keogh's Bend. That is achievable only with careful regulation of development, which is addressed in this Municipal Plan.

## **4.3 Sensitive Lands and Adaptation to Effects of Climate Change**

Good community planning must concern itself with environmentally sensitive lands and natural hazards. For many years, topics such as respect for watercourses and wetlands, geological stability, landslides, flooding, wetlands, mineral resources (pits and quarries, as well as ores and hydrocarbons), and coastal erosion have been featured in municipal planning documents. In recent years, predictions of the effects of climate change have become clearer and measures are being taken in forward looking communities to adapt to those which threaten the environment and human settlements.

Many of those measures respond to provincial government interests, which are respected in this Municipal Plan and the Development Regulations. These concerns may be classed in the following categories, which are detailed below:

- Geomorphological risk
- Flood risk

### **4.3.1 Geomorphological Risk**

These concerns relate to the ways in which the forms of the earth's surface are altered over time by physical processes. These processes, which are very slow but profoundly effective in changing landforms, include landslide, rockfall, unstable slopes, coastal subsidence, coastal erosion, and sea level rise. These matters are common to the whole municipal planning area.

These processes have been ongoing for millenia, but the rate of change has dramatically increased as the effects of global climate change are felt. Whether one considers climate change to be caused by human action or not, it is simply smart to adapt to the expected effects.

Sea level rise and coastal erosion are widely recognized as major risks to low lying coastal communities, in which regard Parson's Pond's shorelines and low areas are extremely vulnerable. Sea level rise is anticipated and generic provincial government requirements have been produced, which must be respected. There is evidence of a high rate of coastal erosion along the ocean shore. The Geological Survey of Newfoundland and Labrador has studied the rate of erosion and estimated that a suitable setback from the current shore line to be applied to new, substantial development should be in the order of 140 metres to respect a one hundred year planning horizon.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

Part of the area which would be affected by such a setback, if it were uniformly applied along the whole ocean shore in the municipal planning area, is occupied by the core of the community, and some of it would be protected on the west by the presence of Highway 430 (the Viking Trail). The Geological Survey has agreed to designating a wide coastal strip (about 140 metres in depth from the ocean shore) as a buffer subject to severe development restrictions related to coastal erosion, except for a narrower buffer where the built-up core of the community is located and elsewhere following Highway 430 (the Viking Trail).

#### **4.3.2 Flood Risk**

As described earlier, the low lying flat areas along Parson's Pond River and its tributaries and the Pond itself experience frequent flooding. The flooding along the shores of the inner harbour and areas immediately north of the River threaten wharves, roads and other structures. The main physical factors involved are combinations of high tides, high water levels in extreme river flows, and storm surges overtopping barrier beaches.

The locations in the municipal planning area which are affected are illustrated on the Future Land Use Maps. The flood risk mapping used to delineate these areas was produced via a federal-provincial study in 1989 and were incorporated in the 1991 planning documents.

Provincial government policy dictates that the Council must designate these areas as follows:

- Designated Floodway: areas likely to flood during a 1 in 20 year flood event
- Designated Floodway Fringe: areas likely to flood during a 1 in 100 year flood event

An area which appears to be directly on or close to a line may be in one of the adjacent designations. Consequently, if there is any doubt as to location of a site or boundary line, it will be very prudent for Council to require professional land survey or engineering services to determine the matter via direct measurement in the field.

#### **4.4 Infrastructure**

“Infrastructure” in this context includes the municipal water supply and its distribution system, the municipal sewage collection and discharge system, and the streets for which Council is responsible. Solid waste disposal no longer has a physical presence in the municipal planning area as the relatively new regional waste management system includes a network of transfer stations and landfills, none of which are in the municipal planning area.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

**Water system**

Practically all of the community is served by the central water system, including Subdivision Road, the streets just north of the River (Keough's Bend etc.), and all of the core areas, but not including Three Mile Rock which lays outside the municipal boundary to the south. The water system draws its water supply from a surface water source located north of Subdivision Road. The water quality in 2019 was described as excellent and the available volume was described as more than sufficient for current consumption.

The watershed has been designated a “protected water supply area” pursuant to the *Environment Act*, bearing the name of *Parsons Pond Hill Reservoir Watershed Area*. The community is very fortunate in this regard, in comparison to many places which suffer for lack of good water supplies. Protection of the watershed is critically important for the well-being of the community.

**Sewer system**

Not all of the Town area is served by the municipal central sewer system as of 2019. The core area is practically all on the central sewer system. Sport Avenue and Springhill Drive (and Thornhill Drive) are connected as far south as their intersection, other than for a couple of houses on Sport Avenue. Council plans to extend the sewer to the full extent of Springhill Drive and Spruce Grove when resources permit, which would largely fulfill the objective of having all of the community south of the River, with very few exceptions, served by the central sewer system.

Discharge of sewage from the central system is to the sea. Council is aware that eventually full sewage treatment will become necessary, this being largely a matter of financial resources far beyond the capacity of Council. The timing is thus very uncertain.

There are no plans to extend sewers to areas north of the River or south of the currently served area. Those areas will continue to be served by private sewage disposal systems. Sewage disposal outside the Town's central system is entirely by way of private sewage disposal systems. This means of disposal can be a risk where nearby private wells are in use. Use of properly designed and constructed private sewage disposal (septic) systems on adequately sized lots can serve well, but these need large areas of land and must reckon with the suitability of soils and topography to minimize the risk of sewage contaminating wells. Fortunately, the risk of contamination of private wells is very low in the core of the community, which is on the central water system.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

The other component of infrastructure has to do with streets. This Municipal Plan and Development Regulations include detailed standards for construction and layout of new subdivision streets. The Development Regulations will include requirements for road reserves to be left to ensure that landlocking developable land does not occur.

#### ***4.5 Natural Resources and Rural Development***

There are significant aggregate deposits in the southern part of the municipal planning area, south of the municipal boundary. That area is physically suitable for a broad range of commercial and industrial land uses as it is fairly level, well drained, attractive land which could also be developed for rural residential use.

This Municipal Plan will recognize the value of resource industries and the usual role of remote rural areas to provide sites for land uses which would not be compatible with urban development, such as intensive types of industry, animal pounds, kennels and zoos, antennas, large wind turbines and antennas, and large livestock operations. However, there is significant potential for land use conflicts between resource industry land uses and other classes of development. The Municipal Plan and Development Regulations must include measures to minimize the conflict.

## **5.0 Development Concept**

This section presents Council's policy concerning a general development concept for the municipal planning area, including brief descriptions of approaches to key issues. Section 6.0 provides the policies applicable to each of the various land use designations in the municipal planning area as well as policies applicable to the entire municipal planning area.

The development concept underlying this Municipal Plan is based on the following background factors and approaches to designating areas on the Future Land Use Maps:

### **Background factors**

- 1) Parson's Pond will continue to be a community for which most employment will be found scattered on the Great Northern Peninsula, and which will include continuation of fishing activity supported by the local harbour and further flung facilities. Much of the supply of major goods and services will be found in the Deer Lake-St. Anthony area.
- 2) The community is not expected to be attractive for large commercial and industrial developments, due to scarcity of serviced land and the competitive advantage of locations for those types of development in other centers.
- 3) The appeal to prospective newcomers is the peaceful quality of life in a community set in a beautiful natural environment, and the prospect of enjoying active lifestyles in the community and in the nearby region.
- 4) The area is expected to continue to attract new permanent and seasonal residents in quite small numbers, mostly retirees but also families with stable employment in the area. Although the population is expected to decline slowly over time, the stock of residences and other buildings will be maintained and gradually increased. Even though the annual volume of new development may be small, gradual building in time represents substantial growth which Council is concerned to accommodate.
- 5) There are undeveloped areas off both sides of Highway 430, north of the flood-prone areas around Keough's Lane, which have good potential to provide building lots by use of side roads. That area includes the present extent of Subdivision Road (excluding the water supply watershed, which will continue to be protected). Development of those areas may take advantage of the Town's central water supply as the transmission main runs down Highway 430, and it could be branched off to the side roads and even be extended north of Subdivision Road, capacity and business case permitting.
- 6) Established provincial government policies respecting sensitive lands and natural risks to development, such as sea level rise, coastal erosion, and development on steep slopes and

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

in proximity to wetlands and watercourses, will be respected. In view of the extreme exposure to erosion and loose soils along the ocean shore, a setback greater than the generic provincial government requirements will be applicable to high value, permanent developments.

