
**Town of Holyrood
Municipal Plan and Development Regulations
2024-2034**

November 1, 2024

PLAN-TECH



ENVIRONMENT

1.0 INTRODUCTION

1.1 Forward

The Holyrood Municipal Plan is Council's comprehensive policy document for the management of growth within the Municipal Planning Area (MPA) over the ten-year planning period 2024-2034. The Plan repeals and replaces the Holyrood Municipal Plan 2014-2024. This Plan provides a policy framework for the land uses and activities, the subdivision of land, and the development regulations to be administered by Town Council.

In guiding the physical improvement and sustainable growth of the community, the Municipal Plan indicates the location and timing of residential development and the general layout and scheduling of capital works to support development such as: maintenance related to municipal servicing, road works, and pursuing economic development especially tourism opportunities. The Future Land Use Map(s) complement the Municipal laying out the general designations of land use.

The Municipal Plan also addresses topics related to the environmental, social, cultural, economic, and governance needs of the community. As required under the *Urban and Rural Planning Act, 2000*, hereby referred to as “the Act,” all relevant planning issues have been reviewed in the preparation of this Plan and are presented in this document.

The Plan additionally serves as the basis for preparation of the companion regulatory planning document, the Development Regulations. The Regulations address land use zones, development standards and terms and conditions, advertisement, and subdivision requirements in support of the Plan's policies.

Land Use Zoning Maps accompany the Development Regulations. Once registered, the Town Council administers the Municipal Plan and Development Regulations through its review of development permits and subdivision applications, and all other proposed land development inquiries.

1.2 Municipal Plan Contents

The Town of Holyrood Municipal Plan, 2024-2034, consisting of this document and the associated Future Land Use Map(s), constitutes a legal document once approved in accordance with the Act. It proposes the allocation of land for various uses, and includes Council's goals, objectives, and policies; a plan for the sustainable development of the community; and the timing and costs of recommended capital works over the next decade.

1.3 Plan Review and Amendment

In accordance with section 28(1) of the *Urban and Rural Planning Act, 2000*, every five years from the date on which the Municipal Plan first comes into effect, Council is required to initiate a review of the Plan. Where necessary, changes may then be made to account for any new policies or land use requirements for the next ten years. The Municipal Plan, and any amendments that have been made to it, remain in effect until a review is completed and comes into legal effect.

Council may decide to amend the Plan to meet changing circumstances such as a new development proposal. Any such amendment form part of the Municipal Plan and must align with other Plan policies. Once registered, these amendments become a legal part of the Municipal Plan and are binding on the Council and those undertaking development.

1.4 Plan Preparation and Consultation

This Plan was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*. The Plan documents are based on a review of current land uses, available mapping, and other studies of the community and on Council's perception of the land use problems facing the community, opportunities for improvements to its physical environment, and the direction of future growth. Community and stakeholder consultation have also been pursued in the planning process.

In 2019, Town Council sent its resolution to retain Plan-Tech Environment Ltd. to prepare a Municipal Plan and Development Regulations to the Department of Municipal and Provincial Affairs. The letter contained the request to initiate internal provincial consultation process through the Interdepartmental Land Use Committee (ILUC) to solicit feedback from various departments and agencies that represent a provincial government interest in the municipal planning process.

Input from Government Departments and Agencies received through the Interdepartmental Land Use Committee (ILUC) include:

- Approvals from the Government Service Centre, Department of Digital Government and Service NL, are required prior to the start of construction.
- Preparation and submission of documents must meet the requirements of the *Urban and Rural Planning Act, 2000* including public consultation.
- The provincial *Highway Sign Regulations* apply within 100 metres for the centreline of all highways constructed and maintained by the Department of Transportation and Infrastructure within an incorporated municipality and 400 metres from the centreline in unincorporated areas.
- The *Protected Road Zoning Regulations* within 100 metres from the centreline of Route 1, the Trans Canada Highway, within the Holyrood municipal boundary.
- Approval from Water Resources Management Division, Department of Environment and Climate Change for any work within any body of water (including wetland), non-domestic water uses, within shore water zones, within or adjacent to a protected public water supply area prior to the start of construction,
- Any infilling within 15 metres of a body of water must be by permit issued by the Water Resources Management Division, Department of Environment and Climate Change prior to the start of any infilling.
- Existing and potential agricultural development should be supported.
- Minimum separation distances should be applied to new developments near existing livestock operations in keeping with environmental guidelines for livestock and poultry producers.
- Zoning should recognize Crown land applications.

- GIS and Mapping Division, Department of Fisheries, Forestry and Agriculture must be contacted if any works within the Town have the potential of affecting an existing control survey marker.
- The Wildlife Division, Department of Fisheries, Forestry and Agriculture identified the Red Crossbill as an endangered species under both provincial and federal legislation. In addition, sightings of Bobolink have been reported in past. Bobolink is listed as a vulnerable species.
- The Wildlife Division also reports a Sensitive Wildlife Area for Caribou is located in the southwest section of the Municipal Planning Area. Disturbance in this area must be kept to a minimum.
- The Wildlife Division also reports a designated dog training area where dogs can roam freely of a leash.
- The Mines Branch, Department of Industry, Energy and Technology identifies a number of quarry permits and leases mostly located of Route 62. In addition, the Town has a history of mineral exploration activity up to present day. Mineral exploration shall continue to occur. The Mines Branch also requires that the Municipal Plan and Development Regulations adhere to standard definitions and requirements.
- The Climate Change Branch, Department of Environment and Climate Change outlined results of climate change such as more precipitation and more frequent extreme weather events which may result in increased flooding, storm surges and coastal erosion. The Climate Change Branch recommends that these climate change impacts be considered when allocating land for development in areas in proximity to rivers, floodplains, and the coastline.
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- The Geological Survey of Newfoundland and Labrador supports policies requiring a review of new development in areas with slopes greater than 15 percent; preventing development in areas known to be subject to flooding; and

establishing buffers along waterways, wetlands, and the marine coastline and estuaries. Furthermore, the Geological Survey of Newfoundland and Labrador recommends that: future development be restricted in areas below the 4 metre above mean sea level (amsl) along the marine coastline and estuaries as areas below this contour are highly vulnerable to coastal flooding; the Town consider the effects of relative sea level risk projections as the frequency of geological hazards will likely increase; the Town recognize that storm surges are forecast to increase in intensity and frequency; a minimum setback of 30 metres from the cliff edge be established to recognize cliff erosion rates and associated risks; and disturbances such as changes to ground surfaces and the removal of sediment and/or vegetation within the coastal setback be avoided.

- The Provincial Archaeology Office, Department of Tourism, Culture, Arts and Recreation identified three archaeological sites that are protected under the *Historic Resources Act, 1990*. These sites are not shared publicly to avoid disturbance.
- The Natural Areas program under Department of Environment and Climate Change has identified the Hawke Hills Area as an area on conservation interest.
- The Forestry Branch, Department of Fisheries, Forestry and Agriculture identified two commercial cutting areas (Duff's Straight and Rod and Gun Club) and five domestic cutting areas (Duff's Straight, Island Pond Ridge, Black Ridge, Peak Pond and Whiskey Pit). Forestry activities in these areas must be maintained.

Numerous meetings were held with Town staff, Council, and residents to determine develop opportunities and challenges within the planning area boundary based on the community's resources and capabilities.

Meetings with Council, including site visits, identified challenges and opportunities, council priorities and rationale for preparing a Municipal Plan and Development Regulations for the community.

1.5 Bringing into Effect

The Act sets out the process for bringing a Municipal Plan and Development Regulations into effect. When Council is satisfied with the draft Municipal Plan and Development

Regulations, Council adopts these planning tools and notifies the Minister of Municipal and Provincial Affairs. A Public Hearing of Objections is arranged as per section 16(1) of the Act and notices are published announcing the time and place of the hearing. The commissioner appointed to conduct the hearing reports to Council and the Minister of Municipal and Provincial Affairs on any representations made. By resolution Council approves the Municipal Plan and Development Regulations and requests Ministerial approval. Notice of the Minister's approval is published in the Newfoundland and Labrador Gazette and a local newspaper informing that the Plan has come into effect on this date.

1.6 Plan Administration

Upon being approved and registered by the Minister, the Town of Holyrood Municipal Plan is legally binding upon Council and all other persons, corporations, and organizations.

Council will administer the Town of Holyrood Municipal Plan by carrying out the Plan's policies. There are several ways in which this is done:

- By preparing Development Regulations and approved at the same time as the Municipal Plan.
- By issuing development permits to individual's wishing to build or change the use of a building or to subdivide in accordance with regulations, and
- By undertaking the capital works and development schemes outlined in the Plan when financial resources are available.

In five years, Council will review this Plan and revise it to provide for the next 10-year period in accordance with Section 28(1) of the Act. Amendments may be made at any time prior to the five-year review in response to new development proposals or changed community priorities. These amendments must follow the process outlined in Sections 12 to 24 of the Act.

1.7 Municipal Planning Area

The Town of Holyrood has a defined municipal boundary. The town’s infill limits follow an historic pattern of settlement dating back more than 100 years as illustrated in Figure 1. The Planning Area Boundary is governed by Town Council, which exercises control over all development, environmentally sensitive areas, and amenities within the planning area.

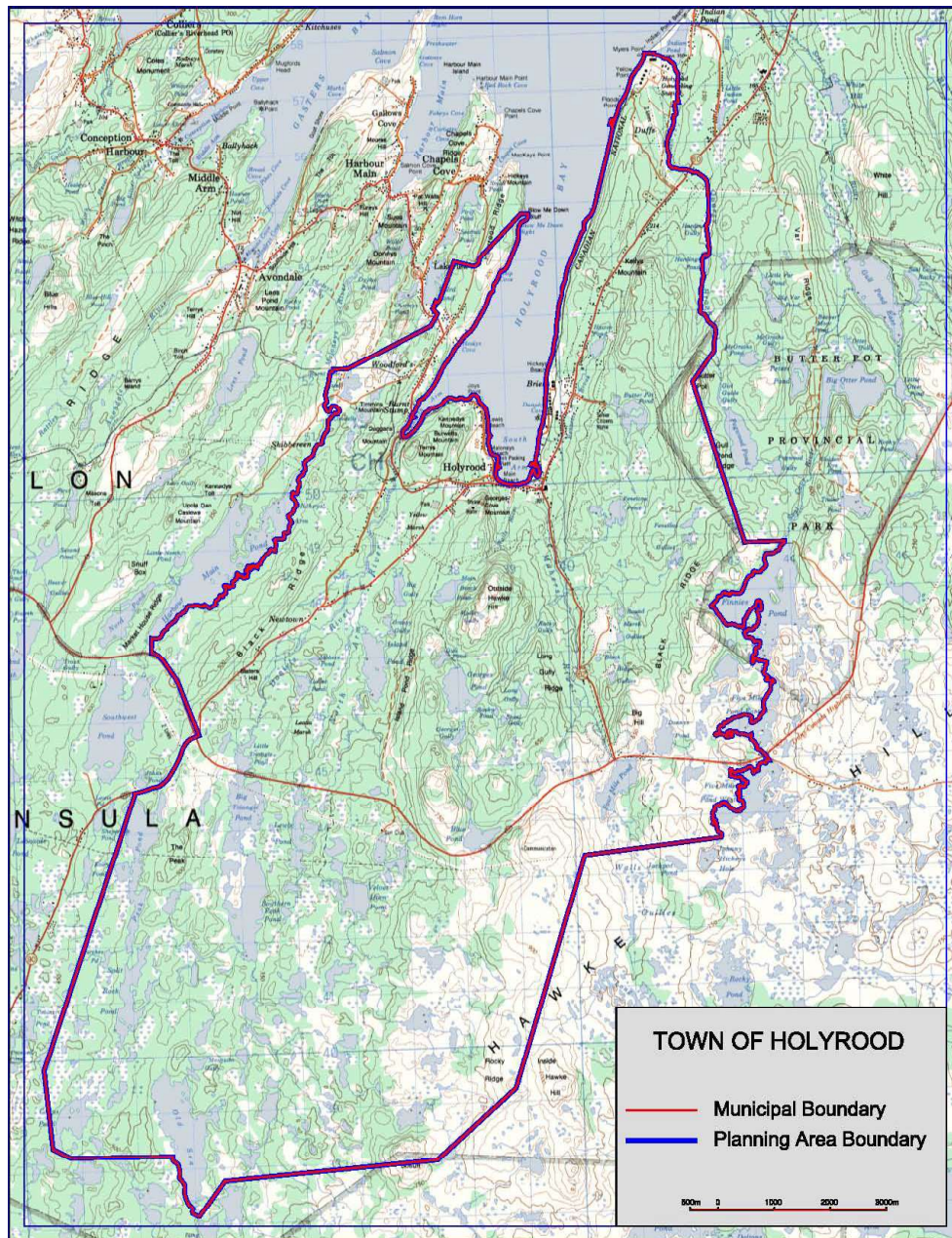


Figure 1: Town of Holyrood Municipal and Planning Area Boundary

1.8 St. John's Urban Region Regional Plan

The approved St. John's Urban Region Regional Plan covers Holyrood and designates it as one of the Local Centres where the extent of present development is such that public services must be provided. In residential areas, priority will be given to the provision of a piped water supply and sewage collection facilities. The growth of these areas will depend upon servicing facilities and physical constraints to development.

