

TOWN OF GLENWOOD MUNICIPAL PLAN

IMPORTANT: To see if there were any changes to this plan since it came into effect, please refer to:

List of Municipal Plan Amendments

GLENWOOD MUNICIPAL PLAN

1991 - 2001

PREPARED FOR

THE TOWN OF GLENWOOD

BY

THE URBAN & RURAL PLANNING
DIVISION

DEPARTMENT OF MUNICIPAL &
PROVINCIAL AFFAIRS

ST. JOHN'S

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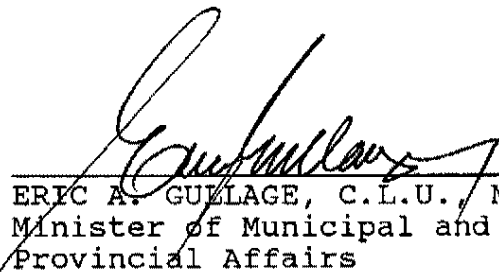
THE URBAN AND RURAL PLANNING ACT

NOTICE OF APPROVAL

GLENWOOD MUNICIPAL PLAN 1991-2001

I, Eric A. Gullage, Minister of Municipal and Provincial Affairs, under an by virtue of the power conferred by The Urban and Rural Planning Act, Chapter 387 of The Revised Statutes of Newfoundland, 1970, hereby approve the Glenwood Municipal Plan 1991-2001, adopted by the Town Council of Glenwood on the *30th* day of *April*, 1991.

Dated at St. John's this *15th* day of *October*, 1991.


ERIC A. GULLAGE, C.L.U., M.H.A.
Minister of Municipal and
Provincial Affairs

NOTICE OF ADOPTION

The Council of the Town of Glenwood has considered the Glenwood Municipal Plan, and found it to be satisfactory.

Therefore, the Council hereby adopted the aforesaidmentioned Plan as required by section 16 of The Urban and Rural Planning Act, Chapter 387 of the Revised Statutes of Newfoundland, 1970.

Made and adopted by the Council of the Town of Glenwood on the 30th day of April, 1991.


MAYOR


TOWN CLERK

I. FORWARD

PLANNING IN NEWFOUNDLAND

The Municipal Plan

This Municipal Plan has been prepared in accordance with the requirements of section 15 of The Urban and Rural Planning Act, following surveys and studies of land use, population growth, the local economy, present and future transportation and communication needs, public services, social services and other relevant factors.

The Plan outlines the goals, objectives and policies of Council regarding the development of the Municipal Planning Area over the next ten years. This Municipal Plan, consisting of a written text in which the goals, objectives and policies are set out, also includes Land Use Maps indicating the proposed allocation of land into various Land Use categories.

Ministerial Approval

When the Municipal Plan is formally adopted by resolution of the Council under section 16(1) of the Act, two copies must be impressed with the Seal of the Council and signed by the Mayor. The Council must then give notice of its intention to seek the approval of the Minister of Municipal and Provincial

This brief summary of municipal planning legislation and procedures is intended to assist the Council in understanding and using its Plan. Details are contained in The Urban and Rural Planning Act.

Affairs by publishing a notice in the Newfoundland Gazette and in a newspaper published, or circulating, in the town. The notice must state where and when the Municipal Plan may be inspected by any interested person and the time and place set by the Minister for the hearing of any objections or representations. At the Public Hearing, a Commissioner appointed by the Minister will hear the objections and representations, and subsequently forward to the Minister a written report, together with copies of all the evidence taken at the Public Hearing.

After the Public Hearing is concluded and the Commissioner's report has been submitted, the Council must apply to the Minister for approval of the Municipal Plan. The Minister requires two copies of the Municipal Plan certified correct by the Clerk of the Council, a copy of the adopting resolution and of all written objections and representations considered at the Public Hearing. On receipt of this material, the Minister may approve the Municipal Plan, with or without modification, or may disapprove it and order that a new Municipal Plan be approved. Upon approval, the Minister will endorse a copy of the Plan and return it to the Council. Within ten days of receipt of the final approval by the Minister, the Council must publish a notice of approval in the Newfoundland Gazette and in a local newspaper.