- 7) The municipal planning area features large areas which cannot be developed for permanent buildings and infrastructure, as they are prone to flooding. The flood-prone areas are mandated by the provincial government to be not developed except for some limited resource uses and non-building land uses such as antennas.
- 8) Council will not extend central water or sewer services beyond the current limits of services, other than to extend sewer service to the limits of Springhill Road and Spruce Grove when resources permit. Other extensions may be considered if there is a good business case for them, such as extension of water services to new subdivision areas.
- 9) The method of considering approval of development proposals will be made as streamlined and inexpensive as possible.

**Area designations**

- 10) A Mixed Development designation will apply to the entire area within the municipal boundary, other than the protected watershed, coastal erosion setback, and the flood risk designations. Permissible land uses will be those suited to the existing community. See (12) concerning the area outside the municipal boundary, at the south end of the municipal planning area.
- 11) Development in the Mixed Development designation will not include mineral workings or other intrusive land uses not compatible with existing or future residential development. Certain non-residential development will be acceptable, such as commercial, light industrial, and offices, with protective regulations used to require separation from residential development.
- 12) The part of the municipal planning area outside the municipal boundary, to the south, is designated as Rural except for an area designated as Coastal Erosion, to indicate its intended future use for resource extraction and a wide variety of other land uses. Resource extraction and low density residential and commercial uses will be permitted provided the ordinary requirements of provincial government regulations are satisfied. Other uses will be considered, excluding only clearly undesired uses such as solid waste class uses. Issues concerning land use conflict will be addressed by including wide separation distances between housing and other land uses, including buildings and truck yards associated with commercial forestry and other uses not compatible with residential development.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

- 13) The flood-prone areas which are mandated by the provincial government will be designated as Designated Floodway and Designated Floodway Fringe, for which the boundaries are specified by the provincial government.
- 14) The protected watershed area north of Subdivision Road will be designated as Watershed Protection and it will be stringently protected from intrusion and contamination.
- 15) An area of land lying along the ocean shore for the entire north-south length of the planning area and which is subject to a high rate of coastal erosion will be designated as Coastal Erosion. It will not be applied to areas otherwise designated as Designated Floodway or Designated Floodway Fringe or to areas already compactly developed in the core of the community or areas east of Highway 430 (the Viking Trail). Permanent structures other than docks and wharves and others uses not compatible with erosion management will not be permitted in that designation.

## **6.0 Municipal Plan Policies**

In this Section, the Municipal Plan policies for various designations of land fulfill the development concept set out in Section 5.0. These are organized in two groups: the first are policies specific to each of the designated categories of land use described in the development concept, and the second are policies applicable uniformly to all categories unless expressly exempted. The respective boundaries of these areas are shown on the Future Land Use Maps.

These policies, together with more detailed and incidental requirements and procedural matters which are set out in the Development Regulations, will provide direction for Council decision-making in municipal planning. Numerous topics of varying degrees of precedence and detail will be stated in the Development Regulations to fulfil the goals, objectives and policies of the Municipal Plan.

The meanings of “groups, divisions and classes” of land uses as used in this Municipal Plan are to be interpreted according to the classification of uses found in the Development Regulations. A copy of the classification table is found in Appendix B of this Municipal Plan, for easy reference.

### **6.1 Policies for Designated Categories of Land Use**

Policies are organized for the designations which are cited in the development concept, reiterated and detailed as follows:

- Mixed Development
- Watershed Protection
- Designated Floodway
- Designated Floodway Fringe
- Rural
- Coastal Erosion

### **6.1.1 Mixed Development**

Specific policies pertaining to the Mixed Development designation:

- 1) Permitted uses are:
  - a. Single dwelling, seasonal dwelling, and mobile home classes, including home businesses of a benign nature and subsidiary apartments therein, and "tiny homes" – see Section 6.2.15;
  - b. Recreational open space;
  - c. Forestry uses, including domestic cutting for fuel wood;
  - d. Mineral exploration;
  - e. Existing agricultural uses.
- 2) All other uses may be permitted subject to Council's discretion except for the classes of:
  - a. Hazardous industry;
  - b. Agriculture involving keeping of large numbers of animals;
  - c. Mining;
  - d. Petroleum exploration and extraction;
  - e. Scrapyards;
  - f. Solid waste.
- 3) See Section 6.2.8 concerning the wind turbine and antenna class.
- 4) Further to (2), Council may at its discretion, and subject to conditions as detailed in the use zone tables in the Development Regulations, approve:
  - a. Comprehensive developments (see Section 6.2.4);
  - b. Locations of accessory buildings in the actual front yard of a lot which may otherwise not be approvable;
  - c. The location, appearance, yard and lot coverage requirements concerning access ramps for a wheelchair or similar aids for mobility which may not otherwise be approvable;
  - d. Locations and features on a lot for open storage of materials, goods and machinery which may otherwise not be approvable;
  - e. Heights of accessory buildings which may not be approvable where the building is in the rear yard of a lot;
  - f. Widths, which may not be otherwise approvable, of the legs of flag lots (see Section 6.2.16);
  - g. Height requirements applicable to flagpoles, water towers, spires, belfries, or chimneys, which may not be otherwise approvable;
  - h. Temporary uses for accommodation of itinerant or unusual short term activities (see Section 6.2.5).

### **6.1.2 Watershed Protection**

Specific policies pertaining to the Watershed Protection designation are:

- 1) The area designated as Watershed Protection is the *Parsons Pond Hill Reservoir Watershed Area*, which is designated as a protected water supply area under the authority of section 10 of the *Environment Act*. Council's policy is to stringently protect the designation from encroachment, disturbance or contamination as a matter of extreme importance.
- 2) The permitted uses are limited to Conservation class uses and uses related to the management of the lands and the municipal water utility works.
- 3) Uses permitted at Council's discretion include those in the Recreation and Open Space classes, including trails, and those in the Forestry class (which includes domestic cutting), but only in conjunction with a professionally prepared site plan (see Section 7.2) or forestry management plan, respectively, approved by the provincial government and the Council.
- 4) Council will monitor activities in the designation to be vigilant about any threats to the water supply, and immediately follow up on any observations warranting investigation.
- 5) All development in the protected water supply area must be approved by the Water Resources Management Division.

### **6.1.3 Designated Floodway and Designated Floodway Fringe**

#### **6.1.3.1 General Provisions**

Pursuant to the Federal-Provincial Flood Damage Reduction Program and the provincial government's *Policy Directive WR 96-1*, this Municipal Plan identifies two flood risk designations (Designated Floodway and Designated Floodway Fringe) which are applied to numerous areas as shown on the Future Land Use maps. It is the policy of Council to respect and incorporate the said *Policy Directive* requirements, including the designations and their respective boundaries, in the Municipal Plan and in the Development Regulations in Zones by the same names.

The policies in this Municipal Plan are intended to:

- Prevent loss of human life and avoid personal hardships;
- Minimize flood damage to properties and the environment;
- Restrict activities which would degrade water resources;
- Maintain the natural capabilities of waterways to convey flood flows;
- Minimize disruption of transportation, social and business activity.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

In brief, the Designated Floodway and Designated Floodway Fringe designations are areas judged to be subject to flooding once in every twenty year period or one hundred year period, respectively, and are statistically noted as 1:20 year and 1:100 year. The maps in this Municipal Plan and the accompanying Development Regulations show the best possible interpretation of the lines prescribed by the Water Resources Management Division of the Department of Environment, Climate Change and Municipalities.

