

Town of Massey Drive: Municipal Plan for 2017-2027
AS APPROVED BY COUNCIL 28 SEPTEMBER 2017

TOWN of MASSEY DRIVE

MUNICIPAL PLAN 2017-2027



AS APPROVED 28 SEPTEMBER 2017

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Attached in map pocket: Future Land Use Map 1

1.0 ADOPTION AND APPROVAL

1.1 RESOLUTION TO ADOPT; CLERK'S & MCIP CERTIFICATE

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Massey Drive adopts the Municipal Plan for 2017 to 2027.

Resolved by the Town Council of Massey Drive on the 29th day of August, 2017

Signed and sealed this 15 day of October, 2017

Mayor: Holly Walsh

Clerk: RAJ

(Council Seal)

Clerk's Certificate:

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan for 2017 to 2027, adopted by the Council of the Town of Massey Drive, on the 29th day of August, 2017.

Clerk RAJ

MCIP Certificate

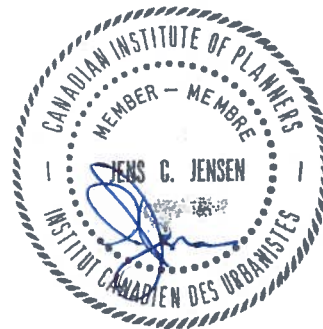
I certify that the attached Municipal Plan document has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Member of the Canadian Institute of Planners

Jens Jensen
Jens Jensen, P.Eng., MCIP

(MCIP seal)

Date: 17th day of October 2017



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1.2 COUNCIL RESOLUTION TO APPROVE; CLERK'S CERTIFICATE

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

Under the authority of Sections 16, 17, 18 and 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Massey Drive approves the Municipal Plan for 2017 to 2027.

Resolved by the Town Council of Massey Drive on the 28th day of September, 2017.

Signed and sealed this 15 day of October, 2017

Mayor: *Holly Lubels*

Clerk: *RAA*

(Council Seal)

Clerk's Certificate:

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan for 2017 to 2027, approved by the Council of the Town of Massey Drive, on the 28th day of September, 2017.

Clerk *RAA*

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>3197-2017-003</u>
Date	<u>Nov/6/17</u>
Signature	<u><i>Eddie Joyce</i></u>

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2.0 FOREWORD: APPROVAL PROCEDURE AND ADMINISTRATION

2.1 *The Municipal Plan*

This document and the maps contained with it form the Municipal Plan for the Town of Massey Drive for 2017 to 2027. It has been prepared in accordance with the *Urban and Rural Planning Act*, 2000. Upon completion of the required steps to bring it into legal effect, it repeals and replaces the Town of Massey Drive Municipal Plan for 1994-2004 and all amendments subsequently made to it.

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

2.2 *Ministerial Approval*

For the Municipal Plan to gain full legal effect, the following procedure must be undertaken, pursuant to Sections 15 through 23 of the *Act*.

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

Council must then advertise and provide for a public hearing at which objections or representations to the adopted document are to be heard. The notice must appear twice in a newspaper circulating in the Municipal Planning Area, in which Council states its intention to seek the approval of the Municipal Plan. The first notice must appear at least fourteen days

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before the hearing date. The notice must state where and when the Municipal Plan can be inspected and clearly give the time and place for the Public Hearing.

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

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

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

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

A concurrent and parallel process is involved in the preparation, adoption, approval, and coming into effect of the Development Regulations for 2017-2027 and supercession of the predecessor Development Regulations for 1994-2004 and amendments made thereto.

2.3 Effect and Amendment of the Municipal Plan

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

The *Act* at Section 28 requires that a Municipal Plan be reviewed not later than every five years from the date it has come into effect. The general intention is that Council may revise the Plan with a view to the developments which can be foreseen for the next ten years. Consequently, the time frame for this Plan is the ten year period of 2017 through 2027.

The Municipal Plan may be amended at any other time, in whole or in part, for legitimate reasons that may have been unforeseeable at the time it had initially been drafted, and the Town of Massey Drive has indeed done so on several occasions. Any such amendment must be consistent with the Municipal Plan as the amendment will be read together with and become part of the Municipal Plan.

2.4 Municipal Plan Administration; Role of Development Regulations

When a Municipal Plan comes into effect, the Council is required to provide for its administration in conjunction with the Development Regulations. The Development Regulations are written in conformity with the Municipal Plan in the form of land use zoning, subdivision, and advertisement regulations.

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

The day-to-day administration of the Municipal Plan and accompanying Development Regulations may involve Council employee(s) if they are appointed by Council pursuant to Section 109 of the *Urban and Rural Planning Act, 2000* to approve or reject applications to develop land and if they are so appointed, to outline conditions applicable to the development. Staff so appointed may issue orders concerning a development, including orders to stop work or to demolish construction and restore a site to its original condition, subject to confirmation by

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majority vote of Councillors present at their next meeting (if not confirmed, the order is cancelled). Executive staff also have a professional duty to advise Council on planning matters in the Municipal Planning Area.

3.0 INTRODUCTION

3.1 Title and Components

This Municipal Plan, when brought properly into effect, shall be known as the *Municipal Plan of the Town of Massey Drive, 2017 - 2027*. The following text and Future Land Use Map 1 contained herein constitute the Municipal Plan for the Massey Drive Municipal Planning Area.

3.2 Review and Amendments

As indicated in the Foreword, the policies and land use designations described in this Municipal Plan are subject to periodic review and occasional amendment as required in the light of changing economic, social, and technological developments.

3.3 Purpose of Plan

A Municipal Plan guides growth and development within a Municipal Planning Area. It provides a means of preventing problems that could occur if conflicting land uses are developed too closely. It directs future growth so that municipal services and land resources are used most efficiently, thus preventing unnecessary increases in servicing costs that can result from development becoming needlessly spread out. It also ensures that aspects of land development like safety, aesthetics, and environmental protection are given proper consideration.

