

Whitbourne Municipal Plan 2013 - 2023

**Prepared by Stanley N. Clinton, MCIP
August 2013**

Table to Contents

1.0 Introduction	1
1.1 Purpose of the Plan	1
1.2 Approval	1
1.3 Effect and Variation of the Municipal Plan	2
1.4 Municipal Plan Implementation.....	2
1.5 Other Plans for Development.....	2
1.6 Interpretation.....	2
2.0 Planning Content.....	4
2.1 Whitbourne Municipal Planning Area	4
2.2 Population	4
2.3 Land Supply and Demand.....	4
2.3.1 Residential.....	4
2.3.2 Commercial/Industrial	5
2.3.3 Public Uses.....	5
2.3.4 Recreation and Open Spaces.....	5
2.3.5 Rural Resource Uses	6
2.4 Road Network	6
2.5 Municipal Services.....	6
2.6 Summary of Development Issues	6
3.0 Goals and Objectives	8
3.1 Land Use	8
3.2 Economic Development.....	9
3.3 Commercial and Industrial Development	9
3.4 Housing.....	10
3.5 Culture, Recreation and Open Space	10
3.6 Transportation.....	11
3.7 Environment.....	11
3.8 Municipal Finances.....	12
3.9 Public Services.....	12
4.0 Land Use Policies	13
4.1 Policy Statement	13
4.2 General Intent and Interpretation.....	13
4.3 General Policies	13
4.3.1 Physical Structure	13
4.3.2 Subdivision Policies.....	14
4.3.3 Development Agreements.....	14

4.3.4 Council Assumption of Private Roads.....	14
4.3.5 Access and Public Street.....	15
4.3.6 Building Setback.....	15
4.3.7 Environmental Preservation and Enhancement	15
4.3.8 Sods and Drainage	15
4.3.9 Removal of Topsoil.....	16
4.3.10 Protection of Watercourses and Fish Habitat.....	16
4.3.11 Development Criteria for Non-Residential Sites	16
4.3.12 Designated Flood Plain.....	17
4.3.13 Mineral Exploration.....	19
4.3.15 Archeological Remains.....	19
4.4 Specific Land Use Designations and Policies.....	19
4.4.1 Residential.....	19
4.4.2 Commercial.....	21
4.4.3 Commercial Industrial	22
4.4.4 Mixed Use.....	22
4.4.5 Public Use.....	23
4.4.6 Rural.....	23
4.4.7 Environmental Protection	24
4.4.8 Open Space/Recreation.....	25
4.4.9 Institutional/Correctional	26
5.0 Municipal Services.....	27
5.1 Sanitary Sewer System	27
5.3 Storm Sewer System.....	27
6.0 Implementation	28
6.1 Administration of the Plan.....	28
6.2 Municipal Budget and Capital Investment Plan	28
6.3 Integrated Community Sustainability Plan.....	29
6.4 Development Regulation	29
6.4.1 Considerations for Rezonings.....	29
6.4.2 Criteria to be Considered	29
6.5 Development Schemes.....	30
6.6 Municipal Land Assembly.....	30
6.7 Amending and Reviewing the Municipal Plan	31
6.8 Professional Advice	31