The complexity of the mapping of the designations and the potential conflict between this Municipal Plan's policies and the meaning of the Policy Directive requires that where there is conflict, the official Policy Directive mapping and text shall prevail. The primary requirement is that any development in either flood risk designation is subject to the express written approval of the Water Resources Management Division of the Department of Municipal Affairs and Environment pursuant to the *Water Resources Act*, as well as compliance with the Municipal Plan and Development Regulations.

It is a policy of Council that expert services of land surveyors and/or engineers may be required to determine locations of prospective developments on the ground and the applicable designation in accordance with these planning documents.

### **6.1.3.2 Designated Floodway**

Specific policies pertaining to the Designated Floodway designation are:

- 1) Permitted uses are:
  - a. Conservation;
  - b. Docks and wharves;
  - c. Hydraulic structures;
  - d. Structures related to the use of water resources.
  - e. Antenna class, but only those defined as "short".
  - f. Recreational open space class and trails.
- 2) Uses which may be approved subject to Council's discretion include other uses which comply with the provincial government Policy for Flood Plain Management, as amended from time to time, and which comply with the requirements generally applicable in the Mixed Development designation, whichever are the more stringent.
- 3) All development in the Designated Floodway designation is subject to approval of the provincial government, notwithstanding that certain uses are listed as "permitted" or "subject to Council's discretion".
- 4) See Section 6.2.8.concerning antenna developments.

### **6.1.3.3 Designated Floodway Fringe**

Specific policies pertaining to the Designated Floodway Fringe designation are:

- 1) Permitted uses are:
  - a. Antenna class, but only those defined as "short" (see Section 6.2.8);
  - b. Conservation class;
  - c. Hydraulic structures;
  - d. Structures related to the use of water resources.
- 2) Uses which may be approved subject to Council's discretion include:
  - a. Single dwelling class including subsidiary apartment and home business;
  - b. Mobile home class;
  - c. Recreational open space class and trails;
  - d. Public works such as water and sewer infrastructure;
  - e. Transportation class;
  - f. Uses requiring direct access to a body of water;
  - g. Other uses which comply with the provincial government Policy for Flood Plain Management, as amended from time to time, and which comply with the requirements generally applicable in the Mixed Development designation, whichever are the more stringent.
- 3) All development in the Designated Floodway Fringe designation is subject to approval of the provincial government, notwithstanding that certain uses are listed as "permitted" or "subject to Council's discretion".
- 4) Provincial government requirements include a stipulation that any structures within the Designated Floodway or Floodway Fringe designation and the 1:100 year Annual Exceedance Probability (AEP) Climate Change Flood Line must be a minimum of 0.6 metres (about two feet) above the 1:100 year flood zone elevations (the 1:100 year AEP climate change flood elevations are applicable if such a line has subsequent to the coming into effect of this Municipal Plan been defined for this area).

### **6.1.4 Rural**

The part of the municipal planning area lying south of the municipal boundary, in the vicinity of Three Mile Rock, is designated Rural to indicate its intended future use for resource extraction and a wide variety of other land uses, including low density residential development, some of which may be unusual but nevertheless acceptable.

Council's policy is to minimize negative aesthetic and nuisance effects by requiring wide separations of future potentially incompatible land uses and adequate screening of certain structures and activities from view along Highway 430. Otherwise, Council's policy is that this

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

Municipal Plan and the Development Regulations will make minimal requirements affecting new development in the Rural designation.

Council's policies pertaining to the Rural designation are:

- 1) Permitted uses are:
  - a. All uses in the "Non-building uses" group, including the antenna or wind turbine class, but only those defined as "short";
  - b. Single dwelling class including subsidiary apartment and home businesses;
  - c. Mobile home class, excluding mobile home parks, but including home businesses;
  - d. Personal service class;
  - e. Existing agricultural class uses;
  - f. Mineral exploration class.
- 2) All other uses may be considered as discretionary uses, in order to provide for consideration of a wide variety of proposed developments.
- 3) Buildings and outdoor activities associated with developments in the following classes or uses will be required to be set back to a building line described in the Development Regulations, well back from the centreline of Highway 430 in order to preserve pleasant views along Highway 430 and to guide other classes of development to building on the highway frontage:
  - a. Agriculture class;
  - b. Forestry class, except that domestic cutting for fuel wood is permitted in the whole Rural designation;
  - c. Mineral working class;
  - d. Mining class;
  - e. Petroleum exploration class;
  - f. Petroleum extraction class;
  - g. Scrapyard class;
  - h. Solid waste class;
  - i. Animal class;
  - j. Antenna or wind turbine class, those categorized as "tall";
  - k. Transportation class.
- 4) Each development proposal will be reviewed to assess potential negative effects and set special development standards to reduce or eliminate significant negative impacts and

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

protect public safety and amenities, notwithstanding that certain uses are listed as permitted or are subject to Council's discretion.

- 5) Resource industry operations shall be conducted in a manner as detailed in their permits from the provincial government to minimize the adverse effects on water quality, fish and wildlife, and shall be buffered from adjacent developments.
- 6) See Section 6.2.8.concerning antenna developments.
- 7) The conditions and standards for all uses other than the "non-building uses" group shall be those applicable to the Mixed Development designation, including those matters subject to Council's discretion for developments which may not be otherwise approvable.

### **6.1.5 Coastal Erosion**

The part of the municipal planning area lying along the ocean shore is subject to a very high rate of erosion, such that a large setback is required to protect high value, permanent structures from catastrophic structural failure should they become undermined within their economic lifetimes. A planning horizon of one hundred years is required by the Geological Survey of Newfoundland and Labrador.

A general prohibition of development, is required, for which the only exceptions are wharves and docks which require sea level access, lower value structures on temporary foundations, and low-impact activities such as trails and limited agricultural uses.

Council's policies pertaining to the Coastal Erosion designation are:

- 1) Permitted uses are:
  - a) Conservation class;
  - b) Recreational open space class and trails;
  - c) Forestry class, including domestic cutting for fuel wood;
  - d) Mineral exploration class;
  - e) Petroleum exploration class;
  - f) Existing agriculture class uses;
  - g) Public works, such as water and sewer services and electrical lines.
- 2) Uses which may be approved subject to Council's discretion include:
  - a) Structures or land uses requiring direct access to salt water, including wharves, breakwaters, slipways and boathouses, and if approved to be in accordance with the

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

Department of Municipal Affairs and Environment's *Guidelines for the Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses*;

- b) Agriculture class, not involving keeping of large numbers of animals;
- c) Buildings which are accessory to main uses located in either the Coastal Erosion designation or in the Mixed Development designation and subject to the requirements pertaining to accessory buildings in the Mixed Development designation;
- d) Renovations and expansions of existing buildings including their supporting water supply and sewage disposal infrastructure and access lanes.

- 3) Council may require professional review and advice in order to evaluate any proposal for the erection of a structure on a site which is potentially subject to natural hazards including flooding, sea level rise, coastal erosion or any other physical hazard near water bodies, watercourses and the sea.
- 4) New development other than structures or land uses requiring direct access to salt water, must be above the current 2 metre contour.
- 5) Any proposal for development of a site having a slope in excess of 20% must be certified by a geotechnical professional engineer as having low risk of landslide, avalanche, and rockfall.