The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect, it is binding upon the Council and upon all other persons, corporations and organizations. The Plan has to be

reviewed by the Council at the end of every five years from the date on which it comes into effect and at that time revised as necessary to take account of developments which can be foreseen during the next ten-year period.

The Municipal Plan may be amended in whole or in part for just cause by repeating the process by which it was adopted and approved initially.

Development Schemes

At any time after the adoption of the Municipal Plan, the Council can prepare and adopt Development Schemes under section 31-33 of the Act for the purpose of carrying out specific proposals of the Municipal Plan.

A Development Scheme may provide for the acquisition, assembly, consolidation, subdivision and sale or lease by the municipality of land and buildings which are necessary to carry out provisions of the Municipal Plan. The Scheme may reserve land for future acquisition as the site of any public roadway, service or building, or for a school, park or other open space and may make such agreements with the owners of the land as will permit its acquisition and use for those purposes. The Development Scheme may also specify the manner in which any particular area of land is to be used, subdivided or developed, and may regulate the construction of buildings which would interfere with the carrying out of the Development Scheme.

Development Schemes are prepared and approved in exactly the same way as the Municipal Plan, and, when approved, form part of that Plan.

Municipal Plan Administration

When a Municipal Plan comes into effect, the Council is required to develop a scheme for the control of the use of land in strict conformity with the Municipal Plan in the form of land use zoning, subdivision, and any other regulations necessary. After adoption by the Council, these regulations must be submitted to the Minister for approval.

Regulations must comply with the requirements of The Urban and Rural Planning Act, and Standard Provincial Regulations have been developed to form the basis of these regulations. Councils are also advised, if they have not already done so, to adopt the National Building Code of Canada as its building regulations.

The day-to-day administration of the Municipal Plan, and subsequent regulations, is in the hands of staff members authorized by the Council. Council staff have the duty of issuing all necessary permits approved by Council and making recommendations to the Council in accordance with the Municipal Plan policies and implementing regulations regarding all development in the Municipal Planning Area.

II. PLAN

1. GOALS

What is the Plan trying to achieve? The following are the goals which are intended to be pursued and attained in the Plan period (1989-1999).

- A. To maintain the Town as a compact community in order to minimize the costs for municipal servicing and maintenance and to make the Town a convenient and economical place to live.
- B. To provide for development and growth which are not detrimental to the Town's environment, the Trans Canada Highway and regional resources such as the Gander River Watershed and the Salmon waters.
- C. To improve and properly maintain the municipal water and sewerage systems.
- D. To promote economic development including tourism.
- E. To provide the municipal services and recreational facilities within the financial capabilities of the community.
- F. To minimize the potential loss or damage in flood risk areas.

2. POLICY STATEMENTS

The following specific planning policies are intended for the attainment of the planning goals.

2.1 GENERAL DEVELOPMENT

Policy Statements:

- i) It shall be the policy of the Plan to discourage ribbon development and further urban sprawl and encourage the development of a compact community, in order to
 - a) keep down the capital cost of providing municipal services such as piped water and sewerage, road pavement and upgrading, and street lighting;
 - b) keep down the cost of running the community, especially those services where cost is related to road mileage, such as garbage collection and road maintenance;
 - c) keep down the cost of living in the community and make the community convenient--homes, schools, and shops near to one another;
 - d) preserve the open countryside for recreation and resource development.

- ii) Consolidate development in the existing and planned serviced areas through infilling.
- iii) New residential or other urban development shall not be permitted unless it includes a piped water and sewer system meeting the requirements of the Department of Environment and Lands and the Engineering Division of the Department of Municipal and Provincial Affairs and such a system shall be properly connected to the existing municipal water and sewer system.
- iv) New development and redevelopment shall meet certain site design standards and requirements, in order to safeguard and improve the road system of the community, and to provide easy access for fire protection and municipal services.
- v) New development shall, wherever possible, contribute to shorten or reduce existing dead-end roads.
- vi) All development shall have adequate frontage onto a publicly-maintained road.
- vii) Nothing in the Plan shall affect the continuation of a use which was legally established on the day that this Plan was approved 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 substantially expanded. Minor extensions may be approved provided there will be no adverse effects on surrounding properties or the environment.