3.4 Municipal Planning Area

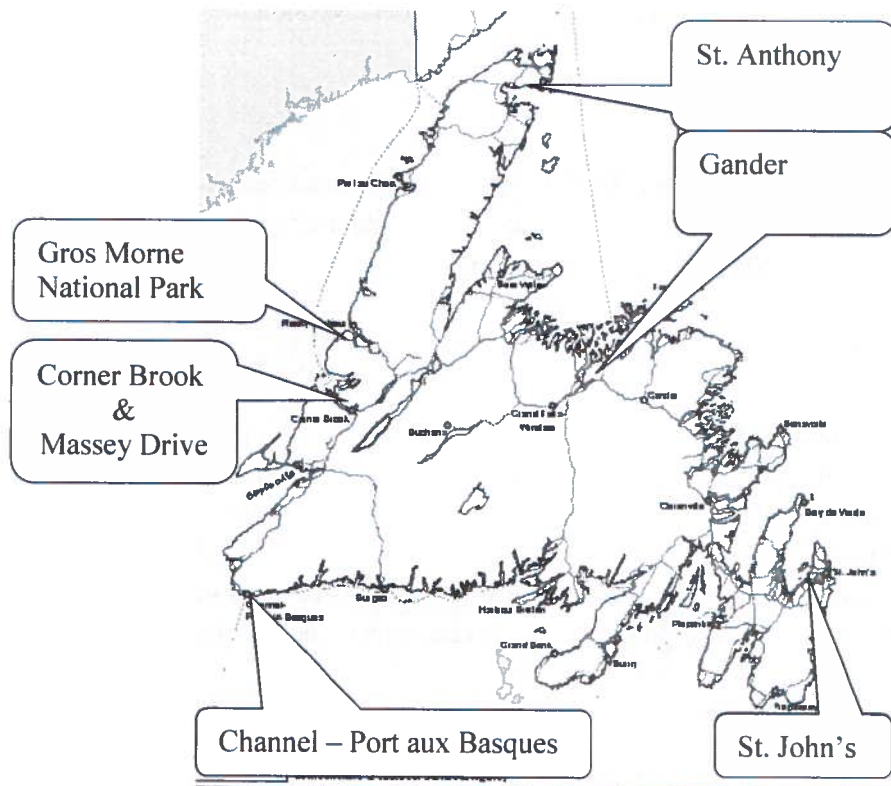
The territory subject to this Municipal Plan is that which is included within the boundaries of the Massey Drive Planning Area, which coincide with the municipal boundary of the Town of Massey Drive as shown on Future Land Use Map 1.

3.5 History and the Way Forward

In the course of reviewing the predecessor planning documents, substantial research was carried out concerning planning topics, and the data, literature, analysis and recommendations are compiled in a Planning Background Report. Though that report is not an official part of this Municipal Plan, it is a useful reference document for those who wish to more fully understand the background information and thought leading to finalization of this official Municipal Plan.

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Massey Drive is an inland community abutting the eastern boundaries of the City of Corner Brook, on the west coast of the island of Newfoundland. It lies on the TransCanada Highway, with which its main street, also named Massey Drive, intersects. By automobile, the City centre is only minutes away. The community's location relative to other west coast communities and sites may be appreciated from the map below:



Compared to the many communities in Newfoundland and Labrador, the Town of Massey Drive has had a brief and different history. Most of those other communities can relate their origins to the historic fisheries of France and Britain, going back to the 1700s. Massey Drive didn't exist until the development of the industrial community of Corner Brook began in the 1920s. Until then, there was traditional outport fishing and some forestry work in the region, but the making of the community had to do with the vast forest resources on the west coast, which attracted investment in paper making after World War I.

A mill built in Corner Brook by the International Paper Company of Newfoundland Limited began to produce paper in 1925, and continues today. The mill and its many directly related

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enterprises, together with the services and goods industries which are supported by them, became the initial mainstay of the emerging regional economy. In later years, economic activity unrelated to the paper industry grew in the health and public services and tourism sectors, and now their employees outnumber those in papermaking and other manufacturing.

The Town of Massey Drive grew rapidly: the population had grown by an astounding 49.2% in the five years between 1986 and 1991 and 51.9% in the five years from 2001 to 2006, practically the same rate. The latest (2016) statistics show an increase from 2011 to 2016 of 1,412 to 1,632, ie: 15.6%, so those earlier high rates have diminished.

Review of the population projections produced by the provincial government's Economic and Projects Analysis Division in the Department of Finance confirms a belief that the region's population will be at least stable for the foreseeable future. The most pessimistic scenario for Economic Zone 8, the region in which Massey Drive is located, shows a forecast of a decrease of about 2.5% over the next 20 years. The most optimistic scenario shows a forecast increase of about 4.1%.

The region is expected to continue to have a diversified economy and a population for which even a middling forecast scenario indicates stability. In even the "medium" scenario, there will continue to be demand for new housing in Massey Drive as old stock is replaced and stable, good incomes and confidence from fairly stable employment enables new investment in home building.

4.0 KEY FACTORS AFFECTING PLANNING POLICIES

A brief history of the settlement of the community and its economic evolution has been given in Section 3.0. As the community looks forward in the context of managing development, services, amenities and infrastructure, the most prominent factors that affect planning policies are summarized here. These factors include the goals expressed by the community, ongoing demand and availability of land for new development, amenities, infrastructure, and the emerging high priority of dealing with sensitive lands and the effects of climate change.

4.1 Goals of the Community

Ideally, the goals of the community and the policies and practices of Council in its planning regime will coincide, and in this Municipal Plan, Council continues to do so as much as their legislative ability and resources permit. Surveys carried out by the Council in the process of preparing the Integrated Community Sustainability Plan (ICSP) in 2010 suggest that the goals of the community can be fairly summarized as follows:

- To manage growth, development, and provision of services in a manner that is in keeping with the financial resources of the community.
- To minimize future costs of municipal servicing by managing growth in a manner that ensures orderly development, and encourages a compact physical structure by utilizing land that is available within the boundaries of existing serviced development.
- To foster community well-being and active lifestyles by supporting our cultural resources, and ensuring that there are opportunities for active recreation.
- To support new opportunities for business growth in tourism and other sectors by working with community partners, business operators, and the public.
- To provide opportunities for citizen input regarding development decisions.