## **6.2 Policies Applicable to All Designations**

The following policies pertain to all of the municipal planning area:

### **6.2.1 Sustainability of Development**

It is important to take forward-looking measures to address the sustainability of the quality of life of the community. Council's policies as set out below are intended to provide overall direction to enhance sustainability of development:

- 1) In considering discretionary use applications, Council will give the highest priority to reasonable compatibility with existing and intended future developments in the designation, such that the proposed land use can operate without any significant adverse effect on the surrounding designation. Further, adequate buffering shall be provided between non-residential land uses and any abutting residential uses. Such buffering may include among other measures ample distance from the proposed development, grass strips, fences, and shielded yard lighting. In the case of mineral workings or similarly

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

intrusive developments in the Mixed Development designation, a large separation from public highways and streets, existing dwellings, and environmentally or culturally sensitive areas will be required.

- 2) The Development Regulations will detail requirements related to home businesses, accessory buildings, setbacks from lot lines, and other topics with the purpose of developing and maintaining a pleasant, low density community.
- 3) The matter of adequate and usable legal public access to a waterway or water body may be used as a consideration in the review of an application for a development or subdivision of land in close proximity to a waterway or water body.
- 4) New developments should not feature traffic volumes or heavily loaded vehicles which would deteriorate the condition or diminish the safety of the Town's side streets.
- 5) All development must be connected to the municipal central water and/or sewer systems if available and have capacity, and/or the owner's private water and/or sewer systems, subject to the proponent securing Certificates of Approval from provincial government authorities.
- 6) The provincial government requirements concerning groundwater resources related to use of private wells include compliance with the *Groundwater Supply Assessment and Reporting Guidelines* administered by the Water Resources Management Division of the Department of Municipal Affairs and Environment. The groundwater assessment requirements apply to approval of new unserviced subdivisions consisting of 5 or more lots or the addition of unserviced lots to existing subdivisions, in order to ensure that groundwater resources in the immediate area of the subdivision are sufficient for the expected demand.
- 7) Signage and outdoor lighting shall be subdued and in keeping with attractive design and highway safety.
- 8) Forestry activities are supported, including harvesting (commercial and domestic cutting), processing of products of the forest, silviculture and access roads, as indicated as permitted or discretionary uses in appropriate use zone tables in the Development Regulations. Permits from the provincial government may be required for commercial or domestic cutting of forest resources.
- 9) The Wildlife Division must be contacted before major development projects are approved to ensure that appropriate mitigation measures are put in effect to address species habitat requirements.
- 10) For cases where unusual circumstances are anticipated, especially for very large scale or complex developments, Council may require submission of a detailed site plan for review and approval as described in this Section 7.2 in this Municipal Plan.

### **6.2.2 Natural Hazards to Building**

The following Council policies are intended to prevent or mitigate exposure to hazards of landslides, rock falls, avalanches, flooding, coastal erosion and climate change, but do not apply to lands in the Coastal Erosion designation (see Section 6.1.5 for policies applicable to that area):

- 1) Council may require professional review and advice in order to evaluate any proposal for the erection of a structure on a site which is potentially subject to natural hazards including flooding, sea level rise, coastal erosion or any other physical hazard near water bodies, watercourses and the sea.
- 2) Requirements concerning sea level rise and coastal erosion include that development must be:
  - a. Located above the current 2 metre contour, and,
  - b. Set back at least 30 metres from any shores of Parson's Pond River and Parson's Pond and any other inland water body subject to tidal influence, to provide a buffer against coastal erosion, except that the following are permitted:
    - i. Structures or land uses requiring direct access to salt water, including wharves, breakwaters, slipways and boathouses, and if approved to be in accordance with the Department of Municipal Affairs and Environment's Guidelines for the Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses;
    - ii. Public works, such as water and sewer services and electrical lines;
    - iii. Recreational open space class and trails;
    - iv. Mineral workings if permitted in the use zone table;
    - v. A lesser setback but in no case less than 15 metres, where the proponent can demonstrate that the building(s) would be founded directly on bedrock rather than on surficial soils, loose rock, or severely fractured bedrock;
    - vi. Enlargement or renovation of main building(s) which are located within the required setback from the shore, and accessory buildings which may be developed subject to the ordinarily applicable requirements in the use zone table.
- 3) Any proposal for development of a site having a slope in excess of 20% must be certified by a geotechnical professional engineer as having low risk of landslide, avalanche, and rockfall.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

- 4) Further to the above, development must conform to the requirements of the use zone table for the applicable zone.

### **6.2.3 Municipal Services**

Some of the costs of running a municipal government are proportional to the overall length of municipally maintained roads that are usually provided with street lights, water and sewer services, drainage, signage and landscaping. Generally, the more spread out a settlement becomes, the more these costs increase.

Council intends to control these costs through implementation of the following policies applicable to areas within the municipal boundary:

- 1) See Section 6.2.1(5) for policy concerning water and sewer servicing of development.
- 2) Extensions to the water, sewer and road systems which are not part of the Council's capital works program shall be the financial responsibility of the developer, although the Council may access senior government financial assistance where possible, to encourage and assist desired works. Nevertheless, any such infrastructure which is intended to be conveyed to the Town shall be designed and constructed to modern engineering standards, and shall be subject to approval by Council.
- 3) Development proposals which would strain or exceed the capacity of the municipal water or sewer systems must be assessed carefully to ensure that measures are taken to deal with the matter, before committing to approval.
- 4) With the exception of land uses associated with agriculture, forestry, sawmilling, mineral workings or other resource or similar uses for which street frontage would be unnecessary or undesirable, all developments shall have motor vehicle access to a publicly owned and maintained road or highway.

### **6.2.4 Comprehensive Development**

It is Council's policy that, where permitted in the use zone table for the applicable zone, major comprehensive developments located within the municipal boundary and containing two or more individual developments and at least one hectare in total area may be permitted at Council's discretion as a comprehensive development. It must be serviced with municipal central water and sewer services, itself must have access to a publicly owned and maintained road but may include both public and private roads. The uses which may be developed are those uses which are permitted or approvable as a discretionary use in the applicable designation. Approval is subject to site plan approval (see Section 7.2).

### **6.2.5 Temporary Uses**

Generally, the Municipal Plan contemplates developments of a permanent nature. Council's policy is that they will consider, at their discretion and where permitted in the use zone table for the applicable zone, temporary developments for accommodation of itinerant or unusual short term activities such as placement of a motor vehicle or travel trailer or equipment for short term events such as community festivals or for compassionate reasons. Provisions will be included in the Development Regulations for suitable discretionary approval criteria and maximum time periods applicable to these cases.

This policy is not to be confused with provisions for the phasing of construction of single dwellings as "tiny houses" (see Section 6.2.15).

### **6.2.6 Protection of the Natural Environment**

Protection of the natural environment is a high priority. The quality of air, land, and water, as well as aesthetic considerations, are important to the health, culture, and economy of the area. The role of Council in this regard is intertwined with the roles and authorities of the Governments of Canada and the Province of Newfoundland and Labrador.

Acting under the authority of the *Water Resources Act*, the provincial government is responsible for the management of water resources of the province of Newfoundland and Labrador, and it coordinates with the federal Department of Fisheries and Oceans. The provincial department has programs to protect, enhance, conserve, develop, control, and effectively utilize the water resources of the province concerning but not limited to the following:

- a. Development within 15 metres of a waterbody or watercourse if in a Crown land reservation (the minimum buffer is measured from the high water mark of the waterway or body of water, and if the shoreline features a steep embankment, then from the top of the embankment);
- b. Development in shore water zones, (the interface between land and water, and includes the land along the edge of an ocean or a fresh water body) as set out in the Department of Municipal Affairs and Environment's *Policy for Development in Shore Water Zones* W.R. 97-1.
- c. Discharge of any effluent off the subject property;
- d. Work in any body of water or wetland;
- e. Infilling of water bodies or diversion of streams (usually not approvable if for residential development);
- f. Construction of wharves, breakwaters, slipways and boathouses;

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

- g. Infilling or dredging associated with marine structures or other works;
- h. Any development in a protected public water supply area;
- i. Providing waste receptacles in work areas;
- j. Waste diversion actions including recycling, reuse or resale programs;
- k. Open burning of waste;
- l. Pesticide and halocarbons use, purchase and storage;
- m. Petroleum (including used oil) storage and dispensing;
- n. Effects of climate change;
- o. Energy efficiency in buildings.