- viii) The boundaries between types of land use portrayed on the Future Land Use maps are general only and, except in the case of roads or other physical barriers, are not intended to define exact limits. Therefore, minor adjustments may be made to these boundaries for the purpose of implementing the Plan.

- ix) Notwithstanding the specified permitted uses in the land use designations, municipal and public utility works such as telephone, water treatment, pollution control, and electric transmission and utility facilities are permitted uses in all use designations, provided no adverse effect on adjacent land uses is created. In this regard, the size and appearance of such works must be in keeping with adjacent uses and provision must be made for buffering in the form of a landscaped area between any such works and adjacent uses.

- x) No cottage development shall be permitted in the Planning Area including all designated Rural Areas.

2.2 RESIDENTIAL

Policy Statements;

- i) It is Council's intention to maintain the Town as a compact community.
- ii) A subdivision proposal shall not be considered unless:
 - a) it includes the provisions of the necessary roads, and piped water and sewerage services at the cost of the developer, or unless such roads and piped services are already available;
 - b) the proposed piped water and piped sewer are approved by both the Department of Environment and Lands and the Engineering Division of the Department of Municipal and Provincial Affairs;
 - c) it is based on a proper development scheme or subdivision plan to integrate and make the most economical use of municipal services and land; and
 - d) it complies with the Town's Development Regulations.
- iii) Within the designated Residential Areas (see Map 2), dwellings, recreational

open space and their accessory uses may be permitted. Uses that are compatible or complementary to these uses may also be permitted at Council's discretion.

- iv) In certain areas, a convenience store which caters to the needs of the immediate neighbourhood may be permitted. In addition, such stores should be evenly distributed throughout the Town.
- v) An office for a professional person when located at his or her residence may be permitted, provided such use is clearly subsidiary to the main use.
- vi) Commercial uses intended to meet local needs may also be permitted at Council's discretion.
- vii) In regards to convenience stores, professional offices, and local commercial uses, special attention shall be given to the bulk and scale of the proposal to ensure that it does not adversely affect the residential character of the area, and to the provisions of adequate on-site parking, loading, buffering and landscaping.
- viii) Mobile homes shall be permitted only in designated areas for such development such as mobile home subdivisions and its development shall be in accordance with the Newfoundland and Labrador Mobile Home Development Regulations, 1976.

- ix) Mini Homes shall be permitted only in areas designated for such development. Development of mini home sites shall be reviewed by Council on a case-by-case basis, to ensure they meet the minimum requirements of the Town's Development Regulations.

2.3 MIXED DEVELOPMENT

Policy Statements:

- i) Lands are designated Mixed Development in order to permit a traditional mix of residential, commercial, and public buildings in the central part of the Town.
- ii) Within the designated Mixed Development Areas (see Map 2), residential; public buildings; commercial uses such as mercantile, business, professional or personal services, cultural and entertainment may be permitted. Uses that are compatible or complementary to these uses may also be permitted at Council's discretion.
- iii) Adverse effects of any proposed development on the adjacent existing residential uses shall be prevented or minimized through proper site planning and buffering.
- iv) 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.
- v) Adequate off-street parking and loading facilities shall be provided.

- vi) Where nodes of commercial uses and public buildings develop on the main road, consideration will be given to the construction of sidewalks on at least one side of the road.

- vii) All development applications shall be referred to the Department of Environment and Lands for review and approval.

2.4 PROTECTED ROAD

Policy Statement:

- 1) Within the Building Control lines established under the Protected Road Zoning Regulations, which shall be one hundred (100) metres distant, measured horizontally, from the centreline of the Trans Canada Highway, all development applications shall be subject to the review and approval of the Development Control Unit, Urban and Rural Planning Division, Department of Municipal and Provincial Affairs.