Future population growth will continue to occur in the region, accommodated by the City of St. John's as the established urban centre, and immediate peripheral locations such as Holyrood, to maximize the use of existing infrastructure (transportation network, roads, water supply) and community public services.

The Regional Plan establishes the following guidelines related to the planning and development of designated Local Centres:

- Local centres may be able to develop to the fullest extent possible with the constraints established by:
 - The existing and likely future extent of municipal services.
 - The ability of the region to finance the necessary capital works to service such development.
 - The need to protect regional resources including agricultural and forest lands, watersheds, and scenic resources.
 - The need to limit as far as possible heavy capital expenditure on additions to the regional road network to handle commuting and other traffic.
 - The amount of infilling possible within presently developed areas.
 - The capacity of existing local roads and the need to achieve a desirable level of transportation service.
 - The effect of additional population on present school facilities.
- Within the local centres, residential uses shall generally be of a low-density nature with a continuing predominance of single-family dwellings. Consistent

with the size of most of the local centres and the policies of educational authorities in the region, school facilities may be limited to the primary and elementary grades.

- Educational authorities in the region, school facilities may be limited to the primary and elementary grades.
- Commercial uses shall be limited to those of a local nature but may include both retail and highway commercial functions, where such uses are deemed desirable. Industrial activities shall generally be limited to those of a specialized local nature. Other small-scale industries providing local employment to a small number of persons may also be considered appropriate.
- Two prime goals in the local centres will be to encourage the infilling and consolidation of presently semi-developed areas once essential public services to existing development are installed and to develop improved local road systems so that better circulation of traffic may be facilitated.
- The Local Area and Municipal Plans shall recognize and define, where applicable, a core area or areas within which higher density development and development in depth may be possible.
- Two levels of service may be provided in the local centres depending upon local conditions; one area within which water and sewer and full municipal services would eventually be installed would form the heart of each such local centre. Outside of this would be an additional area of somewhat lower density development within which a lesser standard of services would be required.
- In addition, the following two objectives of the Regional Plan are also essential in guiding the planning and development of Holyrood:

- To prevent development that will require disproportionately costly public services because of location or use and to preserve in its natural state land that should not be developed due to its physical characteristics.
- To prevent the continuation of 'ribbon development' along the main roads and highways of the region.

1.9 Interpretation

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

- “Council” shall mean the Council of the Town of Holyrood.
- “Municipal Planning Area” shall mean the Holyrood Municipal Planning Area.
- “Town” shall mean the Town of Holyrood.

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

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

2.0 PLANNING CONTEXT

2.1 History and Regional Context

It is believed that Holyrood was first settled in 1689, when hydrographer, John Thronton, charted Newfoundland trading. It was once known as Hollyrode, interpreted by historians as an old English name for “Holy Cross” from the ancient Anglo-Saxon word “rode” meaning staff or cross.

Many early settlers were of Irish Catholic descent, who, it is believed relocated from Ireland during high immigration in the 1800’s. Holyrood’s indirect role in the fishery played a vital role in its settlement. Holyrood harbour offered a consistently rich supply of bait species including caplin and squid to those vessels traveling to the Grand Banks.

With the completion of the Newfoundland Railway in the 1880’s, Holyrood became a communication, transportation, telegraph, and mail hub for the local communities such as Harbour Main, Chapel’s Cove, and St. Mary’s Bay via Salmonier Line.

2.2 Development History and Land Use Patterns

The landscape of the Municipal Planning Area is generally rugged and broken, with hills rising to over 270 m and capped by huge rock masses. These are formed by the intrusion of igneous matter in the siltstone and slate, which is found in the area. Many of the houses around the coast lie on a fairly deep ground moraine soil, but this coastal strip is very narrow and provides only limited land that can be developed. There are also scattered pockets of deep moraine soil away from the coast, notably along the Salmonier Line.

Carved by glaciers, Holyrood forms a natural river valley running to the north. The area is dotted by a number of small ponds and North Arm Brook. The coastline is highly indented. The area is well forested, except along the coast.

Holyrood has one watershed designated for municipal water supply: North Arm Brook, which is a large watershed, held in reserve and encompasses a large portion of the planning area in the south. Holyrood's main water supply is from eight (8) drilled wells.

The Town of Holyrood, incorporated in 1969, is located at the head of Conception Bay, and is approximately a 30-minute drive to St. John's via the Trans-Canada Highway (Route 1), and 45 km from St. John's along the Conception Bay Highway. Its land area encompasses 125.72 sq. km and has a population density of 19.6 persons per sq kilometre.

Holyrood is known for its scenic and rugged beauty, it's naturally formed and well protected harbour and marina and its modern, well-kept homes. Holyrood embraces the convenience of urban living with the traditional setting of a rural Newfoundland community.

2.3 Background Data and Analysis

Demographic background information has been compiled from a number of sources including the Statistics Canada and the 2021 Census data, the Provincial Department of Finance and Community Accounts data, archival sources, and information supplied by Council and Town staff. Various statistical data as analyzed and prepared by government agencies (such as Statistics Canada 2021 Census Data, and Department of Finance Community Accounts data) is rounded or approximated for matters of privacy and to protect anonymity in small communities, and for this reason may at times seem anomalous or inconsistent with the community. Conducted site visits provided insight into land uses, activities, and development potential in the future.

2.4 Demographic Trends

2.4.1 Population

The population for Holyrood was 2471 in 2021. The 2021 Census listed the population of Holyrood at 2,471, representing a small growth rate of 0.3% from 2016. Over the same period, the entire province experienced a population decrease of -1.8% since 2016 (510,550 in 2016, down from 519,716). Table 1 shows the change in population for Holyrood from 1986 to 2021 based on census data.

Table 1: Population Change 1986-2021

Year	Population	Change	% Change
1986	2,118		
1991	2,075	-43	- 2.0%
1996	2,087	-12	- 0.99%
2001	1,906	181	- 8.7%
2006	2,005	99	5.2%
2011	1,995	100	0.49%
2016	2,463	468	23.5%
2021	2471	8	0.3%

Source: 2016 and 2021 Census Data, Statistics Canada

In terms of distribution of the population, Holyrood follows a similar pattern to most other municipalities in the province, with an aging population cohort that is larger than younger age groups. Over the last 30 years, the number of school aged children from K to 12 has decreased by almost 50% from 1,474 in 1990 to 749 in 2020.

The median age in Holyrood was 49.2 in 2021, slightly higher than the median age for Newfoundland and Labrador at 46 years, and the average age in Holyrood was 46.1 years compared to 43.7 years provincially.

Table 2: Age Group Characteristics

Age Characteristics	Holyrood			Province		
	Total	Male	Female	Total	Male	Female
Distribution (%) of the population by broad age groups	100.0	100.0	100.0	100.0	100.0	100.0
0 to 14 years	15.6	17.1	14.1	15.6	17.1	14.1
15 to 64 years	58.3	57.3	59.7	58.3	57.3	59.7
65 years and over	26.1	25.6	26.2	26.1	25.6	26.2
85 years and over	1.8	1.2	2.0	1.8	1.2	2.0
Average age of the population	49.4	45.4	46.7	45.1	45.4	46.7
Median age of the population	42.9	48.8	49.6	49.2	48.8	49.6

Source: 2021 Census data, Community Accounts Data

2.4.2 Age Characteristics

The population age group 15 – 64 years is 58.3 percent of the total population of Holyrood and 63.0 percent for the province. While the age group 0-14 years is 15.6 percent of the total population in Holyrood, it is 13.4 percent for the Province of Newfoundland and Labrador. The population age group 65 years and over is 26.1 percent of the population in Holyrood with 1.8 percent of the population being older than 85 years. In Newfoundland and Labrador, 23.6 percent of the population is 65 years and over with 2.0 percent of the population older than 85 years. The age group 65 years and older constitutes a larger portion of the population than the age group 0 – 14 which illustrates the aging population. The average age of the population of Holyrood is 49.4 years which is slightly higher than the average of age of the population of the province at 45.5 years.

2.4.3 Individual and Family Income

Half of the males in Holyrood received more than \$48,100 in income during 2017, while half of females received more than \$30,100. While provincially, half of the males received more than \$40,500 in income during 2017, and half of females received more than \$27,000. The national values were \$42,100 for males and \$30,500 for females. With respect to couple family income in 2017, half of the couple families in Holyrood had incomes of more than \$103,000, while half of the couple families in the province had incomes of more than \$89,200. The national value was \$93,000.

Half of the lone parent families in Holyrood had incomes of more than \$42,500 in 2017. Provincially, half of lone parent families had incomes of more than \$41,700. And nationally the value was \$46,100.

In 2017, the average couple family income in Holyrood was \$115,400, higher than the provincial average of \$108,400, and slightly lower than the national average of \$116,200. Thus, in Holyrood, both individuals and families benefit from higher incomes than their provincial and national counterparts.

In Holyrood, the average size of census families was 2.4 in 2021, and the same provincially. The average size of households (not census families) was 2.4 in Holyrood and 2.3 provincially.

2.4.4 Housing Demand

According to the 2021 Census, there were 995 dwellings in Holyrood, compared to 975 in 2016 for an increase of 20 or 0.2%. Of these, 900 were detached homes, 90 were attached and 25 row houses. Table 3 below illustrates more dwelling details.

Table 3: Holyrood Dwelling Types and Tenancy

Structural Type of Dwelling	Total Units	Owned	Rented
Total - Structural type of dwelling	995	840	135
Single-detached house	900	835	80
Apartment in a building that has five or more storeys	0	0	0
Other attached dwelling ¹ .	0	0	55
Semi-detached house	20	10	15
Row house	15	0	10
Apartment or flat in a duplex	0	0	10
Apartment in a building that has fewer than five storeys	20	0	20
1. Includes: semi-detached house, row house, apartment or flat in a duplex, apartment in a building that has fewer than five storeys and other single-attached house. Source: 2021 Census data			

As reported by the 2021 Census, 88.0% of homes in Holyrood were owned versus rented compared to 76.8% for the province and 67.8% for Canada.

In 2021, average monthly shelter costs for owned dwellings in Holyrood was \$1,062. For the province, the average monthly shelter costs for owned dwellings were \$984. The average monthly shelter costs for renters in 2016 was \$943 in Holyrood and \$836 provincially.

The bulk of housing construction in Holyrood occurred between 1961 and 1990 with 510 units. Construction dropped off significantly between 1991 and 2011 with 290 units. However, there has been a resurgence in housing construction between 2011 and 2016 with 185 new units.

During the previous Municipal Plan Review period, the town experienced an average of 15 housing starts per year, and this increased to an average of 18 building permits for new residential construction in the period from 2016 to 2020. Residential construction is expected to continue with modest increases during the planning period.

2.4.5 Economy, Labour Force and Rates

In Holyrood, the employment rate for those aged 15 years and older was 51.1% and only 49.5% for the province. During the same period, the unemployment rate for Holyrood was 10.5% and 5.1% higher for the province at 15.6%. At this time there were 1,990 individuals participating in the labour force in Holyrood while 256,855 participated in the labour force provincially. Females in Holyrood enjoyed a lower unemployment in Holyrood than their male counterparts. Table 4: Holyrood Labour Force Status illustrates the labour activity for Holyrood based on 2021 Census data.

Table 4: Holyrood Labour Force Status

TOTAL LABOUR STATUS	Total	Male	Female
Total Labour Force Status	1,990	1,000	990
In the Labour Force	1,185	590	595
Employed	1,055	500	555
Unemployed	125	85	40
Not in the Labour Force	810	415	395
Participation Rate %	59.5%	59.0%	60.1%
Employment Rate %	53.0%	50.0%	56.1%
Unemployment Rate	10.5%	14.4%	6.7%
Source: 2021 Census Data			

The 2021 Census, summarizes occupations according to National Occupation Classification by gender during the census reference week, as discussed above. Table

5: Employment by Occupation shows male and female participation in the work force for Holyrood and employment rates. In Holyrood, 92.3% of males are employed in the trades, transport, and equipment operators occupations, while females are employed in health occupations. This followed by 84.2% of males in natural and applied sciences occupations, and 87.5% of females in education, law, and government services occupations.

Most employment opportunities are outside of the town and in the St. John's Region. Employment opportunities in Holyrood are in service-sector businesses, education and health care, and construction. Three new are home-based businesses were added in 2020 offering accounting, aesthetics, and automotive services. Existing hobby farms continue to operate in the municipality.

Table 5: Employment by Occupation

Occupation	Total Employed		Rate %	
	Males	Females	Males	Females
Health	---	90	---	90.0%
Education, law, & social, community & government services	15	105	12.5%	87.5%
Business, finance, & administration	30	120	20.0%	80.0%
Sales and service	65	115	36.1%	63.9%
Management	75	80	48.4%	51.6%
Manufacturing & utilities	10	10	50.0%	50.0%
Natural resources, agriculture & production	25	10	71.4%	28.6%
Natural & applied sciences	80	15	84.2%	15.8%
Trades, transport, & equipment operators	240	20	92.3%	7.7%
Source: Community Accounts and 2021 Census Data				

2.5 Land Use

At one time Holyrood was once considered a low-density rural community, but in recent years has it has experienced growth and urbanization resulting in increased density and need for more community services.