It is Council's policy that these matters are to be identified in the Development Regulations to indicate that provincial approvals apply to proposed developments. The Development Regulations will provide detailed requirements about development near or in any water body, including ponds, streams, rivers, and wetlands in addition to ocean shorelines. Where there is conflict between the Municipal Plan and the Development Regulations, and, any regulations or requirements of the provincial or federal government, the latter shall prevail.

Further to the above: Council's policy is that offensive and dangerous uses of land are not permitted and that accumulations of garbage, refuse, abandoned vehicles and any other discarded materials of any kind must be removed promptly and disposed at an authorized place. Such material shall not under any circumstances be used as fill for buildings and lots. Wrecked or inoperable vehicles, machinery or equipment of any kind shall not be stored or abandoned where it may be in public view.

### **6.2.7 Public Works**

Public works such as water and sewer infrastructure are needed in order to provide the area with a safe and healthy environment. It is not always possible to predict the location of these works and sometimes they must be located in close proximity to sensitive areas.

The following Council policies will guide the location and installation of these services:

- 1) Municipal street, water and sewer works, including associated structures for such purposes, may be developed at any location provided due consideration is given to potential nuisance and aesthetic effects.
- 2) New public works will be constructed in a staged and orderly manner to provide an economic and logical sequence for growth related to the needs of the Town and the financial resources available.

### **6.2.8 Antennas and Wind Turbines**

Development in the class of antennas and windmills represent an aesthetic and safety concern.

Tall antennas are a familiar sight in the region, and their visual effect and the large areas of land required to accommodate their guy wires and access roads can be easily appreciated. One can anticipate the coming of more tall antennas, and possibly tall wind turbines, both of which can consume large land areas and are of aesthetic and safety concern. Accommodating these types of uses is a challenge which can be met by thoughtful planning.

Aesthetic considerations are quite subjective, but not to be discounted: tall wind turbines can reach as high as 100 metres from the ground to the tip of the top blade when it is vertical (some have tower heights over 50 metres and blade lengths currently are up to 42 metres). Antennas can be much taller than that, and involve widespread guy wire arrays.

Short antennas can be integrated in densely settled areas in some cases, because the aesthetic effects are not extreme. The typical access lanes and massing of the short antennas is not overly prominent, as simple lanes suffice for access and the structures are thin, with few large attachments. Land consumption for self-supporting short towers is negligible, though even a short antenna with guy wires has a considerable footprint which cannot be further developed.

Wind turbines present the added issue of noise and safety, but they are not stayed with guy wires (except for the uncommon vertical axis type) so the issue of land consumption is minimal. Noise is related to the sounds of the machinery in the wind turbines as well as the sound of the wind impacting the blades and towers. A typical science-based approach is to require that the noise from wind turbines should not exceed normal background levels at the property boundary.

Wind turbines are generally required to be set back from lot lines a substantial distance because of noise and safety considerations. Safety concerns related to ice shedding are alleviated by knowing that little of the ice will land outside a certain radius from the tower. A report by the Canadian Wind Energy Association (CanWEA) recommends a setback distance of one blade length plus 10 metres from lot lines, including the street line, this being based on engineering studies of ice shedding.

Concerns about wind turbines and antennas can be systematically addressed in land use planning by categorizing their height for aesthetic and safety reasons, and such an approach is used in this Municipal Plan. A balancing of the factors just cited suggests that the appropriate categorization

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

for Parson's Pond is defining those with tower heights over 15 metres as "tall" and those under as "short". In all cases, requiring guy wires and anchors to be located on the same lot as the tower will prevent diminishing the development potential of adjacent lands.

Council acknowledges that regulation of antennas is in the jurisdiction of the Government of Canada, and that the role of Council is to take part in consultative processes in which communities may be able to participate. Council is recognized as a local "land use authority" in current federal government guidelines concerning consultation. It is Council's policy that the policies and requirements set out in the Municipal Plan and the Development Regulations describe the aspirations of the community in this regard, and that Council's view is that the process of municipal permitting provides an orderly method of dealing with public consultation and Council's input to federal authorities.

### **6.2.9 Advertisements (Signage)**

All signs and advertisements are to be tastefully presented (in terms of lettering and overall design), properly situated and well maintained in order to prevent unwanted visual effects, and must be approved by Council. Obsolete and dilapidated signs may be subject to Council orders to remove them. It is Council's policy to include detailed requirements in the Development Regulations. See also Section 6.2.14 concerning provincial government regulations concerning development, including highway signage, near public highways.

### **6.2.10 Keeping of Animals**

#### **Pets**

People keep animals for a variety of reasons: as pets for the companionship and enjoyment of them practically as members of the household, and as economic assets in some cases, providing food, fur and other materials as well as labour for the benefit of the owner. Keeping of pets is rarely a matter of concern in a Municipal Plan, as the activity tends to be self-regulating as far as land use effects are concerned.

Municipal planning laws such as the Development Regulations are not intended to be used to deal with situations where pets are not properly housed or not given appropriate care. In those cases, regulations concerning public health, cruelty to animals, noise and other such matters enable authorities to deal with offending behaviour.

Council's policy is that the Development Regulations will specify keeping of pets to be an accessory use to the main use of a property where it is appropriate. A reasonable number of

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

animals of acceptable types will be defined in the use zone tables in the Development Regulations for clarity.

**Agricultural animals**

When large numbers of animals are bred, raised or kept for substantial economic gain or in larger numbers than customarily recognized as pets, it is appropriate to regulate their locations and characteristics for land use conflict, public health and environmental reasons. It is Council's policy that the Development Regulations will include requirements related to development of agricultural class uses, that these larger operations will be permitted but only in the Rural designation, and in that area subject to a substantial setback from Highway 430 (the Viking Trail).

Council's policy is that the Development Regulations will include land area and proximity requirements for such developments, based on the *Environmental Farm Practices Guidelines for Livestock [and Poultry] Producers in Newfoundland and Labrador*. Also, such developments require provincial government approvals.

**6.2.11 Removal of Quarry Materials**

Quarry materials produced as a by-product of an approved development may be removed from the development site. For example, site preparation to construct a building usually involves removing topsoil, overburden, and sometimes bedrock from the footprint area; these materials may be retained or re-used on the development site. Quarry materials include but are not limited to aggregate, fill, rock, stone, gravel, sand, clay, borrow material, topsoil, overburden, subsoil, and peat. The Department of Natural Resources requires that they be notified of upon issuance of a permit for a development involving removal of quarry materials, so that they can ensure that provincial government regulations are observed.

Council's policy is that the Department of Natural Resources will be made aware of approved developments where the removal of quarry materials may take place, and that the Development Regulations will contain a statement to the effect.

**6.2.12 Non-Conforming Uses**

Section 108 of the *Urban and Rural Planning Act 2000* concerns non-conforming uses, ie: those uses which do not conform to a regulation, scheme or plan, and, which legally existed before this Municipal Plan and Development Regulations are registered. Owners of such uses are entitled to

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

a statutory right to continue such non-conforming uses, and to modify a structure subject to certain conditions.

Council can not alter those rights, but there are two matters for which Council can make certain provisions, for which Council's policies are as follows:

- 1) Section 108(2): the right to continue the non-conforming use expires after 6 months of discontinuance unless otherwise extended in a regulation under the *Act*, ie: in the Development Regulations. Council's policy is to indicate its requirement in the Development Regulations if a longer period is desired.
- 2) Section 108(3): a Council may approve changing the use to another use where the new use would be more compatible with the Municipal Plan and Development Regulations, notwithstanding that the new use would otherwise not be permissible. The Minister's Development Regulations require that Council provide for newspaper or other form of public notice of intent to consider the varying of a non-conforming use to another use, and consider any representations or submissions received in response to the notice. Council's policy is that the Development Regulations will specify the means of notification, the notice period, and requirement for Council consideration.