2.5 INDUSTRIAL

Policy Statements:

- i) The Plan will, where possible, facilitate the development of primary and secondary industries in the Town in order to diversify and strengthen its economic base.
- ii) Within the designated Industrial Areas (see Map 1), general industry, light industry, commercial uses, and gas stations may be permitted. Uses that are compatible and complementary to an industrial use may also be permitted at Council's discretion.
- iii) Industrial enterprises which may have adverse effects on adjacent uses as a result of noxious fumes, noise, or unsightliness shall be required to minimize these effects through proper planning and by providing buffers to the same. Buffer zones may be created by proper siting, tree and shrub planting, landscaping and/or fencing.
- iv) 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.

- v) Adequate off-street parking and loading facilities shall be provided.
- vi) All development applications shall be referred to the Department of Environment and Lands for review and approval.
- vii) It is Council's intention to develop an industrial area in the western part of the Town off the Trans Canada Highway, in order to accommodate future industrial development.

2.6 PUBLIC BUILDINGS AND USE

Policy Statements:

- i) Public buildings and uses are encouraged to locate in the central part of the community and within easy walking distance of most residents.
- ii) Within the designated Public Buildings and Use Areas (see Map 2), religious, educational, medical, correctional, recreational, and other institutional or public uses may be permitted. Uses that are compatible or complementary to a public use may also be permitted at Council's discretion.
- iii) 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.
- iv) Adequate off-street parking facilities shall be provided.
- v) Notwithstanding the specified permitted uses in the land use designations, the establishment of a new school may be permitted in any area, provided that it is not contrary to the intent of this Plan, that its proposed means of access, water supply and sewage disposal are

considered satisfactory by Council and the Department of Environment and Lands.

- vi) In order to protect the school grounds from adverse effects of any future development, it is Council's intention to consult with the School Board in its review of applications for development on lands adjacent to the school grounds.

2.7 OPEN SPACE/RECREATIONAL

Policy Statements:

- i) Additional recreational facilities will be provided in areas where they are needed and when the Town's financial resources permit. Since most of the regional and local recreational facilities are less accessible to the older age groups, the provision of additional facilities will give special consideration to these groups.
- ii) Wherever possible, greater provision will be made to open space in areas adjacent to schools.
- iii) Areas of scenic attraction and with recreational potential shall be preserved and protected. It is also essential that all the visual amenities and undevelopable areas such as the shoreline, rivers, brooks, streams, flood plains, steep slopes, and rock outcrops are preserved and retained in their natural state. This can add to the open space system and complement the urban development.
- iv) Within the designated Open Space/Recreational Areas (see Maps 1 and 2), recreational open space such as parks, playgrounds, places of public recreation,

and their accessory uses may be permitted. Uses that are compatible or complementary to a recreational open space use may also be permitted at Council's discretion.

- v) The development and operation of recreation facilities shall not impose adverse effects on adjacent residential and other uses in terms of noise, traffic, and hours of operation.
- vi) Existing recreational facilities shall be properly equipped and maintained.
- vii) Where any lands designated for Open Space/Recreational are under private ownership, this Plan does not indicate that the lands will necessarily remain as Open Space/Recreational indefinitely, nor shall it be construed as implying that these Open Spaces/Recreational Areas are free and open to the general public or will be purchased by Council. If proposals to develop any such lands are made and Council does not wish to purchase such lands in order to maintain the Open Space/Recreational designation, these applications for redesignation of such lands for other purposes may be given due consideration by Council.

2.8 RURAL

Policy Statements:

- i) All the lands within the Glenwood Planning Area other than those designated for urban and other specific purposes are designated as Rural. (See Maps 1 and 2).