These goals together with technical considerations and other factors outlined in this Section are reflected in the development concept described in Section 5.0.

4.2 Economy, Demographics and Demand for Land

As said in Section 3.0, the forward look for the regional economy and population change is one of at least stability, and for Massey Drive the forecast is for continued growth of population and new housing. New development in the community has for decades been almost exclusively single dwellings, filling in available lots along Massey Drive and built in subdivisions off that

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street. There has been virtually no demand for land for developing commercial, industrial or institutional types of land use.

The housing start statistics for the years leading up to the last decade show very high levels of growth. The last five years, 2011 to 2016, provide good figures to use for land use planning for the next decade, as it reflects a less expansionary economy and changing local conditions than was seen earlier. That five year growth of 220 people, divided by about 2.8 persons per household in 2011, represents about 15 households increase per year, and that is the forecast of land demand for new development adopted for the decade to which this Municipal Plan applies.

The time line for these developments is of course uncertain. The annual consumption of land may be quick if confidence in the local economy remains strong and investment money is flowing, or it could be very long if serious recessions or extreme tightening of mortgage money occurs. Nevertheless, it matters little for long term land use planning whether the development of new streets and services is stretched out over time or is sudden—the long term pattern of land uses and infrastructure will be much the same.

At present, there are several subdivisions which are fully approved and serviced, which are rapidly being built up. There are several proposed subdivisions which are based on proposed future streets, where the street arrangement is known and where the rezoning actions taken in amending the predecessor planning documents have zoned the lands for this purpose. In addition, there are some areas both north and south of Massey Drive that have potential for further development in the short run, beyond the streets and subdivisions already approved or proposed. These include the following:

- A large triangular area above Mountainview Road, just below the “North Access” label on Future Land Use Map 1.
- An area between Targett Drive and Country Lane.
- A small triangular area to the west of Miller Crescent, bounded by the NL Hydro Line and the back lot lines of lots fronting on Massey Drive.

Very approximately 60 lots could be developed in those areas, using development densities of about the same as the newer subdivisions have exhibited, and there is a confident number of 160 lots available on the proposed future streets, totaling about 220 lots. That number represents about 15 years’ supply of lots, using the figure cited of 15 per year.

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Beyond the availability of residential lands just described, a large area in the northwest quadrant of the planning area marked as Urban Reserve on Future Land Use Map 1 is undeveloped and has potential for considerable new development.

There is virtually no demand expected for land for non-residential use, other than for recreational and community facilities, such as parks and trails, in which regard considerable progress has been made and plans are being made for expansion and enhancement of those uses.

4.3 Amenities

Another goal cited in the 1994 planning documents and as earlier cited from the ICSP touches on improvement of civic cultural and recreational assets. The well educated and young, family-oriented population has aspirations in this regard which are quite different from those in communities with aging and diminishing populations.

The community is fortunate in that many varied cultural and recreational facilities and opportunities can be found in the region. This is a strong asset to the quality of life in the community, and for the Town's financial situation: the Town does not need to be all things to all people, and can focus its resources on the gaps. The community's focus can be on supporting active lifestyles by taking advantage of the natural features of the immediate area and opportunities for local facilities not requiring travel outside the community.

The wooded and rolling landscapes are naturally attractive, and the presence of water features such as Stratton's Pond, Link Pond, and Tipping's Pond add greatly to the appeal. The planning underway to make good use of these features is commendable, and Council is committed to continuing to seek opportunities to use them to add to the town's recreational and cultural resources. There is also thought being given to creating a community garden in an area on Stratton's Pond. Trails and trail amenities around Stratton's Pond and Tipping's Pond and elsewhere to form a network of walking opportunities would be the envy of many other communities.

More urban forms of recreation for children and young adults in the form of playgrounds and outdoor sports and recreation facilities are desirable in addition to the trails and outdoors features to provide other options contributing to healthy lifestyles. Plans are being made to develop a comprehensive outdoor multi-purpose recreation facility, so as to expand the range of activities located at the Mama Dawe Recreation Complex.

4.4 Infrastructure

The basic infrastructure which supports accessible, safe and sanitary use of land includes the street, water and sewer systems serving the community. These are the municipal components, and additional infrastructure is provided by telecommunications and electrical power entities. Only the infrastructure provided by the Town of Massey Drive is considered in this Municipal Plan as the other components are provided in a sufficient and benign fashion.

4.4.1 Water and Sewer Services

The community is serviced throughout with central water and sewer services. Water is purchased under agreement with the City of Corner Brook, and sewage is directed to flow into the sewer network of the City. The agreements for those shared services run until 2025 and include detailed requirements of the Town of Massey Drive, all intended to ensure high quality construction and operation of the public works involved.

The community has a direct, unusual interest in one aspect of the water supply system. The water supplied by the City of Corner Brook is piped to the community from the City's water treatment plant to the west of Massey Drive, but the water originates from surface watersheds lying to the east. The water is piped from its source to Trout Pond, which is used as a holding pond where primary settlement of sediment takes place. Water is then piped from Trout Pond to the City's Water Treatment Plant on the western side of the Trans-Canada Highway.

Any contamination of the Trout Pond watershed will make its way to the water treatment plant. Part of the watershed lies within the planning area. The watershed both inside and outside the planning area is protected by provincial government regulations under the *Water Resources Act, 2002*. It is important that stringent regulations be kept in place by both the provincial government and Council, which should permit only conservation uses (watersheds, buffer strips, flood plains, wildlife sanctuaries etc) and prohibit any other uses. It should be obvious that these stringent measures must continue, as there are few necessities of life more critical than supply of good quality potable water.