Its convenient location in the St. John's Urban Region makes it a growth centre for the local area. The predominant housing form is the single-family detached home situated on a larger lot.

The Town has developed in the form of a long and narrow ribbon along the Conception

Bay Highway. Some newer subdivisions have been developed on side streets and on land off the highway. The predominantly linear and dispersed form of development has made the provision of municipal water and sewerage services expensive. Additionally, haphazard developments of the past have created many dead-end streets which prevent future development. Commercial and community-service uses are concentrated along the Conception Bay Highway.

2.6 Planning Issues

Despite population growth, Holyrood still has ample land designated for future residential growth. However, development in the adjoining Town of Conception Bay South has been constrained by the availability of land suitable for large scale subdivision development. Therefore, the Town is experiencing a demand for residential growth along Conception Bay Highway.

2.7 Municipal Finance and Services

In its 2023 budget prepared for the Department of Municipal and Provincial Affairs, Council allocated the following funds for the services it provides to residents of Holyrood. Broad budget categories are broken down in Table 6: below.

Table 6: Town of Holyrood Municipal Services Budget 2023					
Protective Services	Budget	Sub-total	Planning & Development	Budget	Sub-total
Fire protection	\$322,285.08	\$556,981.84	Planning & zoning	\$ 22,000	\$217,594.22
Emergency prepared & response	\$ 2,500		Community Improve & development	\$ 35,000	
Municipal enforcement	\$ 0		Tourism & marketing	\$160,594.22	
Other services/inspection	\$230,696.76				
Transportation Services	Budget	Sub-total	Recreation & Culture Services	Budget	Sub-total
Vehicle maintenance	\$75,900	\$1,167,959.74	Rec Administration	\$155,726	\$216,871
Streets/sidewalks	\$51,000		Rec facilities	\$20,045	
Snow removal	\$54,000		Culture facilities	\$11,300	
Lighting	\$137,000		Rec/culture programs	\$ 18,200	
Other transportation services	\$850,059.74		Other rec/culture services	\$11,600	
Environmental Services	Budget	Sub-total	Fiscal Services	Budget	Sub-total
Water supply	\$114,076	\$383,797	Fiscal Services		\$984,013.84
Sewage collection & disposal	\$35,721				Sub-total
Garbage collection & disposal	\$234,000				
Other environmental	\$ 0				

Total All Municipal Services 2023: \$4,434,502.90
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Council has prepared this budget based on expenditures and income including tax revenue, government transfers and investment income and put forward a balanced budget for 2023.

The 2023 budget was \$4,434,502.90 representing a moderate 12.1 % increase (or \$464,972.36) in the budget over 2022. The budget increase occurred in all budget categories.

Residents of Holyrood are well serviced with a good network of streets and sidewalks, water and sewer servicing, and excellent recreation and cultural facilities and programs.

2.8 Summary

The community has experienced a population gain in 2016 and again in 2021 as reported by the 2021 Census data and more recent analysis carried out by the Department of Finance Community Accounts. Residents in Holyrood enjoy employment rates and average couple family incomes that are higher than many of their counterparts as well as the province.

The Department of Finance compiles and compares indicators of well being for all municipalities in the province which is found in Community Accounts. The Composite Well Being score for Holyrood is 72%, which is comparable to other towns such as Labrador City, Mount Moriah, Baie Verte, and Mobile. 88.5% of Holyrood residents indicated an extraordinarily strong sense of belonging in the community, and 80.9% are very satisfied with their life, while almost 60% rated their health as excellent or *very good*. These indicators illustrate how an area is doing relative to other communities in the province. The high levels of residents' satisfaction bode well for the future of Holyrood.

2.9 A Strategy for Growth and Change

While Holyrood was once considered a low-density rural community, in the past decade it has experienced growth and urbanization, which have increased density substantially. Its convenient location near the St. John's Urban Region makes it a convenient growth centre within the Northeast Avalon. Furthermore, the St. John's Urban Region Regional Plan designates Holyrood as one of the Local Centres where the extent of present development requires the provision of public services. In the residential areas, the priority has been the delivery of a piped water supply and sewage collection facilities. The growth of these areas has depended upon servicing facilities and physical constraints to development.

The development strategy for the Town of Holyrood, Municipal Plan 2024-2034 is to continue to reinforce the patterns of development that have evolved over the last number of decades. The emphasis will be on retaining and strengthening current land use patterns to minimize the inefficient use of land and services. Provision of commercial and community services, the enhancement of tourism, recreation and open space opportunities and the protection of significant environmental features and lands will be the focus of this plan.

3.0 Vision, Goals, and Objectives

This section outlines the Town's planning vision, goals, and objectives that will be pursued for the period. The vision statement establishes a broad picture of the community's future – a future that Council will endeavour to achieve through the implementation of the policies and proposals outlined in the Municipal Plan. A goal is a desired state that reflects the long-range desires of Council and is related to an area of concern. It is concrete, realistic, action-oriented, and attainable within a period of three to five years. The realization of an objective should move the goal closer to reality. The community vision, goals and associated objectives were determined through consultation with Council and the public.

Based on a comprehensive study of the planning characteristics of the Holyrood Planning Area, the following are the goals and objectives of this Municipal Plan, which are to be pursued within the ten-year planning period 2024-2034.

3.1 A Vision for the Community

Discussions with Council and staff, followed by public consultation, confirmed the planning vision that was created for the Town through the Integrated Community Sustainability Plan (ICSP) of 2010. During the ICSP process, much time and effort was given to developing a vision that encapsulated the future potential of Holyrood, its growth, character, and quality of life. Through consensus and with minor adjustments, it was established that the ICSP vision is still relevant today.

Holyrood is a Town renowned for its scenic beauty, its beautiful harbour and marina, a town set with a silver beach by a shining blue sea; a town with sheer beauty, and restful scenery, that embraces the convenience of urban living with the traditional setting of rural Newfoundland. The vision is to grow the town while preserving its character, heritage, and beauty.

In order to achieve this *vision*, a number of goals have been identified to provide the foundation for specific objectives and land use policies as described in the following sections. The following community goals reflect the Vision Statement and will guide the Town of Holyrood over the next decade.

3.2 Community Goals and Objectives

Based on a comprehensive background study of the Holyrood Planning Area, the following goals and objectives have been developed for a ten-year planning period. The goals and objectives are also reflective of the intent of the ICSP.

Goal A. Community Structure and Character

In anticipation of future development that enhances the community structure and unique character of Holyrood, Council's goal is to allocate land for its best use within the overall growth strategy for Holyrood as guided by the St. John's Urban Region Regional Plan.

Furthermore, Council's aim is to:

- A1.** Encourage future growth in a manner that ensures land use compatibility, orderly development and the economic use of municipal services.
- A2.** Control future growth of the town in such a manner as to develop an attractive and balanced community by protecting the natural environment and natural resources throughout the Planning Area.

Objectives:

- 1. Encourage infilling in areas served by municipal water and sewer services.
- 2. Allocate land for future development based on its best use considering its physical characteristics and location.
- 3. Ensure that natural areas such as drainage courses, shorelines, and steep slopes are protected from development to preserve environmental resources and the rural character of the Town.
- 4. Preserve access to scenic views of the shoreline, ponds, and hills, recognizing their value to residents and visitors for recreation and tourism.

GOAL B. Economic Development

- B1.** Encourage diversified economic development that promotes employment opportunities for residents, contributes financially to the municipality, supports a high quality of life, and protects the environment. Applying a balanced approach will promote Holyrood as an attractive place to live drawing on its pleasing residential environment, natural and scenic character, municipal services, and reasonable cost of living.
- B2.** support and promote projects such as Oceans Holyrood and the Blue Oceans Industrial Park for the benefits they will generate for the local economy.

Objectives:

1. Allocate land for future marine technology businesses as well as the growth or expansion of existing marine technology industrial parks.
2. Support the development of facilities and attractions that will help promote the marine technology industry in Holyrood through appropriate land use policies.
3. Encourage the development of additional employment opportunities to serve the present and future population.
4. Promote the continued operation of existing home occupations through continued provision of high-quality municipal services.
5. Encourage the emergence of new commercial business including additional home occupations.
6. Allocate land uses to attracts new businesses to Holyrood through appropriate land use policies.

Goal C. Housing

- C1.** Encourage continued development of suitable quality, quantity and mix of housing that serves the needs of present and future populations with the services and amenities necessary to create a pleasant residential environment. To this end, Council will provide a high standard of municipal services.

Objectives:

1. Provide a sufficient amount of serviced land to accommodate residential development within the municipality.
2. Encourage improvement of existing dwelling standards.
3. Maintain greenspaces, buffers and street trees in residential areas.
4. Promote a mixture of housing types within the municipality that may include affordable housing and housing for seniors.
5. Encourage the development of residential infill lots within built up neighbourhoods.
6. Maintain the present high standard of housing in the community, through residential site design and a high standard of municipal servicing.

Goal D. Municipal Services

D1. Provide a full range of municipal services in Holyrood in the most economical and feasible manner.

Objectives:

1. Ensure that on site services meet the standards of the Service NL.
2. Permit new subdivision development in areas which can be easily connected to municipal services.
3. Provide fire protection to all residents.

GOAL E. Transportation

E1. Ensure that the local transportation system adequately and safely provides access throughout the Planning Area.

Objectives:

1. Undertake continued improvements to the municipal roads through a regular maintenance program.
2. Create an efficient road system by connecting streets which require a second access.
3. Not to exceed the maximum cul-de-sac length requirement.
4. Reserve land for future access to backlands.

GOAL F. Community and Social Services

F1, Provide a full range of community and social services to the residents of Holyrood.

Objectives:

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

Goal G. Environment

- G1.** Encourage a community philosophy that values and protects the natural environment, and conserves, protects, and where possible, enhances important and sensitive environmental resources.
- G2.** Encourage the preservation of natural resources and promote the development of sustainable development activities.
- G3.** Protect and enhance the natural environment for its aesthetic, recreational, tourism and resource values.

Objectives:

1. Identify and protect significant archaeological sites, scenic and natural areas such as wildlife and plant habitat, and environmentally sensitive areas of potential geological hazard, by incorporating appropriate land use practices and zoning.
2. Restrict development in areas with slopes greater than 15 percent, recognizing that development in such areas can cause in geological hazards resulting in environmental damage and higher costs for servicing and maintenance.
3. Restrict development in coastal areas below the 4-metre contour where sea level rise and storm surge result in coastal flooding where mitigation measures such as coastal protection methods and enhanced engineering solutions are not possible or feasible.
4. Consider zoning coastal areas below the 4-metre contour as conservation or

environmental protection.

5. Maintain a minimum 15 to 30 metre riparian buffer of land from the highwater mark of ponds, lakes, streams, and shorelines as conservation uses.
6. Limit the removal of vegetation and clear cutting to maintain landscape connectivity and preserve important greenbelts and natural habitat, and to mitigate potential negative effects of development such as stormwater management.
7. Seek advice and input from Eastern Habitat Joint Venture, Wildlife Division, to incorporate conservation practices as possible.
8. Ensure development proposed in the floodway and floodway fringe receives prior approval from the Water Resources Management Division, Department of Environment and Climate Change.
9. Protect natural resources from degradation including water, air, soils, traditional agricultural land, forests, and scenic areas.
10. Consider provincial climate change projections (for closest regional site) when allocating land for future development.
11. Continue and strengthen the Town's initiative in waste management, recycling, and composting.
12. Encourage waste management and participate in the Provincial Waste Management Program.
13. Require landscaping plans for new subdivisions and developments.

Goal H Municipal Finance

- H1.** Manage municipal expenditures and revenues to provide the necessary municipal services within a framework of long-term financial stability.

Objectives:

1. Encourage a growth strategy for Holyrood that will ensure orderly development, economic use of municipal services and compatibility between land uses.
2. Manage municipal expenditures with restraint, aiming for maximum return on investment.

3. Manage the municipal debt, considering the Town's ability to meet its expenditures over the long term.
4. Encourage a more diversified economic base to generate more revenues through business taxes.
5. Provide municipal administration and services effectively, efficiently, equitably to all residents, and within the fiscal capacity of the Town Council.

Goal I Culture, Recreation, and Open Space

11. Provide a range of leisure and recreation facilities that address the needs of all residents of Holyrood and that are within the Town's financial capabilities. Council supports the provision of services and facilities that enhance the personal and physical well-being of residents.

Objectives:

1. Protect and develop Holyrood's cultural and natural heritage and protected archaeology sites.
2. Encourage and facilitate the provision cultural opportunities within the town.
3. Develop and maintain facilities and natural areas to accommodate a range of active and passive recreational opportunities.
4. Ensure that sufficient space, facilities, and programs are provided to meet the year-round recreational and leisure needs of all Holyrood residents.
5. Facilitate and encourage community-based groups to provide leisure and recreation programs that are responsive, accessible, and affordable for all Holyrood residents.
6. Encourage and support events such as summer festivals, sporting events, and other attractions.
7. Develop public recreational areas and facilities in feasible locations which will service the maximum number of residents of the Town.
8. Encourage community connectivity and a healthy active lifestyle by establishing greenbelts, parks, and walking/hiking trails.