- ii) Where appropriate, applications may be subject to the review and approval by the Department of Environment and Lands. Additionally, all development proposals on the Gander River, Salmon Pond and Salmon Brook or within their 30-metre buffer zones shall also be subject to the review assessment and authorization by Fisheries and Oceans Canada. Applications for agricultural development shall also be referred to the Department of Forestry and Agriculture for review and approval.

- iii) Within the designated Rural Areas, fishing, agriculture, forestry, mining and aggregate extraction, airstrip, industry, recreation, cemetery, and activities connected with the conservation of soil and wildlife may be permitted. Uses that are compatible or complementary to these uses may also be permitted at Council's discretion, provided there is no requirement to extend municipal services.

- iv) A dwelling shall not be permitted except as an accessory use to one of the foregoing uses, after two (2) years in operation. Such a dwelling shall also be subject to the review and approval of the Department of Health.

- v) Notwithstanding Policy 2.8(iv), residential development may be permitted subject to:
 - a) the site being located adjacent to the built-up area of the community;
 - b) the provision of adequate roads, piped water, piped sewer, and other facilities required by Council;
 - c) the provision of piped water and piped sewer approved by the Department of Environment and Lands and the Engineering Division of the Department of Municipal and Provincial Affairs;
 - d) a successful rezoning of the site to accommodate the development; and
 - e) the compliance with the Town's Development Regulations.

- vi) All the designated Rural Areas shall be retained in their natural state except development associated with permitted uses.

- vii) With regard to mining and aggregate extraction, policies established under Mineral Workings shall apply.

2.9 MINERAL WORKINGS

Policy Statements:

- i) It is the policy of the Plan to ensure that the adverse effects of mining, quarrying, and their related operations, such as dust, noise, and visual impact upon adjacent properties and environment be kept at a minimum.
- ii) In order to separate such operations from other incompatible uses, a 300-metre buffer around them shall be established. All applications for development in these buffers, in particular these where blasting is carried out, shall be subject to the review and approval by the Department of Mines and Energy and the Department of Environment and Lands.
- iii) Within the designated Mineral Workings Areas (see Map 1), mining, quarrying and their related operations may be permitted.
- iv) At Council's discretion and with the approval of the Department of Mines and Energy, scrap yards and solid waste disposal, and other compatible uses may be permitted on worked-out quarry sites. In order to safeguard the environment of the community, all such proposed developments shall also be subject to the review and approval of the Department of Environment and Lands.

- v) All derelict lands resulting from mining, quarrying and their related operations shall be properly rehabilitated by the operators.

2.10 ENVIRONMENT

Policy Statements:

- i) In order to preserve the water quality of the Gander River Watershed Area for the Towns of Gander, Appleton and Glenwood, it is the intent of the Plan that
 - a) new developments in the Municipal Planning Area provide sufficient water and sewer services to meet the requirements of the Department of Environment and Lands and Council;
 - b) where necessary, development applications may be referred to the Department of Environment and Lands for review and approval, particularly for sawmills, livestock operations, quarries, scrap yards and similar development;
 - c) development in areas upstream of the water supply intake and for a distance of one hundred (100) metres downstream of the intake be restricted or prevented; and
 - d) existing development with potential as a source of pollution be closely monitored.

ii) Adequate sewage treatment must continue to be a priority of the Town. Under no circumstances should untreated sewage be discharged to the Gander River. All sewage discharges shall comply with the Environmental Control (Water and Sewage) Regulations, 1980.

iii) The Gander River, Salmon Pond and Salmon Brook are scheduled Atlantic Salmon Waters. In order to protect the quality of their fish population, a 15-metre buffer zone on each side of the river and brook and around the pond shall be established to prevent development along and around these water bodies. All development proposals in these waters or within 30-metre buffer zones shall be subject to the review, assessment and authorization by Fisheries and Oceans Canada.

iv) In order to avoid any possible land use conflict, a 1.6 km buffer zone around the existing waste disposal site shall be established, and incompatible development shall not be permitted in this buffer zone.

v) It is the policy of the Plan to protect the lands, rivers, streams, ponds, and shorelines in the Municipal Planning Area from pollution, and to retain the existing vegetation wherever possible.