4.4.2 Street Services

The community has been developed with good street services, with good paving and drainage control in almost all areas. Past construction standards have been adequate and new subdivision streets are being built to a modern, engineered standard. It is very important that future streets

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are designed and built to appropriate engineering standards, as per the Development Regulations and modern engineering practice, because any shortfalls today will surely be paid for in the future.

The street pattern of the community has slowly evolved from the original linear feature of Massey Drive itself, to a spine-and-ribs pattern in which cul de sac streets were built out from Massey Drive, and now to more of a grid pattern. As the streets in the new subdivisions shown on the Future Land Use Map 1 are built and linked, the grid pattern will become stronger. This will enable more efficient municipal servicing with piped services and much more efficient dealing with snow and ice control issues associated with cul de sacs.

Providing for road reserves in future subdivisions that relate to the overall linkages is critically important as failing to do so will lead to dangerous situations in which large numbers of residents are permanently left with only a single access to the external street network, risking lack of access for emergency responders should the single access be blocked. The pattern shown on Future Land Use Map 1 shows how the major linkages are to be developed in a coherent pattern over time. Council recognizes the need for an overall water and sewer servicing plan to go along with the street network plan, for which the development concept described in Section 5.0 provides the technical framework.

Access to the Urban Reserve shown on Future Land Use Map 1, in the northwest quadrant of the community, requires designating alignments shown as South and North Access on the Future Land Use Map 1. The South Access would function as a collector street from that area down to Massey Drive. If the North Access were twinned, there would be no need to build the South Access. The North Access in either case would link to join the street network in the upper reaches of Mountainview Road and Lakeview Drive. Decisions concerning the use, accessibility and infrastructure needs for development of the Urban Reserve should be made early in the ten year period to which this Municipal Plan relates.

In the process of developing the 2010 ICSP, desires were expressed for better street lighting and bus shelters along Massey Drive. Council has in the interim addressed these concerns. Standards are included in the Development Regulations for new subdivisions, including functional standards such as the numbers of sidewalks in new subdivisions.

4.5 Sensitive Lands and Adaptation to Effects of Climate Change

Good community planning must concern itself with adaptation to environmentally sensitive lands and natural hazards. For many years, topics such as geological stability, landslides, flooding, wetlands, and coastal erosion have been well understood. In recent years, predictions of the effects of climate change have become clearer and measures are being taken in forward looking communities to adapt to those which threaten the environment and human settlements.

The already developed areas in the planning area are generally free of some of these hazards. However, in all hilly areas, the risks of landslides, rockfalls and avalanches are significant, and the weather extremes associated with climate change will affect drainage of streets and properties and stress infrastructure.

5.0 DEVELOPMENT CONCEPT

This Section presents a general development concept for the community, including brief descriptions of approaches to key issues. The next Section provides the policies applicable to various land use designations in the planning area, which are named in the Municipal Plan text and marked on Future Land Use Map 1. Some policies apply uniformly to the entire planning area. The policies have been devised so as to fulfill Council's goals and objectives and to respect any overriding interests of the provincial government in land use planning.

The overall development concept for the planning area is as follows:

- Massey Drive's geographic function has been and will continue to be essentially that of a high quality suburban residential community for which most employment and practically all major services are found in the region, but outside the community.
- The community is expected to continue to strongly attract newcomers, mostly families with stable employment in the area, to buy or build homes, with new development expected to use up all of the building lots which will become available over time.
- The community's appeal to settlers is its quality of life as a family-oriented residential area and the prospect of increasing active recreational opportunities, such as walking trails and scenic venues, in an already very attractive natural environment.
- Residential and public-and-community-use land use designations will comprise almost all of the readily accessible and serviceable land in the community. Much of the available, easily serviced land has already been built on or committed to residential subdivisions, and the balance still available will be developed in the same way over time.
- The predominant building form will continue to be almost entirely single dwellings of conventional form, with a small number expected of subsidiary apartments and double dwellings but excluding mobile homes and mobile home parks. Only small scale, benign non-residential development (including home businesses) will be allowed in the designated Residential areas.
- Active recreational facilities in the form of outdoor playgrounds and small scale sports areas, an extensive network of public walking trails, and amenities such as a community garden, shelters and resting places, will comprise the short term recreational infrastructure. Trails may eventually extend across the top of Link Pond Drive and Lakeview Road and into the Urban Reserve, and/or, crossing the Commercial/Industrial area to the small Public and Community Use area south of Country Lane and the Deer

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Lake power line. Additional amenities such as shelters, day parks, parking spaces and the like may be included in various places.

- A large area at the east end of the community, east and north of Stratton's Pond subdivision and all around Tipping's Pond, will be designated as Public and Community Use for ongoing development of trails and other amenities focused on the natural landscapes and those water features.
- The Town-owned lot behind the Town Hall and Mama Dowe Recreation Complex area will be reserved for future Public and Community Use, including outdoor playground and sports, though there is virtually no more available land there.
- The part of the Trout Pond protected public water supply area lying within the planning area, designated as Protected Water Supply, will continue to be an area in which any development except as may be related to the waterworks function will be prohibited.
- A mostly undeveloped rural area on the southwest side of the planning area, beyond the Deer Lake Power Line, is used for two light industrial uses and one single dwelling. The Town does not plan to extend water and sewer services beyond their present limit. The intended use of that area is for commercial and industrial use, on private water and sewer services. Extension of services may be considered but if deemed acceptable would have to be financed by the proponent. The wide right of way for the Deer Lake Power line serves as a buffer between this area and the adjacent residential areas. The area is designated Commercial/Industrial.
- An Urban Reserve which could serve for either residential or commercial/industrial uses will be designated in a large rural area high above Prince Charles Road and Harvey's Road, and northwest of the upper end of Mountainview Road. The predominating future use has not been decided at this point in time as there is a sufficient stock of existing or committed residential building lots to last beyond the ten year span of the 2017-2027 planning documents. The decision making in that regard should include studies of access and servicing to complement a master infrastructure plan. In the meantime, only forestry uses will be approved, to prevent developments that would inhibit later urban development of the type intended.