Goal J. Sustainable Development

J1. To safeguard natural resources and promote the development of sustainable development activities.

Objectives:

1. Encourage the use of natural resources like wind and solar energy as alternative sources of renewable energy.
2. Promote the development of industries that use clean renewable sources of energy.
3. Refer developers to the National Building Code of Canada, in addition to relevant provincial legislation.

Goal K. Governance

Goal K. Provide municipal administration and services effectively, efficiently, and equitably to all residents, in concert with the Town's ICSP and St. John's Urban Region Regional Plan and within the fiscal capacity of the Town.

Objectives:

1. Collaborate with municipalities in the Region, provincial government, community organizations, and the business community to facilitate opportunities to improve local governance and municipal services.
2. Encourage public interest and participation in municipal governing processes, including Council elections, committee activities, and public participation in decision-making.
3. Deliver municipal administration and services effectively, efficiently, openly, and within the Town's fiscal capacity.
4. Ensure that governance is up-to-date and compliant with relevant provincial legislation such as the *Municipalities Act* and the *Urban and Rural Planning Act*, in addition to legislation pertaining to the environment and natural resources.

4.0 THE LAND USE PLAN

The following policies and accompanying Future Land Use Map(s) constitute the land use component of the Holyrood Municipal Plan, 2024-2034. Included are all policies Council deems necessary to ensure that the physical development of Holyrood is undertaken in an efficient and economic manner during the ten-year life of this municipal plan. The Land Use Plan is meant to complement the Goals and Objectives outlined in Section 3.

4.1 General Land Use

The following policies are general in scope and apply to more than one land use and to different areas of the town of Holyrood. They are therefore presented as a separate section of this Land Use Plan.

4.1.1 General Land Use Policies

Specific policies that apply to each of these land use designations are described in the sections that follow. Additional sub-categories of land use designations are discussed in greater detail as warranted with respect to approval considerations.

GLUP-1 Physical Structure

It is Council's policy that land uses will be allocated in accordance with the Future Land Use Map(s). Development within the Planning Area will be controlled in accordance with the Town of Holyrood Development Regulations, and in adherence with appropriate policies, Acts, and Regulations of the Province.

Nothing in the Plan shall affect the continuation of a use which was legally established on the day that this Plan was registered by the Minister of Municipal and Provincial

Affairs. Where a building or use exists, which does not comply with the intent of the Plan and the designated use, then it shall not be permitted to expand substantially. Minor extensions of such properties may be approved provided there will be no adverse effects on surrounding properties or the environment. See also Section 108, Non-Conforming Uses of the *Urban and Rural Planning Act, 2000*.

GLUP-2 Subdivision Policies

It is Council's policy that land which borders developed residential areas may be suitable for large-scale residential development in the future. All proposed subdivision developments shall be subject to a comprehensive evaluation by Council. The content of this evaluation will be detailed in the Holyrood Development Regulations and will include:

- a) An investigation of physical features of the site and the opportunities and constraints to development that they represent. Where possible, the layout of proposed lots and roads shall conform to the topography.
- b) An outline of how the proposed subdivision will integrate with existing development, roads, and services on adjacent lands and provide for future access to undeveloped lands in the area.
- c) Compatibility between the subdivision and surrounding land uses, both existing and future.
- d) A review of municipal servicing proposals by the developer and the public costs of providing and maintaining these services.
- e) Compliance with the Town's Engineering Design Guidelines for Subdivisions.

GLUP-3 Archaeological/Historic Sites

It is Council's policy that sites within the Holyrood Municipal Planning Area and any major land development or public works project that involves land disturbance must be submitted to the PAO for review and any accidental discoveries of historic resources must be reported to the PAO.

To ensure that all archaeological resources are protected, consultation with the PAO should be initiated during the early planning stages the major land development that involves land use or ground disturbance. These discussions are necessary to ensure that appropriate measures are taken to protect historic resources and where deemed necessary, to recommend when archaeological work is required to identify and safeguard any sites yet to be discovered.

GLUP-4 Development Agreement

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

GLUP-5 Conveyance to Council of Private Roads

It is Council's policy that streets in new subdivisions shall be constructed and upgraded to the Town's Road Standards before Council shall assume ownership and responsibility for future maintenance. All new streets shall have a legal land survey and a Deed of Conveyance, approved by the Town's solicitor, before Council assumes ownership.

GLUP-6 Access and Public Street

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

GLUP-7 Easements and Emergency Access

Where land is required for utility easements or emergency access, the land may be obtained for the appropriate agency (e.g. power, electrical and etc.) while approving subdivision or other development applications.

Municipal and public utility works such as electrical power, telephone, and pollution control facilities may be permitted in all land-use designations provided that no adverse effects are created that impact adjacent land uses or the environment. Buffers, such as landscaped areas, shall be provided between any such works and adjacent land uses, where appropriate.

GLUP-8 Building Setback

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

GLUP-9 Infill Development

It is Council's policy that all infill development shall be monitored to ensure that appropriate standards are maintained with respect to lot size, frontages, road widening, alignments, and any other matter concerning current or future public works.

In older developed sections of the Town infill lots may not meet current standards. Council shall review any proposed development on a lot-by-lot basis. Lots that do not meet current frontage development standards may be approved for infill residential development under Council's discretionary authority provided they are serviced with municipal services and there are sufficient lands for the safe development of the lot.

GLUP-10 Heritage Structures and Archaeological Sites

Houses and other buildings and structures which were built in a traditional or distinctive architectural style (or otherwise are deemed to have historic or aesthetic value by Council, or a department or agency of a higher level of government) may be considered heritage structures. It is Council's intention to protect heritage structures for aesthetic

and historic reasons and for their historic value as a heritage and tourist attraction. Historic sites shall also be protected by Council for their historical value and as tourist attractions.

The Provincial Archaeology Office has identified three sites within the Holyrood Planning Area. These sites are protected under the *Historic Resources Act, 1990*. These sites are generally located on the Land Use Zone Map. It is Council's policy to protect these sites from future ground disturbance.

GLUP-11 Land Dedication for Public Purposes (Open Space)

Section 37 of the Act requires that not more than 10% of the subdivision or land to be developed shall be dedicated to the Town as public open space. The land dedicated should be suitable for walking trails, tot lots, parks, green belts etc. Council may accept cash at the fair market value, in lieu of such land dedication.

It is Council's policy to designate open space areas within the Town for both active and passive recreational uses. Public access to natural areas, scenic viewscapes and open spaces, and walking trails shall be maintained and where possible Council may improve the integrity of these recreational systems.

GLUP-12 Survey Control Monument

There are approximately 41 survey control monuments located in the Holyrood Planning Area. It is Council's policy that development works within the Town that disturb an existing Control Survey Marker must be reported to the GIS and Mapping Division, Department of Fisheries, Forestry and Agriculture.

GLUP-13 Protected Road, Route 1

The Trans Canada Highway, Route 1, is a Protected Road. Development within 100 metres of the highway centerline requires a Permit under the *Protected Road Zoning Regulations*. Applications shall be referred to the Department of Digital Government and Service NL.

4.1.2 Servicing Policies

SP-1 Soil and Drainage

It is Council's policy that development shall only be permitted only on lands having soil and drainage conditions that are suitable to permit the proper siting and development of the proposed uses.

SP-2 Municipal Services

It is Council' policy that within and near serviced areas, new development shall only be permitted in areas which can be provided with full municipal water and sewage services. The costs of providing or extending municipal water and sewer services to any new subdivision development shall be the sole responsibility of the developer.

SP-3 Water Management

At present, the Town's main water supply is from eight (8) drilled wells which supply water to the main reservoir tank located in the centre of Town. It is the policy of Council to prohibit the filling of outside swimming pools with the existing water supply. Other alternatives, such as the use of tanker trucks for the filling of swimming pools, shall be encouraged.

SP-4 On-Site Sewerage Disposal

No on-site sewerage disposal system shall be closer than 30 metres from a waterbody or watercourse, unless approved by the Department of Digital Government and Service NL.

SP-5 Waste Disposal

It is Council's policy that protective measures shall be taken to prevent or minimize pollution when disposing of sewage and solid waste.

4.1.3 Environmental Policies

EP-1 Preservation of the Natural Environment

Council places a high importance on the preservation of the natural environment in response to its importance to for residents of Holyrood. The policy of preserving the natural environment will be extended to all natural systems within the Planning Area, including natural drainage systems, wetlands, bogs, and wildlife, plant, and fish habitats. The preservation of watercourses and shoreline areas will be a priority within the Planning Area.

EP-2 Alterations to the Natural Environment

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

EP-3 Removal of Topsoil and Aggregates

It is Council's policy that topsoil shall not be removed unless a permit has been obtained from the Department of Industry, Energy, Technology, Mining and Mineral Development Division and a permit issued by Council.

EP-4 Preservation of Trees

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

EP-5 Environmentally Sensitive Areas

It is Council's policy that development shall be prohibited in environmentally sensitive areas such as steep slopes and bogs. Development shall also be prohibited in areas prone to landslides and rockfall. Development shall be prohibited in conservation areas within 30 metres of the rock cliff along the sea wall. These areas are known for coastal erosion. This policy shall equally apply to environmentally sensitive areas in other land use designations.

EP-6 Protection of Watercourses, Wetlands, and Waterfowl Habitat

It is Council's policy that rivers, streams, ponds, and shorelines shall be protected from pollution and development. The existing vegetation shall be maintained along banks and shorelines where possible. No development shall be permitted within a minimum 15 metres to 30 metres of a watercourse without approval from the Department of Environment and Climate Change, Water Resources Management Division, and where fish habitat is affected, from the Department of Fisheries, Forestry and Agriculture, and the Department of Fisheries and Oceans Canada.

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

EP-7 Infilling Within 15 metres of Bodies of Water

No infilling work within 15 metres of a body of water will be allowed prior to applying for permitting to the Department of Environment and Climate Change, Water Resources Management Branch, and Section 48 of the *Water Resources Act, 2002*. Any proposed infilling within 15 metres of a body of water shall comply with the Department's Policy for Infilling Bodies of Water.

EP-8 Non-Domestic Water Use for Any Purpose

Prior to the start of construction, the proponent must apply for a permit to the Department of Environment and Climate Change, Water Resources Management Division, and Section 48 of the *Water Resources Act, 2002* to use water from any water source for any purpose.

EP-9 Development in Shore Water Zones

No development will be permitted in shore water zones prior to applying for permitting with the Department of Environment and Climate Change, Water Resources Management Branch, and Section 48 of the *Water Resources Act, 2002*. Any proposed work in the shore water zones shall comply with the Department's Policy for Development in Shore Water Zones.

EP-10 Environmental Stewardship

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

- a) The preservation of trees and limiting the practice of clear cutting sites proposed for new developments, by requiring the submission of landscape plans with new development applications.
- b) The expansion and development of recreation lands.
- c) The development of walking trails along shorelines, the T'Railway Provincial Linear Park, in addition to other areas of the Town.
- d) The encouragement of waste management through the reduction and recycling of solid waste and composting within the Town.

EP-11 Transmission Lines

Access to NL Hydro transmission lines will be maintained throughout the Planning Area. No development will be permitted to occur in the hydro rights-of-way. Any structures or facilities impeding Hydro's access to perform upgrades, maintenance or repair work, are subject to removal.

Developers seeking to undertake any new developments must contact NL Hydro prior to construction so as to identify issues or conflicts and resolve them with the authorities. Developers must provide NL Hydro with development plans that locate easements for electrical services.

EP-12 Sustainable Energy Development

It is Council's policy to permit the development of renewable energy sources within certain land use designations. The development of renewable energy sources shall include wind turbine(s). The development of wind energy shall be subject to the following:

- a) The development of a commercial or private wind turbine(s) shall be at the discretion of Council.
- b) Any proposed development shall meet all applicable Provincial and Federal regulatory requirements, in particular those applying to safety and environmental concerns.
- c) Wind Turbine Tower(s) shall be designed and certified to withstand ice loads. The blades shall either have de-icing capabilities or be constructed of a material (ex. poly carbonate composite) that resists ice build up.
- d) The development of the wind turbine(s) shall not create hazards or negative impacts for adjacent or nearby property owners.
- e) Specific development conditions for development of wind turbine(s) for private use may include, but not be limited to the following: size of the wind turbine or its generating capacity, and height of tower; number of wind turbines; setbacks from existing structures, sideyard and rearyard standards; requirements for screening or buffering; and scale of development. Private wind turbine(s) shall primarily be for the generation of electrical power for the property owner.

EP-13 Mineral Exploration, Mining and Quarrying

The Holyrood Planning Area has the potential for mineral deposits. Regulated mineral exploration shall be permitted in the planning area as set out in the policies of this Plan and conditions of the Holyrood Development Regulations. Aggregate mining and extraction shall only be permitted with the approval of a quarry permit from the Department of Industry, Energy, Technology, Mining and Mineral Development Division and approval of the Town of Holyrood.