- vi) Development in physically undesirable or ecologically sensitive areas will be restricted. These lands include ravines, swamps, and steep slopes. Development which will detract from the natural quality of scenic areas shall also be restricted.

- vii) Council will promote civic upkeep by individuals, businesses, and institutions; encourage rehabilitation or removal of existing dilapidated buildings and structures; and prohibit indiscriminate dumping.

- viii) It is the policy of the Plan to ensure that the adverse effects of mining, quarrying and their related operations, such as dust, noise and visual impact on adjacent uses and properties be kept to a minimum through adequate buffering and that derelict lands resulting from such operations be properly rehabilitated.

- ix) The Plan encourages the relocation of the existing sawmill to a location acceptable to Council and the concerned government departments, including the Department of Environment and Lands.

2.11 TRANSPORTATION

Policy Statements:

- i) In order to improve the road system of the community, it is necessary to establish a hierarchy of roads according to their functions. In this community, there are three major classifications of roads, as follows:
 - a) Arterial roads--intended to function as the principal network for through traffic, such as the Trans Canada Highway.
 - b) Collector roads--intended to collect and distribute traffic between arterial and local roads, such as Main Street.
 - c) Local roads--intended primarily for direct access to individual properties from collector roads.
- ii) It is the policy of the Plan to safeguard the integrity of the transportation function of the Trans Canada Highway. New private accesses shall not be allowed and intersections shall be limited to the existing. The Plan also encourages the development of some form of backlot service road network from existing intersections and private

accesses, in order that present accesses to the Trans Canada Highway may be eliminated at a future date.

- iii) New roads shall be designed and constructed to acceptable standards. They are also encouraged to be built in such locations and in such a manner that the development pattern and the road system of the community can be enhanced.
- iv) To safeguard the road system in the community, all development shall be required to provide adequate off-street parking and loading facilities; building setback; and in case of a corner lot or corner site, adequate sight distance.
- v) It is Council's intention to consult with the Department of Works, Services and Transportation and investigate the possibility of having proper and direct road links such as ramps between the Trans Canada Highway and the west part of the Town intended for industrial development.

2.12 MUNICIPAL SERVICES

Policy Statements:

- i) It is Council's intention to improve the existing municipal water and sewerage systems.
- ii) Adequate sewage treatment shall continue to be a priority of the Town.
- iii) Any development which may discharge sewage detrimental to the operation of the sewage treatment plant shall not be permitted.
- iv) It is the policy of the Plan to refer all proposed developments and extensions of the water and sewerage systems to the Department of Environment and Lands and the Engineering Division of the Department of Municipal and Provincial Affairs for review and approval.
- v) In order to provide for the optimum use of the municipal water and sewerage systems and to preclude unnecessary or costly extensions, only development capable of integration into the municipal systems will be permitted.
- vi) Protective measures shall be taken to prevent any possible pollution by the disposals of sewage and solid waste on the land and water.

2.13 FLOOD RISK AREA

Policy Statements:

- i) Designated Floodway (1:20 year Flood Plain)
 - (a) Development in the designated floodway shall be limited to non-building uses that will not be damaged by flooding. Projected maximum 1:20 year flood levels, wave action, ice action and current action shall be taken into account when determining the suitability of a proposed development on a particular site. A proposed development may be refused if the applicant is unable to show that it would not be at risk from flooding or flood related events or because it would increase the flood risk to existing development and natural features.
 - (b) The development of public works and public uses may be permitted provided the development takes account of the flood risk. Minor Buildings which are necessary for the successful operation of the public work or public use to which they relate, may be permitted at Council's discretion. Public works and public uses shall be designed and installed to minimize the risk of their interruption when a flooding event occurs. Council may make this a condition of approval where the public will

be endangered by an interruption of service.

(c) The filling of land and water for the purposes of development, flood protection, water redirection or to redirect, or reduce flood waters shall not be permitted except as provided for in (b).