6.0 MUNICIPAL PLAN POLICIES

The policies in this Municipal Plan are organized in two sets: the first to do with specific areas which are designated and for which area-specific policies are written, the second to do with policies affecting all areas uniformly. The first set has the entire area of the municipal planning area covered, such that there are no areas which are excluded from area designations.

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

6.1 Area Allocations and Area-Specific Policies

The municipal planning area is geographically divided into a variety of areas, designated by name as follows (in some cases, two or more separate areas will bear the same designation, such as the several Residential areas):

- Residential
- Urban Reserve
- Commercial/Industrial
- Public and Community Use
- Protected Water Supply

The respective boundaries of these areas are shown on Future Land Use Map 1.

The factors affecting planning policies the rationale for the overall development concept have been described earlier in this Municipal Plan, so the preamble to the policies in this Section are brief. Reference is made to use of site plan submissions, which may be used by Council in dealing with large or unusual projects where more information than is usually needed is required to assist in evaluation of proposals (see Section 7.2 and associated Appendix A).

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

6.1.1 Residential

The Residential area designations reflect those areas which have already been built up mainly with housing, plus the areas already approved in full or in principle for housing, plus peripheral areas which are best suited to this land use group. The functional vision of Massey Drive is that of a high quality, low density suburban, family-oriented community for which practically all employment and services of all kinds are found outside the community. As such, maintaining and improving the high quality of residential life is the very highest priority in municipal planning. Specific policies pertaining to the Residential areas are:

Permitted uses will be

1. Single dwelling class (excludes mobile homes and mobile home parks) and subsidiary apartments therein
2. Double dwelling class

Uses which may be approved subject to Council's discretion include those in the following classes and specific types of use:

Classes:

- a. row dwelling, apartment
 - b. home businesses only in the classes of uses listed from c to p below
 - c. cultural and civic
 - d. general assembly
 - e. educational
 - f. place of worship
 - g. funeral home
 - h. child care
 - i. office
 - j. medical and professional
 - k. personal service
 - l. general service
 - m. veterinary
 - n. convenience store
 - o. recreational open space
 - p. conservation
 - q. cemetery
- and the following specific use:
- r. family and group care centre

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3. Discretionary uses may be free-standing (being the sole use of the lot) or take the form of home based businesses of the types indicated, which operate as accessory uses in dwellings and accessory buildings.
4. Subsidiary apartments will be permitted only in single dwellings and subject to detailed requirements set out in the Development Regulations. Requirements for lot frontages and areas will be made larger than for single dwellings, though they will apply only to lots created after these Development Regulations come into effect. Council may at its discretion approve subsidiary apartments in cases which would not fully comply with those larger requirements or for parking requirements, where strict compliance may be relaxed in light of site-specific, benign circumstances of individual cases.
5. In considering discretionary use applications, Council will address vehicle and pedestrian safety and include features for off-street parking and loading. Further, adequate screening shall be provided between non-residential land uses and any abutting residential uses. Such screening may include among other measures the provision of grass strips, fences, shielded yard lighting, and appropriate planting of trees and shrubs as visual barriers.
6. All non-residential development shall be appropriately constructed so as to ensure reasonable compatibility with the existing and intended future developments in the area, and that they can be conducted without any significant adverse effect on the surrounding neighbourhood.
7. Council will encourage, by all possible means, the development, re-development and visual improvement of the area. Such means can include selectively funding civic improvements such as bus shelters, high quality signs, street furniture, ornamental lighting, landscaping, and high quality maintenance of streets and sidewalks.
8. The Development Regulations will detail requirements related to home businesses, retaining walls, accessory buildings, minimum dimensions of yards, and other topics with the purpose of developing and maintaining a high quality, aesthetically pleasing, low density suburban ambiance.
9. The recent approval of the Stratton's Pond subdivision (Keith Street and other streets off it) included the conveyance to the Province of Newfoundland and Labrador of a shoreline strip of land around the north and west sides of the Pond, on which a trail is planned. Part of the conveyed area is a larger plot accessed from Keith Street for which a community garden is being contemplated, which would connect to a future network of trails in the community. Council will endeavour to secure title to these Crown lands. Council is supportive of these developments and for the extension of the trail system throughout the community.
10. Council will take strong action to deal with properties which are dilapidated or unsightly in order to achieve the best possible appearance of the area, which presents the primary image of the community.

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11. All development must be serviced by the Town's central water and sewer systems.
12. For cases where unusual circumstances are anticipated or revealed, especially for very large scale or complex developments, Council may require submission of a detailed site plan for review and approval as described in Section 7.2 and Appendix A (information requirements for a site plan) in this Municipal Plan.

6.1.2 Urban Reserve

The Urban Reserve area could serve for either residential or commercial/industrial land uses. This will be decided by Council in the future through the next general planning review, or by special amendment to the Municipal Plan and Development Regulations upon further study, or in response to a proposal for development which may be of interest.

The permitted uses in the Urban reserve are conservation and recreational open space classes.

Discretionary uses are limited to forestry developments so as to prevent developments which could later frustrate plans to develop urban land uses. Any forestry developments shall be in accordance with a professionally prepared forest management plan approved by Council.

6.1.3 Commercial/Industrial

The Commercial/Industrial area is an irregularly shaped area lying between the Deer Lake Power Line, Massey Drive, and the Protected Water Supply area. The existing developments are serviced by a short extension of the Town's central water system but are on private sewage disposal systems.

This Municipal Plan responds to the principal unfulfilled goal of the community, as expressed in the 1994 planning documents and in the ICSP report, in supporting businesses and building up the non-residential tax base through commercial and industrial development.

The policies applicable to the Commercial/Industrial area are:

1. Lands designated Commercial/Industrial shall be developed primarily for commercial and industrial uses.
2. In order to ensure full review of proposals, the only permitted uses shall be in the agriculture (excluding any use involving animals), forestry and conservation use classes, plus existing industrial and residential uses.