The adverse effects of mining and quarrying such as dust, noise, and visual impact shall be minimized through adequate separation from adjacent land uses. Derelict lands are to be rehabilitated by the operator prior to abandonment as prescribed by the Department of Industry, Energy and Technology, Mining Branch.

EP-14 Stormwater Management

Managing stormwater runoff throughout the planning area, is becoming increasingly challenging through the incidence of more intense storms and further urban development resulting in increased water runoff.

To this end, it is Council's policy to endorse the following:

- a) Council shall require land to be developed on the basis of zero net runoff unless otherwise approved by Council. Council shall encourage alternative zero net methods of storm water management such as retention ponds and other techniques that decrease water run-off.
- b) Council shall encourage and support development design and infrastructure that incorporates stormwater management best practices.
- c) Development shall be designed so that run-off from the development does not negatively impact adjoining properties.
- d) Proposals for development, including the clearing of land, shall include plans to manage stormwater runoff to prevent sedimentation and excessive flooding.

4.1.4 Provincial interests

The *Urban and Rural Planning Act, 2000* states that government departments must be provided with an opportunity to provide input with respect to the Holyrood Municipal Plan, 2024-2034. The Department of Municipal and Provincial Affairs requested input from government departments by a referral to the Interdepartmental Land Use Committee. A summary of input received is outlined in section 1.4. In addition, a review of the land use atlas was conducted to ensure that other government interests are identified.

The draft Municipal Plan and Development Regulations are reviewed by the Department of Municipal and Provincial Affairs to determine provincial interests. The Department may make recommendations for changes. Before registration, the adopted and approved Municipal Plan and Development Regulations are reviewed by the Department of Municipal and Provincial Affairs to determine whether they are contrary to law or a policy of the province.

This section contains policy statements which capture provincial interests.

PI-1 Digital Government and Service NL Permits

It is the policy of Council that permits from the Government Service Centre, Department of Digital Government and Service NL, be provided to the Town prior to the issuance of a building permit.

PI-2 Water Resources

It is the policy of Council that a permit, issued under the *Water Resources Act, 2002*, be provided to the Town for any work in any water body, including a wetland, before work commences. Any effluent or runoff leaving the site must conform to the requirements of the *Environmental Control Water and Sewage Regulations, 2003*.

PI-3 Non-Domestic Water Use

It is the policy of Council that a proponent obtains a water use license, under the *Water Resources Act, 2002*, for any non-domestic water use from any water source for any purpose. This applies to all non-domestic water uses within an existing, new, or planned water use from any source.

PI-4 Shore Water Zones

It is the policy of Council that no development shall be permitted in a Shore Water Zone, which land that is intermittently occupied by water because of fluctuating surface water in either a fresh or saltwater body, without a permit issued by the Water Resources Division, Department of Environment and Climate Change, in accordance with the *Water Resources Act, 2002*. Any proposed work shall comply with the Department of Environment and Climate “Policy for Development in Shore Water Zones”.

PI-5 Infilling within 15 Metres of Bodies of Water

It is the policy of Council that no infilling shall occur within 15 metres of a body of water without a permit from the Department of Environment and Climate Change, Water Resources Management Branch, in accordance with the *Water Resources Act, 2002*.

PI-6 Sewer and Water Main Installation

It is the policy of Council that installation of any water or sewer main only occur with the approval of the Department of Environment and Climate Change in accordance with the *Water Resources Act, 2002* and that these services be designed according to the “Newfoundland and Labrador Guidelines for the Design, Construction and Operation of Water and Sewerage Systems”.

PI-7 Public Wellhead Protection Areas

It is the policy of Council to identify public wellhead protection areas designated under the *Water Resources Act* on the Generalized Future Land Use Map. No new land uses are permitted within the area identified as a public wellhead protection area. Council shall not allow the storage or use of any potential contaminants, or the spread of fertilizers or pesticide, within 100 metres of a wellhead.

PI-8 Survey Control Markers

It is the policy of Council to report development that has the potential of disturbing a Control Survey Marker to the GIS and Mapping Division, Department of Fisheries, Forestry and Agriculture.

PI-9 Endangered and Vulnerable Species

- (1) It is the policy of Council that the Red Crossbill, which is an endangered species under the provincial *Endangered Species Act* and the federal *Species at Risk Act*, shall not be disturbed, harassed, injured or killed.
- (2) It is the policy of Council to protect habitat of the Rusty Blackbird which is a species listed as vulnerable under the provincial *Endangered Species Act* and of special concern under the federal *Species at Risk Act*. Council, where possible, shall provide undisturbed buffers around wetlands and water courses.

PI-10 Archaeological Sites

- (1) It is the policy of Council to protect all archaeological resources by initiating consultation with the Provincial Archaeology Office, Department of Tourism, Culture, Arts and Recreation about any major development that involves use of land or ground disturbance before issuing a development permit. Known archaeological sites shall be protected and archaeological surveys shall be required in areas with high potential to safeguard any undiscovered sites.
- (2) Where an archeological site is accidentally discovered, the Town shall contact the Provincial Archaeology Office immediately. Work must immediately cease.
- (3) It is the policy of Council to pursue an Archaeological Master Plan to assess known and potential archaeological resources with the assistance of the Provincial Archaeology Office, Department of Tourism, Culture, Arts and Recreation

PI-11 Domestic Wood Cutting

It is the policy of Council to identify domestic harvest blocks on the Generalized Future Land Use and Zoning Maps. Within the areas identified as domestic harvest blocks, Council shall refer any applications for non-forestry related uses to the Forestry Branch,

Department of Fisheries, and Agriculture. A cutting permit is required to cut timber on or remove timber from Crown Lands in accordance with the *Forestry Act*.

PI-12 Protected Road, Route 1

It is the policy of Council to recognize the Trans Canada Highway, Route 1, as a Protected Road. All development within 400 metres of the highway centerline requires a permit under the *Protected Road Zoning Regulations*. A permit from the Town shall not be issued until a permit from Government Service Centre, Department of Digital Government and Services is obtained.

PI-13 Highway Signs

It is the policy of Council to refer all applications for signs within control lines of all provincial highway to the Government Service Centre, Department of Digital Government and Service NL for approval, if applicable, under the *Highway Sign Regulations, 1999*. The control lines extend 100 metres from the highway centreline.

PI-14 National Building Code of Canada

In accordance with the *Municipalities Act, 1999*, Council shall adopt the National Building Code of Canada. It is the policy of Council that all construction shall comply with the National Building Code of Canada including section 9.36 which outlines energy efficiency requirements for new buildings.

PI-15 Climate Change

It is Council's policy to recognize climate change, and the environmental and physical impact of more frequent and extreme weather events, that may result in increased flooding, sea surge, coastal erosion and sea level rise.

PI-16 Development Below the 4.0 Metre Contour

It is the policy of Council establish development limits below the 4-metre contour along marine estuaries and the marine coastline to reduce the impact of flooding in low-lying areas. Where there is no established development pattern, physical structures and buildings shall not be permitted below the 4-metre contour. Where there is an existing development pattern below the 4-metre contour, Council may consider new land uses or

the repair and extension of existing development subject to appropriate mitigation measures such as coastal protection works or enhanced engineering standards. Council shall monitor lands above the 4-metre contour that may be at risk from coastal erosion, flooding, and sea surges and seek input from the Climate Change Branch, Department of Environment and Climate Change.

PI-17 Geological Hazards

It is Council's policy to recognize the hazards associated with storm surges, sea level rise and coastal erosion. Land within 30 metres of Holyrood harbour, or within 30 metres of a cliff edge, shall not be developed for urban uses unless there is an established development pattern. Where there is an established urban development pattern, Council may permit new land uses, including structures and buildings, and the repair and extension of existing buildings and development subject to appropriate mitigation measures.

PI-18 Climate Change

It is Council's policy to recognize climate change, and the environmental and physical impact of more frequent and extreme weather events, that may result in increased flooding, sea surge, coastal erosion and sea level rise.

PI-19 Geological Hazards

It is Council's policy to recognize the hazards associated with storm surges, sea level rise and coastal erosion. Land within 30 metres of Holyrood Harbour, or within 30 metres of a cliff edge, shall not be developed for urban uses unless there is an established development pattern. Where there is an established urban development pattern, Council may permit new land uses, including structures and buildings, and the repair and extension of existing buildings and development subject to appropriate mitigation measures.

4.2 Specific Policies – Land Use Designations

Land Use Designations

LUD-1 The land resources of the Holyrood Planning Area shall be managed in accordance with the proposed land uses shown on the Generalized Future Land Use Maps 1, 2 and 3 and the land use policies contained within this Municipal Plan. Twelve land use designations apply to the municipality of Holyrood.

LUD-2 The Generalized Future Land Use Maps establish the pattern of development by dividing the Planning Area into the following land use designations:

Residential	Town Centre
Mixed Development	Industrial
Public Buildings	Commercial
Open Space Recreation	Open Space Conservation
Watershed	Rural
Mineral Working	Transportation

4.2.1 Residential Policies

Residential - General Intent

Land is designated Residential throughout the Town to provide for a mix of developments and housing types that respond to the needs of residents of all ages and socio-economic backgrounds.

Council's intent is to preserve the amenity and character of existing residential areas and to reserve lands for future residential use throughout the Planning Area.

Residential Designations

Within the area designated as Residential on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) into the following zones:

- i. Residential Medium Density – RMD
- ii. Residential Medium Density (Serviced) – RMD(S)
- iii. Residential Low Density – RLD
- iv. Residential Small Lot – RSL

Specific Residential Policies

Residential Medium Density (RMD)

RMD-1: It is the policy of Council to permit specific uses in the form of single dwelling, double dwelling, recreational open space. Criteria for the location and establishment of residential uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Non-residential uses may be permitted in this land use designation at the discretion of council.

RMD-2: It is the policy of Council to permit on a discretionary basis: Row dwelling, place of worship, educational, convenience store, childcare, office, medical and professional, personal and professional service, short-term accommodation, medical treatment and special care, utilities, antenna, crematorium and catering. Small scale business uses that are contained in a residence, may be permitted throughout the area at the discretion of Council. These discretionary uses may be permitted by Council provided they are compatible with the intent and residential character of the area.

Residential Medium Density (Serviced) (RMD(S))

RMD(S)-1: It is the policy of Council to permit serviced uses in the form of single dwelling, double dwelling, recreational open space. Criteria for the location and establishment of serviced residential uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Non-residential uses may be permitted in this land use designation at the discretion of council.

RMD(S)-2 It is the policy of Council to permit on a discretionary basis: Row dwelling, place of worship, educational, convenience store, childcare, office, medical and professional, personal and professional service, short-term accommodation, medical treatment and special care, utilities, antenna, crematorium and catering. Small scale business uses that are contained in a residence, may be permitted throughout the area at the discretion of Council. These discretionary uses may be permitted by Council provided they are compatible with the intent and residential character of the area.

Residential Low Density (RLD)

RLD-1: It is the policy of Council to permit single dwelling and recreational open space. Criteria for the location and establishment of residential uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Non-residential uses may be permitted in this land use designation at the discretion of council.

RLD-2: It is the policy of Council to permit on a discretionary basis: place of worship, educational, convenience store, childcare, medical and professional, personal service, medical treatment and special care, short-term (tourism) accommodation, office and antenna. These discretionary uses may be permitted by Council provided they are compatible with the intent and residential character of the area.

Residential Small Lot (RSL)

RSL-1: It is the policy of Council to permit single dwelling, recreational open space. Criteria for the location and establishment of residential uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Non-residential uses may be permitted in this land use designation at the discretion of council.

RSL-2: It is the policy of Council to permit, on a discretionary basis: Office (home based business), utilities and antenna. These discretionary uses may be permitted by Council provided they are compatible with the intent and residential character of the area.

General Residential Policies:

The General Land Use policies described in section 4.1 of this Municipal Plan shall apply to all residential zones.

RES-1: It is council's policy to encourage and permit residential growth in the form of comprehensive subdivisions and through the orderly infilling of existing serviced areas of the town to ensure the efficient use of available lands. Subdivisions will be located adjacent to existing built-up areas where municipal servicing can be easily and economically provided in the future.

RES-2 Recreation Uses

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

RES-3: Medical Treatment and Special Care

Medical Treatment and Special care uses shall be limited to homes for the aged. The development, in the form of apartment style residences for seniors, may be permitted, provided that adequate pedestrian and vehicular access and parking can be provided. Council shall consider the size and scale of the development and its potential impacts on the residential neighbourhood in its decision to permit the development.

RES-4: Short-Term (Tourism) Accommodation

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

RES-5: Office Use (Home Based Business)

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

RES-6: Childcare

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

RES-7: Convenience Store

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

Council will consider the following factors when reviewing applications for a new or expanded convenience store: access to the site; amount of parking to be provided; any adverse impacts upon adjoining neighbours or the neighbourhood in general, and effects of the business on traffic

flow.