(d) Applications for new development and applications to replace and renovate existing development shall be referred to the Water Resources Division of the Department of Environment and Lands for its recommendation before Council approves an application.

ii) Designated Floodway Fringe (1:100 year Flood Plain)

(a) Development in the floodway fringe shall meet the floodproofing standards, intended to reduce damage to building type development and minimize risk to the building occupants and public resulting from the predicted infrequent flooding. Projected maximum 1:100 year flood levels, wave action, ice action and current action shall be taken into account when determining the acceptability of floodproofing measures for a proposed development on a particular site. A proposed development may be refused if the applicant is unable to show that it would not be at risk from

flooding or flood-related events or because it increases the flood risk to existing development and natural features.

- (b) The development of public works and public uses may be permitted provided the development takes account of the flood risk.
- (c) The filling of land and water for the purposes of development, flood protection, water redirection or to redirect, or reduce flood waters shall not be permitted except when the work has been approved by the Water Resources Division of the Department of Environment and Lands and the Council and is a public work.
- (d) Applications to development shall be referred to the Water Resources Division of the Department of Environment and Lands for its recommendation before Council approves an application.

3. IMPLEMENTATION

3.1 OUTLINE OF ACTION FOR IMPLEMENTATION

The preparation, adoption and approval of this Municipal Plan represents only a part of the planning process. In other words, the Plan is not an end in itself nor does it serve any useful purpose without being implemented. Furthermore, the Plan cannot implement itself and can be functional and effective only through Council's actions and efforts to carry it out.

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

- i) Prepare, adopt and request the Minister of Municipal and Provincial Affairs to approve Development (Land Use Zoning, Subdivision and Advertisement) Regulations.
- ii) Control future development by enforcing the Development Regulations and the policies of this Plan.
- iii) Undertake the capital works program on a progressive basis geared to the available resources of the community and financial assistance from the higher levels of government.

- iv) Prepare and adopt development schemes for all the Comprehensive Development Areas and other major areas when the need for their development arises.

- v) Make necessary amendments on the Plan when conditions of the community change, and undertake a review of the Plan every five years.

3.2 REGULATIONS

After this Plan is formally approved, Council shall prepare and adopt Development (Land Use Zoning, Subdivision and Advertisement) Regulations on the basis of this Plan and shall subsequently request the Minister of Municipal and Provincial Affairs to approve them. These regulations are intended for Council's control over future use of land and development within the Planning Area and they constitute the legal device for implementing this Plan.

Zoning is essentially a means of ensuring that the future land uses and development are in conformity with the Municipal Plan, that they are properly situated in the community, and that they do not conflict with or adversely affect neighbouring uses. It attempts to provide adequate space for each type of development. It directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air and privacy for persons living and working within the community. Furthermore, it allows the control of development density in each area so that property can be properly serviced by such public facilities as roads, schools, utilities, municipal and recreational facilities.

Subdivision regulations, on the other hand, govern the development of areas larger than individual building lots for residential or other purposes. They prescribe standards for street improvements, lot sizes and lot layouts, procedures for dedicating land for public purposes, and other necessary requirements.

Advertisement regulations control the size, shape, location, siting, illumination and material construction of the advertisements, in order to safeguard the safety and convenience of the general public and neighbouring properties, the safety and efficiency of public streets, and the general amenities of the surrounding area.

3.3 DEVELOPMENT CONTROL

Council shall exercise proper control over development within the Planning Area in accordance with this Plan and the Development (Land Use Zoning, Subdivision and Advertisement) Regulations.

All persons wishing to develop land for any purpose within the Planning Area shall apply to Council for permission on the prescribed form and shall submit a sketch plan of the proposal indicating as accurately as possible the location of the development. Council shall examine the application on the basis of the Regulations, which reflect the policy of this Plan, may approve the application, approve it with conditions, or refuse it. Any applicant who is dissatisfied with the decision of Council may appeal to the appropriate Appeal Board.

Development control properly exercised can ensure not only orderly and economical growth of the community in terms of land, schools, roads, and municipal services but also safety and convenience for the residents.