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3. Discretionary uses will include the:
 - a. Assembly group
 - b. Institutional group
 - c. Business and personal service group
 - d. Mercantile group
 - e. Industrial group except the hazardous industry class
 - f. Forestry class
 - g. Agricultural class, excluding any use involving keeping of animals
 - h. Recreational open space class
 - i. Animal class
 - j. Antennas and wind turbines with towers up to 15 metres
4. Council will evaluate each development proposal to set development standards to reduce or eliminate any significant negative impacts and protect public safety and amenities.
5. New development may be serviced with extensions of the Town's central water and/or sewer systems at the proponent's expense and subject to Council's compliance with the servicing agreement with the City of Corner Brook and approval of capacity and technical standards.
6. Private water supplies and private sewage disposal systems are acceptable but are subject to the proponent securing Certificates of Approval from provincial government authorities.

6.1.4 Public and Community Use

This designation reflects the intended use of these lands for open space, recreation, civic and cultural amenities, and public facilities such as a fire hall or municipal office. Three areas under this designation are:

- A lot owned by the Town on Massey Drive, occupied by the Town Hall, Fire Hall, a playground, and the public works depot with its outdoor storage area.
- A large area east and north of Stratton's Pond and around Tipping's Pond, some of which has been in use for year-round outdoor active recreation for many years. Council's long term objective is to develop the site further for active recreation focused on the beautiful natural landscapes, including the two Ponds. Some trails have already been developed, and the intention is that such trails would continue beyond the designated area in a network throughout the community.

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- A very small triangular area south of Country Lane and the Deer Lake Power Line, northeast of the NL Hydro line, and northwest of the Protected Water Supply area. The area essentially has no prospect of vehicle access, but could potentially be traversed by trails if Deer Lake Power would consent to a walking trail crossing their electrical line property.

The policies applicable to the Public and Community Use areas are:

1. Lands designated Public and Community Use shall be developed primarily for public recreation and enjoyment of the natural features which add significantly to the quality of life in the community.
2. In the case of the Town lot on Massey Drive, public buildings comprising the Town Hall, Fire Station and public works depot will share the use of the site with recreational facilities. Council plans to develop a comprehensive outdoor multi-purpose recreation facility by expansion of the Mama Dawe Recreation Complex.
3. In order to ensure full review of proposals, the only permitted uses shall be in the recreational open space and conservation use classes in all areas so designated. Short antennas are in addition permitted at the Town lot so designated on Massey Drive. Also, the existing uses of general garage and workshop including outdoor storage of materials and equipment will be permitted.
4. Discretionary uses will include only those specific developments in the assembly uses group, excluding the place of worship, club and lodge, catering and funeral home classes. The criteria for approval is that the proposed specific use is to be complementary to the intended uses of the lands in this designation. Any significant alteration of landscapes shall be subject to careful review of the environmental impacts and sustainability of the purpose.
5. Council will prepare an outdoor amenities strategic plan to guide long-term implementation of trails, the community garden, playgrounds and sports features, use of the Ponds for recreation, and complementary facilities such as shelters, parking, and toilets.

6.1.5 Protected Water Supply

The area designated as Protected Water Supply is part of the Trout Pond Protected Public Water Supply Area, which is protected under the provincial *Water Resources Act, 2002*. Specific policies pertaining to the area are:

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1. Protection of the Protected Water Supply area from encroachment, disturbance or contamination is a matter of extreme importance.
2. As the area is an integral part of the waterworks of the City of Corner Brook, Council will not take any actions concerning development in the area except in close consultation with, and the consent of, the City of Corner Brook.
3. The permitted uses in these areas are limited to conservation class uses and uses related to the management of the lands and the water utility works which are operated by the City of Corner Brook.
4. Uses permitted at Council's discretion include those in the forestry class, and only in conjunction with an approved, professionally prepared forestry management plan.
5. Council will monitor activities in the area to be vigilant about any threats to the sanctity of the water supply, and inform the City of Corner Brook as to any observations warranting investigation.

6.2 Policies Applicable to All Areas

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

6.2.1 Natural Hazards to Building

The following policies are intended to prevent or mitigate exposure of buildings and lands to natural hazards:

1. Professional review and advice will be required to evaluate any proposal for the erection of a structure on a site which is potentially subject to natural hazards including flooding, unstable slopes, or any other physical hazard.
2. Any proposal for development on the shores of or in the Ponds or other water bodies or streams, of wharves, slipways or other structures, and for any infilling or dredging or other work in or near the waters, shall follow the provincial government *Guidelines for the Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses* and any other requirements pertaining to work in water bodies.
3. Any proposal for development of a site having a slope in excess of 15% must be certified by a geotechnical professional engineer as having low risk of landslide, avalanche, and rockfall.
4. Council will endeavour to be well informed on the expected effects of climate change as the science evolves, particularly concerning the frequency and severity of extreme weather events such as heavy rainfalls and snowfalls, droughts, wind gusts and the like, as they affect public safety and vulnerability of infrastructure and properties to damage.

6.2.2 Municipal Services

Public works and utilities located throughout the community are needed in order to provide the community with a safe and healthy environment. Some of the costs of running a municipal government are proportional to the overall length of municipally maintained streets that are usually provided with street lights, water and sewer services, drainage, signage and landscaping. Generally, the more spread out a settlement becomes, the more these costs increase disproportionately in relation to the number of dwellings or other buildings served.

Council intends to control these costs through implementation of the following policies:

1. New public works will be constructed in a staged and orderly manner to provide an economic and logical sequence for growth related to the needs of the community and the financial resources available.
2. Extensions to the water, sewer and road system to support a development and which are not part of the Town's capital works program shall be the financial responsibility of the developer, although the Town may access senior government financial assistance where possible, to encourage and assist desired works.
3. Infrastructure which is intended to be conveyed to the Town shall be designed and constructed to modern engineering standards, and shall be subject to approval by Council.
4. Council will collaborate with those utilities and agencies involved in pole lines and other infrastructure for electrical and telecommunications services to achieve the best possible aesthetic effects; in particular, pole lines should be located along the rear lot lines where feasible.
5. Municipal street, water and sewer works, including associated structures for such purposes, may be developed at any location provided due consideration is given to potential hazards and aesthetics.
6. All buildings shall have motor vehicle access to a publicly owned and maintained street, unless other policies and requirements of this Municipal Plan or the Development Regulations specify otherwise.