RES-5: Backlot Development

Backlot development may be permitted at the discretion of Council in developed areas behind existing dwellings where vacant parcels of land exist which are of sufficient size for a building lot, but which do not have the required frontage on a publicly maintained street. In such cases, the following requirements shall be met:

- a) The site is in an area zoned for Residential development.
- b) Approval for on-site water supply and sewage disposal is obtained from Council and Service NL Centre.
- c) The development of the lot does not prejudice the use of adjoining backland. Where there is potential for additional development in the area, the lot and access shall be developed in a manner which will accommodate future development. In such cases, access to the public street must be of sufficient width (15 metres) to accommodate future public use.
- d) Where there is no potential for additional development, the access shall be treated as a private driveway and only one backlot development shall be permitted.
- e) Council shall be satisfied that the backlot development will not detract or restrict other types of development on adjacent lands.
- f) Approval of any backlot development shall not affect the legal conformity of any existing lots.
- g) To ensure that Council can meet its responsibility for public safety and emergency access, the dwelling on a backlot shall be a minimum of 40 metres and a maximum of 100 metres from a public street.
- h) Standards for backlot development shall be established in the Holyrood Development Regulations.

4.3 Town Centre Policies

General Intent

The Town Centre designation is applied to those in the core of the Town along Conception Bay Highway from the Northside Road intersection to McGrath's Road and extending along the east side of Liam Hickey Drive to its intersection with the transmission line. This area has excellent access to main collector streets and provides good access for local residents. The area also provides key location for commercial development while still being interspersed with a mix of residential development serving the local population.

Town Centre (TC)

The Town Centre is a mix of commercial, residential, cultural and civic, and services uses. Minimal vacant land is still available within the Town Centre area that can accommodate future developments with the permitted mix of uses. It is expected that new proposals will be for the re-development of existing properties.

Council's intent is to promote Town Centre as a central, consolidated, commercial core within the Town while still maintaining a residential character.

Within the area designated Town Centre on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) as the following zone:

- i. Town Centre - TC

TC-1: Permitted Uses

It is the policy of Council to permit the following uses in the Town Centre (TC) zone: Single dwelling, double dwelling, multi-dwelling, short-term (tourism) accommodation, theatre, shopping centre, cultural and civic, general assembly, commercial residential, child care, indoor market, office, indoor assembly, medical treatment and special care, personal service, general service, take-out food, taxi stand, shop and convenience store, education, place of worship, catering, open space recreation, conservation. Criteria for the location and establishment of Town Centre uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may

be permitted in this land use zone at the discretion of council.

TC-2: Discretionary Uses

It is the policy of Council to permit discretionary uses that include: Row dwelling, apartment building, short-term accommodation, cultural and civic, general assembly, passenger assembly, club and lodge, catering, funeral home, childcare, indoor assembly, medical and professional, office, personal service, general service, communications, taxi stand, police station, medical treatment and special care uses, take-out food service, shop, convenience store, light industry, outdoor market, and antenna. These uses may be permitted at the discretion of the Council provided they are compatible with the residential character of the area.

TC-3: Site Development

It Council's policy to develop the remaining land within the Town Centre in a planned, comprehensive manner, with the result being a high-quality commercial centre capable of attracting retail facilities. The development shall be in a manner that preserves the residential, environmental and social integrity of surrounding areas.

Before development is approved, a site plan shall be submitted for the consideration of Council. Site plans will include dimensional layouts indicating location, scale, and design of proposed facilities and landscaping. In assessing proposals Council will be primarily concerned with aesthetic factors, conformity with the desired character for the area, and compatibility with other land uses in the designation.

TC-4: Building Design

Council shall encourage the design and building of retail enterprises with a high standard for physical appearances. Council shall encourage the development of a facade that provides a pleasant appearance to the traveling public.

TC-5: Landscaping

All development shall be required to have landscaping around the properties. Council shall require a Landscape Plan prior to approval of any development. The Council may require that the landscaping of properties be completed before issuing an occupancy permit. To enhance the appearance of retail business and other developments the Council shall encourage the development of green spaces or planting beds containing a mix of trees, shrubs, perennials and annual flowers along the frontage of properties to enhance their appearance and increase the amount of green space developed.

TC-6: Apartment Buildings

Apartment buildings may be permitted at the discretion of Council and may be limited to residential units located above a main floor of permitted commercial uses. The apartment development shall be required to meet parking requirements as outlined in the Development Regulations for Town Centre. Parking shall be located in the side yard or the rear yard of the property and be considered separately from parking requirements for the permitted commercial use.

TC-7 Signage

The Town Centre is overwhelmed with signage associated with retail and business uses. It is Council's policy to require signage along any provincial highway be referred to and approved by the Department of Digital Government and Service NL for conformity with the Highway Sign Regulations, 1999.

Council shall encourage designs that are more appropriate for the area and shall encourage the best possible siting of signs to ensure that visual aesthetics are maintained.

Council shall limit the use of portable signs and other signs that are low lying and impede visual view planes of drivers and pedestrians traveling the Conception

Bay Highway. Conception Bay Highway is a provincial highway, and the location of signs may also require the approval of the Department of Transportation and Infrastructure.

TC-7: Buffers

Council shall establish adequate buffers between commercial developments and non-compatible uses. These buffers may be a separation of open space, planting screens, privacy fences, or any other means to reduce the negative impacts between non-compatible uses.

TC-8: Offensive Uses

Commercial uses that are judged incompatible with the surrounding developments through excessive emissions of noise, odor, chemicals, or other pollutants, shall not be permitted. Developments of a commercial nature that have associated emissions with the operation may be permitted in other areas of the Town. Property owners with unsightly uses shall be required to store their materials inside and keep their premises well maintained and tidy. A development that requires outside storage shall be required to provide screened fencing and maintain the property in a high standard of appearance.

4.4 Mixed Use Policies

General Intent

A mixture of different kinds of mixed uses may be found along the Conception Bay Highway that consists predominantly of residential uses interspersed with businesses, light industry and public buildings.

Council's intent to permit this form of development to continue while ensuring amenity and safety between the different land uses in the Mixed Use area.

Land designated Mixed Use on the Future Land Use Map(s) applies to the north side of Salmonier line and along both sides of Northside Road. These areas shall be further categorized on the Zoning Map(s) as:

- i. Mixed Use - MU

Policies

The General Land Use policies described in section 4.1 of this Municipal Plan shall apply to the Mixed Use zone.

MU-1: Permitted Uses

It is the policy of Council to permit the following uses in the Mixed Use (MU) zone: single dwelling; double dwelling, recreation open space and conservation. Criteria for the location and establishment of mixed uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

MU-2: Discretionary Uses

It is the policy of Council to permit as discretionary uses as row dwelling, apartment building, short-term accommodation, cultural and civic, general assembly, passenger assembly, club and lodge, catering, funeral home, childcare, indoor assembly, medical & professional, office, personal service, general service, communications, taxi stand, police station, medical treatment and special care uses, take-out food service, shop, convenience store, light industry, outdoor market, and antenna. These uses may be permitted at the discretion of the Council provided they are compatible with the residential character of the area and do not cause a nuisance by virtue of excessive noise, dust, odour, increased traffic or hours of operation.

MU-3: Site Plans

Council may require the developer to provide a comprehensive site plan for any proposed developments, indicating building locations, delivery areas, parking spaces, access, landscaping and buffer areas, and where other development components are to be located. In assessing proposals, Council shall be primarily

concerned with aesthetic factors, scale and conformity with the desired character of the area, and compatibility with other land uses in the vicinity, in particular any residential development.

MU-4: Adverse Effects

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

MU-5: Access to Street

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

MU-6 Parking

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

MU-7: General Services and Light Industrial Uses

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

4.5 Commercial Policies

General Intent

The commercial designation is applied to Commercial General. The Town has also designated a future commercial area to the east of the Town Centre designation from the Holyrood Access Road to an area just north of Furey's Wood Path.

Land designated Commercial shall be developed primarily for commercial uses such as retail and service activities. Council's intention is to allow the continuation of these uses, most of which are long-standing.

Within the area designated as Commercial on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) into the following zones:

- i. Commercial General – CG

CG-1: Permitted Uses

It is the policy of Council to permit the following uses: Childcare, office, medical and professional, personal service, shop, and convenience store, commercial residential, service station, and outdoor assembly. Criteria for the location and establishment of Commercial General is outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

CG-2 Discretionary Uses

It is the policy of Council to permit the following as discretionary uses: Clubs and lodges, apartment buildings, catering amusement, general assembly, passenger assembly, cultural and civic, taxi stand, police station, funeral home, indoor market, outdoor market, shopping centre, general assembly, general services, veterinary, light industry, antenna, and open space recreation. These uses may be permitted at the discretion of the Council provided they are compatible with the intent and commercial character of the area.

CG-3: Open Storage

No open storage shall be permitted in the front or side yards of any commercial property. Property owners will be required to keep their premises well maintained and tidy.

CG-4: Parking

Adequate off-street parking, loading and safe access to the street shall be provided. Parking shall meet requirements as outline in Schedule D of the Development

Regulations.

CG-5: Buffers

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

CG-6: Access to Street

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

CG-7: Apartment Buildings

Apartment buildings may be permitted at the discretion of Council and may be limited to those located above a main floor of permitted commercial uses or as a separate condominium project. The apartment development shall be required to meet parking requirements as outlined in the Development Regulations. Parking shall be located in the side yard or the rear yard of the property and be considered separate from the parking requirements for the permitted commercial use.

4.6 Industrial Policies

General Intent

The developed industrial area of Holyrood is exceptionally large for the size of the Town, mainly because of the existence of the power generating plant and the former oil refinery site, both of which occupy adequate space for their operation and possible expansion. A former fish plant site has re-developed as part of the Marine Institute Learning Marine Base and has been re-designated to Public Building use.

The Town is currently developing the Blue Oceans Industrial Park located off Liam Hickey Drive, Route 62. The Town is also developing Oceana Cold Oceans Research Park at the intersection behind the Stores off Route 60, Conception Bay Highway and Route 62, Liam Hickey Drive.

Council's intention is to promote and grow its base of industrial land to attract more marine related businesses especially in the area of research and development, training, cold water testing, marine/ocean technology, and education and training in off-shore safety and survival.

Prior to expansion of industrial lands and the start of new development, an Subdivision Plan shall be prepared to Council's satisfaction which shall define the best use of land. Generally, a Subdivision Plan shall encompass an area large enough to show the relationship between adjacent parcels of land and proposed roads. The plan shall determine the feasibility of industrial/business park development.

Within the area designated as Commercial on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) into the following zones:

- i. Industrial General – IG
- ii. Industrial Hazardous – IH

IG-1: Permitted Uses – Industrial General

It is the policy of Council to permit General Industry, light industry, and transportation uses. Criteria for the location and establishment of Industrial General uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

IG-2: Discretionary Uses

It is the policy of council to permit on a discretionary basis, uses that include passenger assembly, service station, all use classes in the professional and personal service uses group, shop, educational, open space recreation, and antenna. These uses may be permitted at the discretion of the Council provided they are compatible the intent and industrial character of the area.

Industrial Hazardous

IH-1: Permitted Uses

It is the policy of Council to permit hazardous industry, and general industry uses. Criteria for the location and establishment of Industrial Hazardous uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

IH-2: Discretionary Uses

It is the policy of council to permit on a discretionary basis, uses that include antenna. These uses may be permitted at the discretion of the Council provided it is compatible with the intent and industrial character of the area.

General Industrial Policies

IG-3: Location

Industrial activity shall be located in areas of the Town that are suitable for such forms of development.

IG-4: Storage of Hazardous Materials

Tanks or apparatus connected with the storage of fuel shall be required to provide adequate containment and dykes. Council shall require that all fuel storage tanks greater than 2500 litres be approved and inspected regularly by Service NL. Council shall require the siting of fuel storage tanks within the industrial designations in a manner that will not adversely affect the amenities or safety of the adjoining properties.

Any fuel storage tanks proposed for removal shall require compliance with the Pollution Prevention Division, Department of Environment and Climate Change and Service NL. Environmental audits may be required prior to site remediation to determine the presence of hydro-carbons in surrounding soils.

IG-5: Restricted Development

Industrial uses that are determined to be incompatible with the natural environment or nearby development through excessive emissions of noise, odor, chemicals or other pollutants, shall not be permitted.

IG-6: Open Storage

Property owners with unsightly uses will be required to store their materials in the rear yard. Scrap yards and similar uses will be screened from view of the road by high fences or some other form of buffer as required by Council. Screening and buffering using fences or trees may be required in order to preserve an attractive appearance. Proper site layout and buffering shall be used to prevent or minimize the adverse effects of any proposed development on adjacent residential uses.

IG-7: Parking

Adequate off street parking, loading and safe access to the street shall be provided. Parking shall meet requirements as outlined in Schedule D of the Development Regulations.

IG-8: Access to Street

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

4.7 Public Building Policies

General Intent

Land designated Public Use shall include government, church, educational and other uses that allow general or limited public access. Facilities required to deliver municipal services to residents are also within the intent of this designation.

Existing public use buildings include the Community Centre, Holyrood Heritage and Museum building, the Post Office, the RCMP Detachment, the Town Library, the Hubert A. Keough Municipal Complex, Holy Cross church and school, and Memorial University Marine Base.

Council's intention is to allow the continuation of these uses, most of which are long-standing, and to promote the development of new public use (buildings) that will benefit the quality of life for all Holyrood residents.