#### **6.2.13 Archaeological and Heritage Resources**

Council's policy is to conserve and protect its heritage resources through encouraging the preservation of historic buildings and sites and other means within its capability. Archaeological sites and discoveries are protected pursuant to the *Historic Resources Act 1985*. Council's policies in that regard are that:

- 1) Development applications will be scrutinized for information on proximity to the known registered sites in the municipal planning area. The specific locations are not identified in the Municipal Plan or Development Regulations, to minimize their exposure to vandalism and looting, but are known to the Council. Where the site of a proposed development is on or in close proximity to a registered site, Council will notify the Provincial Archaeological Office, and not proceed to approve the application until authorized by the same.
- 2) Upon learning that a person has discovered potential artifacts during work on a development, that person will be required to stop work and Council will report the finding to the Provincial Archaeological Office, and continue a stop work order until authorized by the same to remove it.

### **6.2.14 Development Near Public Highways**

Development near a public highway (Highway 430 in Parson's Pond) is regulated by the provincial government, pursuant to but not limited to the following regulations, in which the classification and/or proximity criteria are subject to change, and Council's policy is to include these in the Development Regulations:

- a) *Building Near Highways Regulations*, under the *Works, Services and Transportation Act*: for any action to erect, repair, alter or structurally improve a fence, building or other structure, including planting of trees, shrubs or hedges, within 20 metres from the centre line of the highway [note that Highway 430 is a designated a class C highway in these regulations].
- b) *Protected Roads Zoning Regulations*, under the *Urban and Rural Planning Act*: for any development within 150 metres from the centre line of the roadway for locations within the municipal planning area but outside the municipal boundary, or, within 100 metres from the centre line of the roadway where within the municipal boundary [note that Highway 430 is a designated a Class II Protected Road in these regulations, a classification and/or proximity criteria subject to change].
- c) *Highway Sign Regulations*, under the *Urban and Rural Planning Act*: for any sign within 400 metres from the centre line of the roadway for locations within the municipal planning area but outside the municipal boundary, or, within 100 metres from the centre line of the roadway where within the municipal boundary [note that the proximity criteria is subject to change].

Application for permits pursuant to the above regulations is to be made to the Government Services Centre, Service NL. These requirements are in addition to requirements pursuant to this Municipal Plan and the Development Regulations.

### **6.2.15 Mobile Home, Campground, and "Tiny Home" Developments**

To better integrate the typically longer shape of mobile homes and provide for campgrounds and "tiny home" developments, Council's policies are that:

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

- 1) The minimum required rear yard for mobile homes will be reduced and other requirements related to their unique shape will be included in the Development Regulations.
- 2) Mobile home parks and campgrounds will be considered at Council's discretion, where permitted in the use zone table for the applicable zone, and be subject to site plan approval as described in this Municipal Plan and to a detailed development agreement with the Council to deal with management and servicing concerns.
- 3) In order to address the potentially incompatible appearance of unusually small or narrow single dwellings such as mobile homes and "tiny homes", a minimum dimension of the shortest main wall of single dwellings will be specified in the Development Regulations. It will apply to each phase where phased construction is involved.
- 4) In order to be able to accommodate single dwellings to be built in phases where the minimum floor area requirements would not be satisfied in the initial phases (sometimes called "tiny homes"), Council will permit such single dwellings to be built in phases where permitted in the use zone table for the applicable zone, by way of site plan approval as described in this Municipal Plan, which shows the way in which the configuration of later phases of construction will result in a fully compliant dwelling floor area without encroaching on any required yards or failing to meet other requirements such as off-street parking. Variances may be considered concurrently. Home businesses will be permitted in such structures in any phase, but subsidiary apartments will not be permitted until the main building floor area satisfies the minimum requirement for single dwellings.

#### **6.2.16 Flag Lots**

As said earlier, the availability of building lots for new development is constrained by topography and natural barriers and the extent to which the community is already developed. Innovative use of "back lot" developments in the form of "flag lots" can enable development on areas of land lying behind existing lots fronting on streets. Often the challenge is simply that of access from the main body of the lot to the street, and that can sometimes be accomplished by enabling use of a narrow leg comprising fee simple lands comprising part of the flag lot and/or easements or licences to provide access across abutting lands.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

It is Council's policy to support use of flag lots to maximize opportunities for new development on lands where a barrier to approval would be lack of sufficient frontage on a public street, as enabled by Section 13 (3) (n) of the *Urban and Rural Planning Act 2000*. Definitions and requirements are included in the Development Regulations. Further, Council's policy is that Council will at its discretion consider approval of lesser widths of the legs, which would otherwise not be approvable, where permitted in the use zone table for the applicable zone and where concerns about off-street parking, pedestrian and vehicle safety at the leg's intersection with the public street, and feasibility of use of the leg for access are satisfactorily addressed.

## **7.0 IMPLEMENTATION**

### ***7.1 Implementation Policies***

The policies of the Municipal Plan for the Parson's Pond municipal planning area will be implemented by the exercise of:

- a) Appropriate Development Regulations;
- b) Site plan control for larger or more complex development proposals;
- c) A planned sequence of public works.

All amendments to the Development Regulations will be checked against the Future Land Use Maps and the policies of the Municipal Plan for the purpose of conformity. This requires proper professional advice and documentation prepared by a qualified planner and due process prior to being submitted to the Minister of Municipal Affairs and Environment for approval.

Before any development can take place, an application must first be made to Council for a development permit, unless expressly exempted. Development may take place only after Council has reviewed the application and issued a permit. If the application is to be considered as a discretionary use or if it is for a variance, the proper process of notice and Council deliberation as detailed in Development Regulations shall be carried out.

Anyone who fails to follow the required application process or who otherwise violates the Municipal Plan and Development Regulations can be prosecuted and may be ordered to remove any illegal structure and restore the site and buildings on it to their original state.

Day-to-day administration of both the Municipal Plan and Development Regulations are the responsibility of Council and its authorized staff members. It is the duty of authorized staff members to observe the requirements of the Municipal Plan and Development Regulations and to advise Council accordingly, refer development applications to Council and outside agencies, and to issue all required permits when Council approval is granted.

An application to develop must be made on the proper application form prescribed by Council. All applications must show as accurately as possible the location of the site of the proposed development and include a plot plan, showing the location of existing and proposed buildings and structures on the proposed site.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

Council will consider the application to determine whether it conforms with the requirements of the Development Regulations and the policies of the Municipal Plan. If it conforms, Council will approve the application and inform the applicant and state any conditions that may apply. If the proposed development does not conform to the Municipal Plan and Development Regulations, the application must be refused and the reason expressed to the applicant in writing. Any applicant who is dissatisfied with the decision of Council may appeal to an Appeal Board. The Appeal Board shall either confirm the decision or require that Council's decision be varied or reversed.

Council has authority to grant a variance (not to be confused with a discretionary approval) of up to 10% of a requirement applicable to a proposed development which does not strictly comply with the development standards. However, the proposed development must conform to the general intent of the Municipal Plan. A proposed development must not change the permitted land use, or significantly negatively impact adjoining properties, by virtue of grant of a variance.

Where Council deems it useful and necessary so as to better consider the details of large or complex projects, a Site Plan may be required of the applicant. Site Plan evaluation criteria are appended to the Municipal Plan.

Municipalities in the province are encouraged to adopt the National Building Code. Its requirements and administration are separate from those of the Municipal Plan and Development Regulations. Often, building and planning regulations are considered in conjunction with each other, as the prospective builder is usually considering them both at the same time, and the Council may integrate information requirements on a common application form. However, the approval of a building or construction permit under the National Building Code does not signify an approval of a development permit pursuant to the Development Regulations, and vice versa.