6.2.3 Temporary Uses

Generally, the Municipal Plan contemplates developments of a permanent nature. Council wishes to be able to consider, at their discretion, situations involving the placement of a motor vehicle or travel trailer or equipment or use of land for short term events such as community festivals or for a laydown or equipment yard for a construction project. Provisions will be

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included in the Development Regulations for suitable discretionary approval criteria and maximum time periods applicable to these cases.

6.2.4 Protection of the Natural Environment

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

Under the authority of the *Water Resources Act*, the provincial Department of Municipal Affairs and Environment is responsible for the management of water resources of the Province of Newfoundland and Labrador, and coordinates with the federal Department of Fisheries and Oceans. The provincial department has programs to protect, enhance, conserve, develop, control, and effectively utilize the water resources of the province on topics including but not limited to the following:

- a) Development within 15 metres of a waterbody or watercourse if in a Crown land reservation;
- b) Discharge of any effluent off the subject property;
- c) Work in any body of water;
- d) Infilling of water bodies or diversion of streams (usually not approvable if for residential development);
- e) Construction of wharves, breakwaters, slipways and boathouses;
- f) Infilling or dredging associated with marine structures or other works;
- g) Any development in a protected public water supply area;
- h) Providing waste receptacles in work areas;
- i) Waste diversion actions including recycling, reuse or resale programs;
- j) Open burning of waste;
- k) Pesticide and halocarbons use, purchase and storage;
- l) Petroleum (including used oil) storage and dispensing;
- m) Effects of climate change; and,
- n) Energy efficiency in buildings.

These matters will be identified in the Development Regulations as a reminder that such requirements may apply to proposed developments. In order to ensure that the requirements of the provincial *Water Resources Act* are respected in Council exercising its planning authority pursuant to the *Urban and Rural Planning Act, 2000*, the Development Regulations will provide

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detailed requirements about development near or in any water body, including ponds, streams, rivers, and wetlands, regardless of the zone in which they are located.

Further to the above:

1. As a general principle, proposed development should not pollute or degrade any part of the community. In cases of large or special types of projects where environmental protection concerns are complex, the proposals should be carefully studied and any concerns brought to the attention of the appropriate provincial or federal authorities.
2. Garbage, refuse, abandoned vehicles and any other discarded materials of any kind should be disposed of only at an authorized waste disposal site or facility outside the municipal planning area. Such material shall not under any circumstances be used as fill for buildings and lots. Wrecked or inoperable vehicles, machinery or equipment of any kind shall not be stored or abandoned where it may be in public view.
3. All development sites should be landscaped where possible. The exteriors of buildings should be properly finished and maintained to the satisfaction of Council. Owners of dilapidated structures or unsightly yards will be required to remedy the situation if they present a safety hazard.

6.2.5 Antennas and Wind Turbines

Tall antennas and wind turbines (windmills) represent an aesthetic and safety concern. Tall antennas are a familiar sight in the outskirts of the community, and their visual effect and the large areas of land required to accommodate their guy wires and access roads can be easily appreciated. Council anticipates proposals for antennas and possibly wind turbines to be located in the planning area.

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

Short antennas can be integrated in urban development in some cases, because the aesthetic effects are not extreme; the massing of the towers is not overly prominent in short antennas, as the structures are thin and there are few large attachments on them. Land consumption for self-

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supporting towers is negligible, but even a short antenna with guy wires has a considerable footprint which cannot be further developed. Wind turbines present the added issue of noise and safety related to operation of the machinery and shedding of ice from the blades.

Council's policies concerning these developments are as follows:

- Council's balancing of safety, land consumption and aesthetic considerations calls for a categorization of those with tower heights over 15 metres as "tall" and those under that height as "short".
- Tall antennas and wind turbines are viewed as incompatible with the developments intended in all of the planning area and thus will not be approvable anywhere.
- Short ones are viewed as incompatible in the Residential, Protected Water Supply, Urban Reserve, and the small Public and Community Use area bounded by the Deer Lake Power line, the NL Hydro line and the Protected Water Supply area, and thus will not be approvable in those areas.
- Short ones may be considered as discretionary uses in the Commercial/Industrial and Public and Community Use areas (in the latter designated area at the Town Hall lot on Massey Drive, short antennas are permitted, ie: not including wind turbines).
- Guy wires and anchors are to be located on the same lot as the tower.

6.2.6 Advertisements (Signage)

In the long-practiced official language of the Development Regulations, signs are called advertisements.

All signs and advertisements are to be tastefully presented (in terms of lettering and overall design), properly situated and well maintained in order to prevent unwanted visual effects, and must be approved by Council. Detailed requirements are found in the Development Regulations.

6.2.7 Keeping of Animals

People keep animals as pets for the companionship and enjoyment of them. Keeping of pets is rarely a matter of concern in a Municipal Plan, as the activity tends to be self-regulating as far as land use is concerned.

Municipal planning laws such as a Municipal Plan and Development Regulations are not intended to be used to deal with situations where pets are dangers or nuisances to others, or are

not properly housed or not given appropriate care. In those cases, regulations concerning public health, public safety, running at large, cruelty to animals, noise and other such matters better enable authorities to deal with offending behaviour.

The Development Regulations will therefore consider keeping of pets to be an accessory use to the main use of a property where it is appropriate. In the Residential designation, a reasonable maximum number of animals of acceptable types will be defined in the Development Regulations for clarity.