Within the area designated as Public Use on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) as the following zone:

- i. Public Building – PB

Public Buildings

PB-1: Permitted Uses

It is the policy of Council to permit the following uses: Educational, cultural and civic uses, general assembly, special care institutional uses, government or public offices, place of worship, open space recreation, childcare, and police station. Criteria for the location and establishment of Public Uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

PB-2: Discretionary Uses

It is the policy of council to permit on a discretionary basis, uses that include Indoor assembly, outdoor assembly, collective residential, cemetery, club and lodge, catering, passenger assembly, taxi stand, and antenna. These uses may be permitted at the discretion of the Council provided they are compatible the intent and character of the Public Use area.

PB-3: Compatibility with Residential Uses

The development and operation of new facilities and buildings for public use shall not impose adverse effects on adjacent residential areas in terms of traffic, noise, odor, and hours of operation.

PB-4: Location

Public buildings and uses are encouraged to locate in the central part of the community and within easy walking distance of most residents.

PB-5: Access to Street

Access points to the public street shall be limited in number and properly designed, in

order to keep the street safe and efficient for both vehicles and pedestrians.

PB-6: Parking

Adequate off-street parking shall be provided.

4.8 Open Space Recreation Policies

General Intent

Existing recreational uses include the Salmonier Line Recreation Park and Facilities, Holy Cross Park, Holyrood Marina and the beach, and the festival grounds and Main Beach Boardwalk area, which is used for passive recreation. These areas have well-equipped sports and playground facilities, and a developed swimming area.

Within the built-up areas of the Town, recreational facilities tend to be limited. Council's intent is to reserve land in various locations in the Town for Open Space Recreation uses, where the land is appropriate to service the needs of neighbourhood residents and when municipal finances permit.

Open Space Recreation**OSR-1: Permitted Uses**

It is the policy of Council to permit the following uses: non-building uses such as playing fields, sports grounds, playgrounds, parks (including botanical gardens and community gardens), and rest areas such as picnic areas.

OSR-2: Discretionary Uses

It is the policy of council to permit on a discretionary basis, uses that include: indoor assembly uses such as arenas, ice rinks and swimming pools; outdoor assembly uses such as bleachers, grandstands, outdoor ice rinks, outdoor swimming pools, amusement parks, fair grounds, and exhibition grounds; general assembly uses limited to private clubs (e.g.: Boys and Girls Club, personal services gym, etc); catering (e.g.: restaurant, take-food service, bar, lounge, etc); childcare; and antenna.

Small structures which are accessory to an open space recreation use, such as change huts, sheds for storage of equipment, gardening sheds and the like, may be permitted at the discretion of council.

OSR-3: Promotion and Expansion of Recreation Facilities

The Town shall promote and expand its main recreational site, Holyrood Municipal Park located off the Holyrood Access Road and the Centennial Recreation Centre, located off the Salmonier Line. These areas have well-equipped sports and playground facilities, and a developed swimming area.

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

OSR-4: Development of Open Space Recreation Areas

Council will consider the following criteria for the development of open space recreational areas in the Town:

- a) That the site or location provides for a wide mix of outdoor active and unstructured (passive) activities.
- b) That the development addresses the needs of a wide range of users and age groups.
- c) That the site incorporates areas of natural interest, corridors, vistas, and physical features where feasible.
- d) That buffers are incorporated as a means of providing separation between potentially incompatible uses, such as residential and commercial development on lands adjacent to agricultural uses to mitigate land use conflicts; or to provide greater separation and safety between educational uses such as primary, middle, and high schools, and transportation corridors to mitigate potential conflicts. Passive recreational uses such as walking trails may be permitted in the buffer, provided that they will have no adverse effect on the site, or adjacent uses.

- e) That the site is easily accessible from collector and local streets.
- f) That the site contains sufficient parking if warranted.

OSR-5: Trail Development

The Town shall continue to develop and integrate a trails system that promotes year round use and enables use by walkers, runners, cyclists, cross-country skiers, and snow-shoers. Trails will be designed to provide connectivity from one area or neighbourhood to another. Maintenance and upgrading of trails will also be of significant importance.

The Town has just completed a Trail Master Plan which outlined short-term and long-term opportunities for trail development. The Town is also working with its neighbours, Conception Bay South and Paradise to develop an ATV through trail. Council will consider proposals for the development of a separate trail that allows ATV use.

OSR-6: T’Railway Provincial Park

The T’Railway Provincial Park forms an important component of the open space system in Holyrood and linking residential areas of the Town as it winds its way through the community, and for this reason it must be protected as an important open space recreational corridor. No development other than that associated with the T’Railway Provincial Park shall be allowed within its right-of-way. And in the Rural Land use zone, no commercial or domestic cutting shall be permitted within 100 metres of the T’Railway. Specialized permits for temporary vehicular use and construction use on the T’Railway must be obtained from the Department of Tourism, Culture, Arts and Recreation, Parks Division.

The T’Railway corridor must also be available to Nalcor for continued unhindered access to its transmission lines and associated roads and access trails, for the purpose of maintenance of the transmission lines.

OSR-7: Effects on Adjacent Land Uses

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

4.9 Open Space Conservation Policies

General Intent

The intent of the Open Space Conservation designation is to protect areas and certain lands within the Town that are environmentally sensitive or vulnerable, ecologically significant, or have value for natural recreational uses. This includes wetlands, watercourses, bodies of water, shorelines, steep slopes and cliffs, as well as open natural spaces such as woodlands, green belts, buffers, trails, and viewsheds. In many instances these areas are located where municipal services cannot be extended feasibly and are therefore not conducive to development for recreational purposes.

Within the area designated as Open Space Conservation on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) as the following zone:

- i. Open Space Conservation – OSC

Open Space Conservation

OSC-1: Permitted Uses

It is the policy of Council to permit conservation uses. Criteria for the location and establishment of Open Space Conservation Uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

OSC-2: Discretionary Uses

It is the policy of council to permit on a discretionary basis, uses that include: agriculture, forestry, cemetery, transportation, and antenna. These uses may be permitted provided they are compatible with the intent and character of the Open Space Conservation area.

OSC-3: Preservation of the Natural Environment

It is essential that undevelopable areas such as shorelines, rivers, brooks, streams, flood plains, steep slopes, rock outcrops, and scenic vistas are preserved and retained in their

natural state. This enhances the open space system and complements rural development patterns and the rural character of the community.

OSC-4: Flooding in Rivers and Coastal Areas

Based on its monitoring of similar environments elsewhere, the Geological Survey indicates that sections of the coastline in the Town of Holyrood, especially the beach and road area at the head of the bay, may be at risk to erosion and flooding during storm events.

Flooding affects both inland and coastal areas. River flood plains are those areas adjacent to rivers that overflow their banks during storm events or as a result of ice jams. Areas at river mouths are particularly vulnerable to flooding during periods of unusually high tide or storm events.

Low-lying coastal areas may be inundated by the sea, especially if coastal protection (including beaches) is breached. Wave action, weather particularly strong winds, high tides and storm surge will have a damaging impact on the coastline. Human activities also have direct and indirect impacts and modifications of the environment may unintentionally enhance flooding.

Based on the potential future impact of sea level rise and storm surge, the Geological Survey considers the areas below the present 4 metre contour are highly vulnerable to coastal flooding. Development within this area should be restricted to ensure that appropriate mitigation measures are employed, such as, coastal protection measures or enhanced engineering standards. Or alternately, these areas may be removed from development and zoned Conservation. Areas above the 4 metre contour may also be at risk from coastal flooding, erosion and storm surge.

OSC-5: Conservation Buffers Adjacent to Wetlands and Waterbodies

Climate change is expected to result in more precipitation and more frequent extreme weather events that may result in increased flooding, sea surge, and coastal erosion. These factors should be considered when allocating land for future developments that are in close proximity to rivers, floodplains or coastlines.

Conservation buffers which are natural green belts should be maintained along wetlands, and waterbodies (ponds, rivers, creeks, etc.). A conservation buffer area shall be established which includes all land within a minimum 15 metre to 30 metres of the highwater mark.

Conservation buffers are important to maintain landscape connectivity, and green belts should be connected to forested areas and other habitat areas to create travel corridors for various wildlife species found in the Holyrood Planning Area Boundary.

OSC-6: Development in a Waterbody

Proposed developments affecting water bodies or watercourses, such as stream crossings, watercourse alterations, and other public works, may be permitted in limited circumstances where it is shown they will have minimal adverse impact.

The number and size of such activities will be minimized. Any such proposed development shall be referred for review and approval to the Department of Environment and Climate Change, Water Resources Management Division, the Department of Fisheries, Forestry and Agriculture, and the Department of Fisheries and Oceans, and any other relevant agencies, prior to Council issuing a permit for development.

OSC-7: Steep Slopes

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

OSC-8: Cliff Erosion and Coastal Setback

The coastal cliffs are subject to erosion. The rate of erosion is dependent on wave action, composition of the cliff, surface runoff, groundwater flow, wind and beach width and height. Large portions of the coastline in the province are composed of cliffs. Some are bedrock cliffs that erode more slowly than those composed of unconsolidated materials such as till sediment, and cliffs of sand and gravel and silt and clay are also

found. Waves as well as ground water and surface water results in the erosion of unconsolidated cliffs especially where there is no vegetative cover. Any removal of material from the base of the cliff can cause the material above to fail and trigger a landslide.

Therefore, any development associated in proximity or on a cliff should consider cliff erosion rates and coastal setback limits. A minimum setback of 30 metres from the cliff edge is recommended although greater setback limits can be determined in consultation with the Geological Survey, Mines Branch, Department of Industry, Energy, Technology. Disturbances within this setback area, including changes in ground surface, and the removal of sediment or vegetation should be avoided.

OSC-9: Wildlife Habitat and Endangered Species

The Eastern Habitat Joint Venture has identified a Sensitive Wildlife Area for caribou located in the southwest section of the Planning Area Boundary. Caribou on the island are a conservation concern for the Department of Fisheries, Forestry, and Agriculture, Wildlife Division. Any new footprint within in this sensitive caribou area must be kept to a minimum and all efforts must be taken to minimize additional stress on the animals.

The Red Crossbill an endangered forest bird is also found in this area and is listed an endangered species under both provincial (NLESA) and federal legislation (SARA). Sightings of this forest bird should be reported to the Wildlife Division.

A second species at risk is the Bobolink which has been sighted in grassland and hayfields in and around Holyrood. This species is listed as Vulnerable in the province and Threatened on the Committee on the Status of Wildlife in Canada. Sightings of the Bobolink should be reported to the Wildlife Division.

To maintain landscape connectivity, green belts should be connected to forested areas other habitat areas to create travel corridors for various wildlife species.

OSC-10: Hawke Hill Ecological Reserve

Within the Future Water Supply area south of the Trans Canada Highway, the Hawke Hill Ecological Reserve has been established for the purpose of protecting the arctic alpine flora that grows in the area. The Reserve is a significant representative area of the barrens east of the Long Range Mountains and a representative portion of the Alpine Health Ecoregion for scientific study and educational purposes. Scientific research at the site will be encouraged, and educational use of the Reserve will be permitted where it does not conflict with the general objectives of preservation and scientific research.

4.10 Transportation Policies

General Intent

To ensure an improved road system for the Town, it is necessary to establish a hierarchy of roads according to their functions. There are three classifications of roads as follows:

- **Arterial Roads** - intended to function as the principal network for through traffic. The Trans Canada Highway, Route 1, shall be considered as an Arterial Road.
- **Collector Roads** - link local roads with arterials and carry traffic from town to town, as well as local traffic within town. Access should be properly planned with limited on-street parking allowed. The main road through Holyrood, the Conception Bay Highway, Route 60, the Salmonier Line, Route 90 and Liam Hickey Drive, Route 62 are collector roads
- **Local Roads** – all other roads in the town are considered as local roads and serve adjacent properties and generally, are not used as through traffic. The width of pavement and the provisions of sidewalks should be related to the volume of traffic.

Lands that are designated Transportation on the Generalized Future Land Use Maps are also categorized on the Land Use Zoning Maps as Transportation Highway (TH).

Transportation Policies

TH-1: Permitted Uses

It is the policy of Council to permit highway use only. Criteria for the location and establishment of Highway Uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. There are no discretionary uses.

TH-2: Highway Access

Access onto an arterial road such as the Trans Canada Highway, shall be restricted in order to preserve the efficiency of this highway. Access shall be limited to public road intersections as designated by the Department of Transportation and Infrastructure to ensure free flow of traffic.

TH-3: Collector Roads

Collector roads link local roads with arterials and carry traffic from town to town, as well as local traffic within town. Access points should be carefully planned. Limited on-street parking may be allowed.

TH-4: Local Roads

The remainder of the roads shown on the Future Land Use maps are local roads. The speed and volume of traffic on local roads shall be kept at a safe level by means of traffic signs and proper design for streets and intersections. Cul-de-sacs or dead-end roads shall be provided with an adequate space where vehicles can turn around.

4.11 Watershed Policies

General Intent

The Town has a large watershed area with a large portion extending south of the Trans Canada Highway. The watershed is designated a protected area under the St. John's Urban Region Regional Plan and further designated as a protected watershed in this Municipal Plan. There are two watersheds, one which drains into the North Arm River and one which drains into the Harbour Main Pond.