Also, Council's policy is that the Town of Parson's Pond does not provide building inspection services related to the National Building Code; Council's or staff's observations of new construction will be only to ensure that the Development Regulations' requirements are met, such as those concerning location of structures on the lot, parking, driveway location and bridging roadside ditches and sidewalks, building height, and the use of the development. Those persons requiring building inspection related to compliance with the National Building Code will be advised to retain professional services at their own initiative and expense. The Town does not issue occupancy permits.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

## **7.2 Site Plan Information and Evaluation**

Many of the land use conflicts associated with large residential subdivisions, multiple unit residential, commercial, industrial and public uses and the like can be avoided if sufficient concern for detailed design is incorporated in the development approval process. In order to more fully exercise Council's powers to apply conditions to a development permit, Council may require a site plan to be prepared and approved by Council prior to the issuance of a building permit for large or complex developments.

The policies of this Municipal Plan indicate certain cases where site plan approval is mandatory, but Council may require it of any development proposal where circumstances suggest that particular care is needed. Appendix A to this Municipal Plan contains the site plan information required of a site plan. Site plans will be evaluated in accordance with the policies of the Municipal Plan and the requirements of the Development Regulations.

## **8.0 INTERPRETATION OF BOUNDARIES**

It is intended that the boundaries of the land use designations and location of roads and other features shown on the Future Land Use Maps and the Zoning Maps in the Development Regulations be considered as approximate, as the available base mapping does not provide highly accurate information in some areas. Therefore, amendments to the Municipal Plan or Development Regulations will not be required to support reasonable interpretation by Council and staff concerning boundaries of zones and designations. The intent and policies of the Plan are to guide the interpretation of the mapped information.

The boundaries of the designations are to be interpreted as somewhat flexible in a limited sense. Proposed developments which straddle or are very close to a boundary may be considered in accordance with the policies of either designation, provided the proposed development does not negatively impact the amenity and quiet enjoyment of areas in either designation and respects the intent of other policies in this Municipal Plan.

Notwithstanding the foregoing, the boundaries of areas established by provincial government requirements or regulations for the flood risk and protected water supply areas are fixed. Any interpretation of them cannot deviate from their legal descriptions.

## **APPENDIX A SITE PLAN INFORMATION REQUIREMENTS**

When Site Plan approval is required, the owner or proponent shall prepare site development plans, including landscaping, parking, lighting, roads and any or all of the additional items listed below, according to the nature of the proposed development and directions of Council:

- a. the dimension of the site;
- b. the area of the site;
- c. dimensions to indicate the location of all buildings;
- d. dimensions of buildings to provide comprehensive information of their plan form, including future buildings or expansions;
- e. the distance between buildings and all yards;
- f. other uses, a breakdown of floor area by proposed use;
- g. gross floor area of buildings;
- h. dimensions of all parking areas, access roads and driveways;
- i. function and type of landscaped areas;
- j. landscaping plan and specifications including:
  - i. surface treatment (asphalt, grass etc.);
  - ii. tree and shrub types and sizes;
  - iii. location and number of trees to be retained or planted;
  - iv. dimensions of buffer zones, driveways, etc.;
  - v. number and size of parking spaces and location;
  - vi. location and size of signage;
  - vii. location and width of all walkways, footpaths;
  - viii. location of loading zones.
- k. proposed contours and drainage of surface runoff ditching;
- l. surrounding land uses;
- m. existing access constraints, e.g. right-of-ways which exist on site or adjacent to it, easements, or fire routes, and the means of satisfactorily addressing them;
- n. location and intensity specifications for lighting;
- o. location and use of outside storage areas;
- p. perspective drawings and plans showing 4 point building elevations and 2-way cross sections of all buildings shown on the Site Plan;
- q. provisions for ongoing operation of features of the development which may involve commitments or obligations of the Town of Parson's Pond or its departments and agencies.

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

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**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

**APPENDIX B:**  
**CLASSIFICATION OF USES OF LAND AND BUILDINGS**  
**SCHEDULE B**

The classification of uses set out in the following table is largely based on the Classification of Typical Occupancies included as Table 3.1.2.A of the **National Building Code of Canada, 1980**, modified to suit terms used in the Municipal Plan and the Development Regulations.

GROUP	DIVISION	CLASS	EXAMPLES
A. ASSEMBLY USES	1. Assembly Uses for the production and viewing of the performing arts.	(a) Theatre	Motion Picture Theatres T.V. Studios admitting an audience.
	2. General Assembly Uses	(a) Cultural and Civic	Libraries Museums Art Galleries Court Rooms Meeting Rooms Council Chambers
		(b) General Assembly-halls and active exercise uses	Community Halls Lodge Halls Dance Halls Gymnasiums Auditoria Bowling Alleys
		(c) Educational	Schools Colleges (non-residential)
		(d) Child Care	Day Care Centres
		(e) Place of Worship	Churches and similar places of worship. Church Halls
		(f) Passenger Assembly	Passenger Terminals
		(g) Club and Lodge	Private Clubs and Lodges (non-residential)
		(h) Catering	Restaurants Bars Taverns
		(i) Funeral Home	Funeral Homes and Chapels
		(j) Amusement	Electronic Games Arcades Pinball Parlours Poolrooms

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

GROUP	DIVISION	CLASS	EXAMPLES
A. ASSEMBLY USES (continued)	3. Arena-type Uses	(a) Indoor Assembly	Arenas Armouries Ice Rinks Indoor Swimming Pools
	4. Open-air Assembly Uses	(a) Outdoor Assembly	Bleachers Grandstands Outdoor Ice Rinks and Swimming Pools Amusement Parks and Fair-grounds Exhibition Grounds Drive-in Theatres
B. INSTITUTIONAL USES	1. Penal and Correctional Institutional Uses	(a) Penal and Correctional Detention	Jails Penitentiaries Police Stations (with detention quarters) Prisons Psychiatric Hospitals (with detention quarters) Reformatories
	2. Special Care Institutional Uses	(a) Medical Treatment and Special Care	Children's Homes Convalescent Homes Homes for Aged Hospitals Infirmarys Orphanages Psychiatric Hospitals Sanatoria
C. RESIDENTIAL USES	1. Residential Dwelling Uses	(a) Single Dwelling	Single Detached Dwellings Family & Group Homes
		(b) Double Dwelling	Semi-detached Dwelling Duplex Dwellings Family & Group Homes

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

GROUP	DIVISION	CLASS	EXAMPLES
C. RESIDENTIAL USES (continued)	1. Residential Dwelling Uses (continued)	(c) Row Dwelling	Row Houses Town Houses Family & Group Homes
		(d) Apartment Building	Apartments Family & Group Homes
	2. General Residential Uses	(a) Collective Residential	Residential Colleges & Schools University & College Halls of Residence Convents & Monasteries Nurses and Hospital Residences
		(b) Boarding House Residential	Boarding Houses Lodging Houses Bed and Breakfasts
		(c) Commercial Residential	Hotels & Motels Hostels Residential Clubs
		(d) Seasonal Residential	Summer Homes & Cabins Hunting & Fishing Cabins
		(e) Campgrounds	Campgrounds Recreational Vehicle Parks
		(f) Mobile Homes	Mobile Homes
D. BUSINESS & PERSONAL SERVICE USES	1. Business, Professional, and Personal Service Uses	(a) Office	Offices (including Government Offices) Banks
		(b) Medical & Professional	Medical Offices and Consulting Rooms Dental Offices & Surgeries Legal Offices Travel agents Similar Professional Offices
		(c) Personal Service	Barbers Hairdressers Beauty Parlours Small Appliance Repairs