6.2.8 Removal of Quarry Materials

Quarry materials produced as a by-product of an approved development may be removed from the development site provided that royalties are paid to the province as required by the *Quarry Materials Act, 1998*. For example, site preparation to construct a building usually involves removing topsoil, overburden, and sometimes bedrock from the footprint area; these materials may be retained or re-used on the development site (where no royalties are due) or removed from the site (where royalties are due). Quarry materials include but are not limited to aggregate, fill, rock, stone, gravel, sand, clay, borrow material, topsoil, overburden, subsoil, and peat.

In order to ensure that royalties due to the province are paid, it is necessary that the Department of Natural Resources be made aware of approved developments where the removal of quarry materials may take place. The Development Regulations will contain a statement to the effect that Council will notify the Department when such is known to Council as construction takes place.

6.2.9 Non-Conforming Uses

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

Council can not alter those rights, but there are a few matters in which Council can make certain provisions, as follows:

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- a) Section 108(2): the right to continue the non-conforming use expires after 6 months of discontinuance unless otherwise extended in a regulation under the *Act*, ie: in the Development Regulations. Council's policy is to extend this period to 3 years, and to so indicate in the Development Regulations.
- b) Section 108(3): a Council may approve changing the use to another use where the new use would be more compatible with the Municipal Plan and Development Regulations, notwithstanding that the new use would otherwise not be permissible. The Minister's Development Regulations require that Council provide for newspaper or other form of public notice of intent to consider the varying of a non-conforming use to another use, and consider any representations or submissions received in response to the notice. Council will provide in the Development Regulations a provision that such notice be made at the expense of the applicant and that the notice be sent to all persons whose land is in the immediate vicinity of the land that is the subject of the proposal, at least ten days prior to the date upon which Council will consider the matter.

7.0 IMPLEMENTATION

7.1 Implementation Policies

The policies of the Municipal Plan for the Massey Drive municipal planning area will be implemented by the exercise of appropriate Development Regulations, site plan control for larger or more complex development proposals, and a planned sequence of public works.

All amendments to the Development Regulations will be checked against the Future Land Use Map 1 and the policies of the Municipal Plan for the purpose of conformity. This requires proper professional advice and documentation prepared by a qualified planner and due process prior to being submitted to the Minister of Municipal Affairs and Environment for approval.

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

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

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

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

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Where Council deems it useful and necessary so as to better consider the details of large or complex projects, a site plan may be required of the applicant (see Section 7.2).

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

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

7.2 Site Plan Information Requirements and Evaluation

Many of the land use conflicts associated with large residential subdivisions, multiple unit residential, commercial, industrial and public uses and the like can be avoided if sufficient concern for detailed design is incorporated in the development approval process.

In order to more fully exercise Council's powers to apply conditions to a development permit, Council may require a site plan to be prepared and approved by Council prior to approval of large or complex developments. Appendix A to this Municipal Plan contains the information requirements of a site plan. Evaluation shall be in accordance with the policies of this Municipal Plan and the requirements of the Development Regulations.

7.3 Public Input in Planning

One of the goals of residents expressed as described in Section 4.1 is for the public to be informed of developments in the community and to have good opportunities to make inputs in

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Council's decision making processes concerning planning matters. This is a goal which Council supports.

This Municipal Plan provides for the use of discretionary approvals for many types of development which are not in the "permitted" lists. Each of those decision making processes involves notice to the community and the opportunity to be heard directly by Council on the specific nature of the proposals. Further, other types of decisions also involve giving of public notices and the opportunity to be heard: variances and changes in non-conforming uses. And, should an amendment to the Municipal Plan and Development Regulations be considered, a process of notices and public hearing are also involved.

Those are the statutory requirements which Council must follow. In addition, Council will undertake to communicate its business and upcoming matters as well as it can reasonably be done, by posting agendas and minutes of meetings and information on matters of interest on the Town's website. The public are always encouraged to attend open Council meetings and communicate with Councillors concerning planning issues.

7.4 Policies Extra to Municipal Plan for Information

The policies set out in this Municipal Plan are set out as enabled by the *Urban and Rural Planning Act, 2000*. The Town has adopted other policies as enabled by other legislation, some of which relate to certain aspects of development. The administration and enforcement of those other policies do not arise from the Municipal Plan nor the Development Regulations.

In order to minimize the risk of overlooking those other policies when dealing with permitting under this Municipal Plan and the Development Regulations, the other policies will be quoted in the appended to the Development Regulations. Amendment or repeal of those policies, or the introduction of new policies of like kind, do not involve amendment of the Municipal Plan or the Development Regulations.

8.0 INTERPRETATION

8.1 Land Use, Boundaries, and Roads

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

8.2 Figures and Quantities Approximate

Figures and quantities herein shall be considered as approximate on any matter not involving variances. Amendments to the Municipal Plan will not be required for reasonable interpretation of the meaning or precision of other figures or quantities.

APPENDIX A: Site Plan Information Requirements

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

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

APPENDIX B: Development Classification Table

CLASSIFICATION OF USES OF LAND AND BUILDINGS

(copy of Schedule B in the Development Regulations)

The classification of uses set out in the following table is based on the Classification of Typical Occupancies included as Table 3.1.2.A of the **National Building Code of Canada, 1980**. This classification is referred to in Regulation 87.

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

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

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

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

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

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GROUP	DIVISION	CLASS	EXAMPLES
G. NON-BUILDING USES (continued)	1. Uses not directly related to building. (continued)	(d) Recreational Open Space	Playing Fields Sports Grounds Parks Playgrounds
		(e) Conservation	Watersheds Buffer Strips Flood Plains Architectural, Historical and Scenic Sites Steep Slopes Wildlife Sanctuaries
		(f) Cemetery	Cemeteries Graveyards
		(g) Scrap Yard	Car Wrecking Yards Junk Yards Scrap Dealers
		(h) Solid Waste	Solid Waste Disposal Sanitary Land Fill Incinerators
		(i) Animal	Animal Pounds Kennels Zoos
		(j) Antenna or Wind Turbine	TV, Radio and Communications Transmitting and Receiving Masts and Antennas Wind Turbines
		(k) Transportation	Airfields Railway Yards Docks and Harbours