While the present eight (8) drilled wells are meeting the water supply needs of the Town, Council has been interested in pursuing an alternate source of surface water, that can meet the demands of the entire community. Proposed water sources include the North Arm River and Harbour Main Pond, but no final decision has been made about the future source.

The North Arm River Potential Surface Water Natural Drainage Area has been identified as a potential drinking water source for the St. John's Regional Drinking water system. As future regional water supplies are being considered, protection of these water sources becomes very important. Any development in such areas should be coordinated with the Department of Environment and Climate Change, Water Resources Management Division.

Within the area designated as Watershed on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) as the following zone:

- i. Watershed – WAT

WAT-1: Permitted Uses

It is the policy of Council to permit conservation uses. Criteria for the location and establishment of Watershed Uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

WAT-2 Discretionary Uses

Council may, on a discretionary basis, permit forestry, mineral working, agriculture and antenna.

WAT-3: Cottage Development

New cottage development shall be strictly prohibited in the Watershed zone.

Existing cottages shall be allowed to continue as a non-conforming use. in keeping with policies of the St. John's Urban Region Regional Plan. No expansion of existing cottages shall be permitted.

4.12 Rural Policies

General Intent

The remaining undeveloped lands within the Holyrood Planning Area are designated Rural and are intended to be used primarily for rural resource uses and open space recreation.

It is council's intention that the rural areas shall allow uses that need to be located close to resources or that for some reason cannot be located close to the built up areas of the Town.

Within the area designated as Rural on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) as the following zone:

- i. Rural – RUR

RUR-1: Permitted Uses

It is the policy of Council to permit uses in the Rural (RUR) zone that include: Agriculture, forestry, and open space recreation (such as playing fields, sports grounds, parks and playgrounds). Criteria for the location and establishment of Rural Uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

RUR-2: Discretionary Uses

It is the policy of Council to allow uses on a discretionary basis such as: Single dwelling, veterinary, outdoor market, general industrial, mineral working, cemetery, animal, utilities, transportation and antenna. These uses may be permitted at the discretion of the Council provided they are compatible the intent and character of the Rural area.

RUR-3: Residential Uses

Single residential dwellings may be permitted in conjunction with a permitted use such as agricultural uses shall be a full time farm.

RUR-4: Mineral Working

Mineral working uses include the extraction, exploration, processing or storage of gravel, sand, rock, or any other mined material, concrete and asphalt making, rock crushing, quarrying, sand and gravel pits and other types of mining in general. All but small scale mineral workings and related activities shall be prohibited within general view of roads and developed areas.

Development of new mineral workings activity in the rural areas of Holyrood, shall not be permitted where it would create negative impacts on visual amenities, adjacent properties, or the natural environment as reviewed and assessed by Council. Council shall ensure that aggregate mining will have minimal impact upon adjoining land uses, particularly the visibility of gravel pits. Buffering and screening may be required to minimize dust and noise. Open pits shall be rehabilitated by the operator prior to abandonment.

Mineral extraction operations shall be conducted in a manner which shall minimize the adverse effects on water quality, fish, and wildlife. All mineral operations will be required to complete a Site Rehabilitation Plan as a part of the development application. Council shall not permit other development activities within 150 m of existing quarry operations that may jeopardize their operation or future expansion. Proposed operations shall be evaluated in conjunction with the Departments of Industry, Energy and Technology, Mineral Lands Division and Environment, Climate Change and Municipalities.

RUR-5: General Industry (Rural)

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

RUR-6: Cottage Development

In keeping with policies of the St. John's Urban Region Regional Plan, new cottage development shall not be permitted in the Rural designation.

RUR-7: Forestry

The Rural area contains 2 commercial forestry areas (Duff's Straight and the Rod and Gun Club) in addition to 5 domestic cutting areas (Duff's Straight, Island Pond Ridge, Black Ridge, Peak Pond and Whiskey Pit) which must be maintained as a source of domestic wood supply and commercial forestry operations. Future forestry operations shall be a permitted activity and allowed to occur where management of forests is required. This Plan will support initiatives of the Department of Fisheries, Forestry and Agriculture to manage the forests for continued use by the public during and beyond the planning period.

RUR-8: Conservation Buffers to Support Wildlife Habitat

To maintain landscape connectivity, conservation buffers should be connected to forested areas or other habitat areas to create refuge and travel corridors for various wildlife species.

4.13 Mineral Working Policies

General Intent

A number of quarry developments and similar operations as well as some potential aggregate resource areas exist in the Municipal Planning Area. Aggregate resources contained within the Town of Holyrood contribute greatly to the concrete aggregate requirements for the Avalon Peninsula.

It is Council's intention to ensure proper operation and restoration of the sites used for mineral exploration, aggregate extraction (quarrying) and related operations.

Within the area designated as Mineral Working on the Future Land Use Map(s), areas shall be further categorized on the Zoning Map(s) as the following zone:

i. Mineral Working – MW

MW-1: Permitted Uses

It shall be the policy of Council to permit uses such as mineral working, mineral extraction (quarrying etc.), and mineral exploration. Criteria for the location and establishment of Mineral Working Uses are outlined in the policies of this Plan and in the Development Regulations – Use Zone Tables, Schedule C. Other uses may be permitted in this land use zone at the discretion of council.

MW-2: Discretionary Uses

Council may allow discretionary uses that include: General industry and antenna. These uses may be permitted at the discretion of Council provided they are compatible with the intent and character of the Mineral Working area.

MW-3: Buffers for Incompatible Land Uses

Council shall ensure that the adverse effects of aggregate extraction, mineral exploration and their related operations such as dust, noise, and visual impact on the adjacent properties and environment are kept to a minimum. In order to separate such operations from other incompatible uses, adequate buffers shall be provided by the operator in the form of undeveloped land between Mineral Workings and other uses.

MW-4: Site Rehabilitation

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

5.0 IMPLEMENTATION

The Municipal Plan will be implemented over the next ten years through decisions of Council and government agencies that have responsibility for various aspects of development that affect the Town. Of particular importance to Council are the following:

- a) Effective administration of the Plan.
- b) The adoption of a five-year capital works program, updated annually.
- c) The adoption of Development Regulations.
- d) The procedure for considering amendments to the Plan, and
- e) Working in partnership with citizens, groups, and organization to achieve the collective goals of the community.

5.1 Administration of the Plan

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

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

Once conformity to the Plan has been established, Council will ensure that all development proposals are given a comprehensive review that shall include circulation to all affected public departments and agencies. Council's final decisions will be based on the desire to guide the development of Holyrood in the best long-term interests of its citizens.

All persons wishing to develop land for any purpose within the Holyrood Municipal Planning Area shall apply to Council for permission through the established procedure. Council may refuse or approve applications, with or without conditions. The appeal of all Council decisions to

the appropriate Appeal Board will be permitted in accordance with the Part VI of the *Urban and Rural Planning Act, 2000*.

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

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

5.2 Financial Evaluation for Municipal Capital Works Projects

In order to suitably implement the goals and objectives of the Plan, an annual public works program will be adopted and implemented by Council. This will include a financial overview and preparation of a *Financial Evaluation for Municipal Capital Works Projects* which outlines proposed capital works to be undertaken by Council subject to the availability of government funding. The Evaluation will include a five-year program of works to be undertaken as required under the *Municipalities Act*.

The proposed capital works budget is intended to maintain existing municipal infrastructure in the community and provide the same level of services to residents. In its 2021 budget Council will determine where potential changes or upgrades are required. Council's obligations are with respect to protective services, transportation services, environmental health, planning and development, and recreational and cultural services.

In its **2023 Municipal Capital Works Projects** (see Table below) Council commits to the improvement of the Boardwalk phase II, sewer infrastructure upgrades along with a sewer study. Council has identified various necessary infrastructure upgrades to waterlines on Country Path and Salmonier Line, sewer improvements and upgrades to the new 500,000 litre water tank. Other capital works budget items include a community transportation initiative, an extension to the Fire Department and funding for a new fence for Holy Cross Park.

The following table identifies priority Capital Works projects and studies that have been identified to implement the Plan over the Planning Period. Projects shall be pursued with due consideration of the financial position of the Town, its revenue sources and funding.

Proposed 2023 Holyrood Municipal Capital Works Projects

PROJECT	FUNDING APPROVED	STATUS
1. Boardwalk Phase II	\$ 669,875.00	Approval expected September 2023
2. Water Tank Installation	\$ 1,603,968.00	In Progress
3. Sewer Study	\$ 60,212.71	Completed
4. Sewer Upgrades	\$ 1,479,354.25	Design/build engineering stage
6. Salmonier Line Emergency Water Supply	\$ 1,063,383.00	Completed
7. Water Sustainability Project	\$ 3,326,101.00	Approved
8. Loop Trail at Salmonier Line Park	\$ 60,000.00	In Progress
9. North Arm Neighbourhood Park	\$ 60,000.00	Completed
10. Upgrade Holy Cross Park Fence	\$ 22,195.00	Completed
11. Community Transportation Initiative	\$ 642,000.00	Approved
12. Community Transportation Operations Plan	\$ 55,000.00	Approved
13. Fire Department Training Ground Upgrade	\$ 10,000.00	In Progress
Funding Total	\$9,052,088.96	

Source: Holyrood 2023 Budget

Council's ability to undertake major public works during the Planning Period will depend largely on its financial management program. Overall, the objective will be to minimize the increase in municipal debt load and to economize on project costs where possible.

The following are regarded as important components of a financial management program for the municipality:

- (a) All proposed public works, which qualify for assistance from the provincial or federal governments, should be financed on this basis. This shall include cost sharing programs with the provincial government and grants.
- (b) Funds raised by the municipality to undertake public works shall be obtained from local revenues where possible. The principle source from which funds could be realized for this purpose is new development. Minor public works in particular should be financed from current accounts where possible.
- (c) Mill rates and service fees shall be managed during the Planning Period to keep pace with inflation and to ensure that an acceptable level of municipal services can be achieved.
- (d) Additional borrowing to undertake major public works shall preferably be on the basis of government guaranteed loans.
- (e) Annual locally generated revenue shall be applied against the municipality's long-term debt. Payments shall be in keeping with the policy of the Department of Municipal and Provincial Affairs agreement between the Town and Department.
- (f) For subdivision development, Council shall pursue a break-even policy for development that will require the developer to pay for the installation of all services to municipal standards.

5.3 Development Regulations

Once this Municipal Plan has been adopted, Council will proceed to adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act, 2000*.

The regulations will be drawn up so as to implement the Goals, Objectives and Land Use Policies of the Municipal Plan. The document will contain general land use and subdivision regulations designed to control all land subdivision and development within the Holyrood Municipal Planning Area

All land within the Planning Area will be covered by land use zones (residential, commercial, etc.) which will provide for such detailed requirements as lots size and coverage, building setbacks and parking regulations.

Council may refuse or approve applications, with or without conditions. Decisions of Council made according to the provisions of this Plan and the accompanying Development Regulations may be appealed to the appropriate Appeal Board established under Part VI of the *Urban and Rural Planning Act, 2000*.

5.4 Procedures for Amending the Municipal Plan

The administration and implementation of a Municipal Plan is a continuous process. During the planning period, conditions in the town may change, and where necessary, amendments to the Municipal Plan may be undertaken as per Sections 14 to 25 of the *Urban and Rural Planning Act, 2000* and adopted by Council.

In accordance with Section 27 of the Act, Council will charge a proportion of the cost of carrying out an amendment to the person or association of persons, who request and amendment. The proportion to be charged will be set by Council as part of its annual budget process in setting its Schedule of Rates and Fees. The costs may include, but are not limited to, research, and preparation of amendments, public notice and consultation, administrative processing costs, and the costs associated with a Public Hearing.

Any such amendment will be read with and form part of this Plan. After five years from the date on which this Plan comes into effect, Council shall review the Plan and revise it if necessary. Any revision should take account of development that can be foreseen during the following ten years. Amendment and review of the Plan shall be carried out in the same manner as this Plan was brought into effect.

5.5 Procedure for Considering Re-Zonings

Development Regulations can be changed through text amendments (the addition of a permitted use within a use zone, additions to or changes in a condition, or a change in

definition) or through map amendments (a change to the zoning map) as per Sections 14 -25 of the Act. The consideration of any proposals to amend the Development Regulations, Council shall require a clear proposal to be submitted that shows:

- (a) The location of the subject property, to scale, showing lot dimensions, area, street frontages.
- (b) The proposed means by which the site is/will be serviced.
- (c) The proposed location of all driveways and parking areas.
- (d) Areas that are to be landscaped or left in a natural state;
- (e) The proposed location of all buildings on a site.
- (f) Identification of adjoining land uses, natural hazards, or sensitive natural areas, and
- (g) The identification by a qualified consultant, of steep slopes and construction methods that will be employed to ameliorate potential negative or hazardous effects of the proposed development.

When considering proposals for developments that necessitate amendments to the Development Regulations, Council shall give regard to the goals, objectives and policies outlined in this Municipal Plan, and whether or not the proposal is in conformance with the intent of the Municipal Plan, Development Regulations and all other Town policies and regulations.