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

GROUP	DIVISION	CLASS	EXAMPLES
D. BUSINESS & PERSONAL SERVICE USES (continued)	1. Business, Professional & Personal Service Uses (continued)	(d) General Service	Self-service Laundries Dry Cleaners (not using flammable or explosive substances) Small Tool and Appliance Rentals
		(e) Communications	Radio Stations Telephone Exchanges
		(f) Protection	Police Stations without detention quarters Fire stations Ambulance stations Search and rescue buildings
		(g) Taxi Stand	Taxi Stands
		(h) Take-out Food Service	Take-out Food Service
		(i) Veterinary	Veterinary Surgeries
		(a) Shopping Centre	Shopping Centres
		(b) Shop	Retail Shops and Stores and Showrooms Department Stores
		(c) Indoor Market	Market Halls Auction Halls
E. MERCANTILE USES	1. Retail Sale and Display Uses	(d) Outdoor Market	Market Grounds Animal Markets Produce and Fruit Stands Fish Stalls
		(e) Convenience Store	Confectionary Stores Corner Stores Gift Shops Specialty Shops

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

GROUP	DIVISION	CLASS	EXAMPLES
F. INDUSTRIAL USES	1. Industrial uses involving highly combustible and hazardous substances and processes.	(a) Hazardous Industry	Bulk Storage of hazardous liquids and substances. Chemical Plants Distilleries Feed Mills Lacquer, Mattress, Paint, Varnish, and Rubber Factories Spray Painting
	2. General Industrial Uses involving Limited Hazardous Substances and Processes.	(a) General Industry	Factories Cold Storage Plants Freight Depots General Garages Warehouses Workshops Laboratories Laundries Planing Mills Printing Plants Contractors' Yards
		(b) Service Station	Gasoline Service Stations Gas Bars
	3. Light, Non-hazardous or Non-intrusive Industrial Uses.	(a) Light Industry	Light Industry Parking Garages Indoor Storage Warehouses Workshops
G. NON-BUILDING USES	1. Uses not directly related to building	(a) Agriculture	Commercial Farms Hobby Farms Market Gardens & Nurseries
		(b) Forestry	Tree Nurseries Silviculture Domestic cutting for fuel wood
		(c) Mining, Mineral Exploration, Mineral Working	Separate classes of uses as defined in Schedule A

**Town of Parson's Pond: Municipal Plan - 2019-2029**  
**As Approved by Council 11 August 2020**

GROUP	DIVISION	CLASS	EXAMPLES
G. NON-BUILDING USES (continued)	1. Uses not directly related to building. (continued)	(d) Petroleum Exploration and Extraction	Separate class of use as defined in Schedule A
		(e) Recreational Open Space	Playing Fields Sports Grounds Parks Playgrounds Trails
		(f) Conservation	Watersheds Buffer Strips Flood Plains Wildlife Sanctuaries
		(g) Cemetery	Cemeteries Graveyards
		(h) Scrap Yard	Car Wrecking Yards Junk Yards Scrap Dealers
		(i) Solid Waste	Solid Waste Disposal Sanitary Land Fill Incinerators
		(j) Animal	Animal Pounds Kennels Zoos
		(k) Antenna or Wind Turbine	TV, Radio and Communications Transmitting and Receiving Masts Antennas Wind turbines
		(l) Transportation	Airfields Railway Yards Docks and Harbours Boathouses Fishing stages Marinas

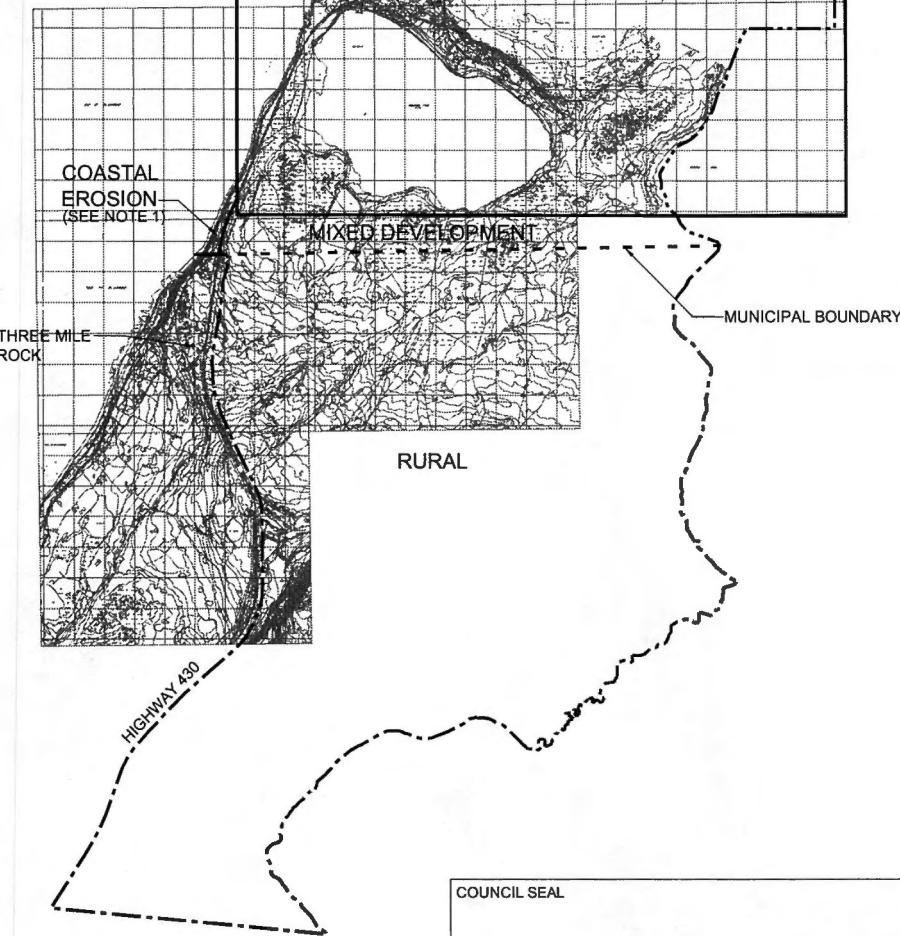
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COASTAL  
EROSION  
(SEE NOTE 1)

MIXED DEVELOPMENT

SEE MAP 2



TOWN OF PARSON'S POND

Dated at Parson's Pond this 25<sup>th</sup> day of

August A.D. 2020

Brenda Biggs

Mayor, Town of Parson's Pond

Blanche Thornehill

Clerk, Town of Parson's Pond

COUNCIL SEAL



## LEGEND:

- MUNICIPAL BOUNDARY & BOUNDARY OF FUTURE LAND USE DESIGNATION CO-INCIDENT
- MUNICIPAL PLANNING AREA BOUNDARY
- MUNICIPAL BOUNDARY & MUNICIPAL PLANNING AREA BOUNDARY CO-INCIDENT

Future Land Use Designations as Shown:

RURAL  
MIXED DEVELOPMENT  
COASTAL EROSION

## NOTES:

1. The area between Highway 430 (Viking Trail) and the shore is Coastal Erosion designation

## Municipal Plan/Amendment REGISTERED

Number 3675-2021-000  
 Date January 11, 2021  
 Signature Jens Jensen

I, a Member of the Canadian Institute of Planners, certify that the map for the Municipal Plan document has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000

Jens Jensen  
 Jens Jensen P.Eng, MCIP.

Dated 31<sup>st</sup> of August 2020

MCIP Seal:



HMJ Consulting Limited  
PROJECT NO. 17-005

5	APPROVED BY COUNCIL	11 AUG 2020
4	AS ADOPTED BY COUNCIL	3 JUN 2020
3	FOR PUBLIC INPUT	17 FEB 2020
2	FOR DMAE REVIEW	12 DEC 2019
1	FOR TOWN REVIEW	30 MAR 2019

TOWN OF  
Parson's Pond

MUNICIPAL PLAN  
FUTURE LAND USE  
2019 - 2029  
MAP 1