Applications for development in areas under the control of Council as well as other government departments shall be referred to the concerned departments for review.

3.4 CAPITAL WORKS PROGRAM

3.4.1 Municipal Revenues and Expenditures

As shown in the the Town's 1988 Budget (see Table 1), the total expenditure was estimated to be \$351,584. Local revenues, totalling \$150,700 could only meet 42.8 percent of the need.

Property tax and water/sewerage tax, the two main sources of local revenue, amounted to \$116,000 or 77.0 percent of the total local revenue. Business tax, on the other hand, amounted to only \$7,000, or 4.6 percent of the same.

Of all the expenditures \$167,115 was for Council's day-to-day operation, and this already exceeded the total local revenue. Therefore, the Town could not allocate any local revenue for the debt charges (\$132,869) resulting from the Town's capital works in the past. Without assistance from the Provincial government, the Town would be unable to undertake major capital projects.

TABLE I: 1988 BUDGET - TOWN OF GLENWOOD

<u>REVENUE</u>	\$
<u>Local Revenues:</u>	
Property Tax (6 mill)	57,000
Water & Sewerage Tax	59,000
Business Tax	7,000
Poll Tax (annual rate \$100)	12,000
Grant in Lieu of Taxes	6,000
Licences & Permits	1,800
Miscellaneous	7,900
	<hr/>
	150,700
 <u>Provincial Government Grants & Subsidies</u>	
General Municipal Assistance Grant:	
Population Component (1038)	5,788
Roads Component (13.4 km)	26,800
Social Assistance Component	3,888
Tax Incentive Grant	50,000
Provincial Share of Debt Charges	55,568
Miscellaneous	48,000
Other Income	10,840
	<hr/>
	200,884
	<hr/>
	351,584

EXPENDITURES

	\$
Administration	39,900
Protection to Persons & Property	18,415
Public Works	27,000
Garbage Collection	9,000
Recreation	6,800
Debt Charges	132,869
Operation & Maintenance of Water/ Sewer System	62,000
Contribution to Capital	51,600
Miscellaneous	4,000
	<hr/> 351,584

3.4.2 Cost Estimates, Staging and Budgeting

Because of the problems with the existing water and sewerage systems, top priority should be given to their improvements. It should be recognized that extensions of the water and sewerage systems required for or as a part of new developments, including residential subdivisions, are the responsibility of developers and not the municipal or provincial government.

The improvements of local roads will be undertaken on a priority basis each year and according to the Town's financial capability. They can be carried out under the Provincial-Municipal Street Paving Program in which 60 percent of the authorized cost will be borne by the Province, and 40 percent borrowed by the Town and repaid over an extended period up to 25 years, subject to the availability of funds.

The development of additional recreational facilities such as a municipal park will be carried out on a year-to-year basis subject to the Town's financial resources and priorities and to further assistance from the senior levels of government for such purposes.

For the undertaking of future capital works, a 5-year Capital Works Program including all the needed capital projects will be prepared by Council, as soon as the necessary data and information--estimated costs of capital projects, expected local tax revenues and government grants and subsidies--become available.

3.5 AMENDMENT AND REVIEW OF PLAN

Since the condition of the community may change during the Plan period, plan amendments may be made by Council at any time in order to cope with the new conditions. Any such amendment shall be read together with and form part of this Plan.

Furthermore, Council shall review and, if necessary, revise this Plan on the expiration of every five years from the date on which this Plan came into effect, in accordance with the developments which can be foreseen during the next ten years.

Amendment and review of this Plan shall be carried out in the same manner as this Plan was brought into effect.

GLENWOOD MUNICIPAL PLAN 1999

MAP 1: FUTURE LAND USE

Legend:

Scale 1-35000

----- Municipal and Planning Area

..... Area Covered By Map 2

OS Open Space/Recreational

IND Industrial

MW Mineral Workings

TCH Protected Road

Rural

NOTE: ○ □ ○ indicate locations only and not to scale

