



**WABUSH**

**Town of Wabush  
Municipal Plan 2018-2028**

Prepared for:  
Town of Wabush

Prepared by:  
Stantec Consulting Ltd.  
141 Kelsey Drive  
St. John's NL  
A1B 0L2

**URBAN AND RURAL PLANNING ACT, 2000  
RESOLUTION TO ADOPT  
TOWN OF WABUSH'S MUNICIPAL PLAN**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Wabush adopts the Wabush Municipal Plan.

Adopted by the Town Council of Wabush on the 27 day of Sept, 2018.

SIGNED AND SEALED this 27 day of Sept, 2018

Ron Barron  


Mayor: RB [name and signature]

Clerk: P [name and signature]

CHARLIE PERRY  
63

(Council Seal)



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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

Lesley Cabott  


MCIP: \_\_\_\_\_ [name and signature]

(MCIP Stamp or Seal)





**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF WABUSH'S MUNICIPAL PLAN**

Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Wabush:

- a) Adopted the Wabush Municipal Plan on the 27 day of Sept, 2018;
- b) Gave notice of the adoption of the Wabush Municipal Plan by advertisement inserted on the 8 day and the 15 day of Oct, 2018 in the Aurora newspaper;
- c) Set the 24 day of Oct, 2018 at 7 p.m. at the [Town Hall], Wabush, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Wabush **approves** the Wabush Municipal Plan as [adopted or amended] as follows.

SIGNED AND SEALED this 25<sup>th</sup> day of Oct, 2018

Mayor: Ron Barron [name and signature] 

Clerk: CHARIE Pory [name and signature] 



(Council Seal)

<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>5249-2019-001</u>
Date	<u>January 23, 2019</u>
Signature	<u>Maddy Dickey</u>

(Provincial Registration Stamp)



REGISTERED  
in the  
Office of the  
Register  
of Deeds  
for the County of  
Franklin  
Massachusetts  
on the  
10th day of  
April  
1901

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**INTRODUCTION**

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**1.0 INTRODUCTION**

This document and the maps contained with it comprise the Municipal Plan of the Town of Wabush (the Municipal Plan). The Municipal Plan is a legal document and is binding on Council and any person or group using or proposing to use land anywhere within the Planning Area as illustrated on the Future Land Use Map. The Municipal Plan is developed under the *Urban and Rural Planning Act, 2000* and repeals and replaces the Town of Wabush Municipal Plan 2004-2014.

**1.1 PURPOSE OF THE MUNICIPAL PLAN**

A Municipal Plan guides growth and development within a planning area. It provides a means of preventing the kind of problems that occur when incompatible land uses are sited close to each other. It directs future growth to use municipal services and land resources efficiently, thus preventing unnecessary increases in servicing costs that would result if development became needlessly spread out. It considers aspects of land development like safety, aesthetics, and environmental protection.

**1.2 PLAN PREPARATION**

The Municipal Plan was reviewed according to the requirements of section 13 of the *Urban and Rural Planning Act, SN, 2000*. It governs development within the Planning Area, including future land use, streets, water supply, sewage disposal, public buildings, schools, parks, recreation areas, and other public requirements. The Municipal Plan provides the basis for the Development Regulations (land use zoning, subdivision, and advertisement regulations), which Council will administer through development and subdivision permits.

**1.2.1 Changes to the Municipal Plan**

The Municipal Plan was developed through a Municipal Plan and Development Regulations update process conducted by planners with Stantec Consulting Ltd. between April 2016 and April 2017. Stantec revised this document based on the 2004 Municipal Plan and other relevant documents. The Municipal Plan and Development Regulations were updated to provide the most recent information and best practices, collaborate with Labrador City on a regional approach to development in Labrador West, and incorporate findings from recent studies such as Plan BIG, both Wabush's and Labrador City's Integrated Community Sustainability Plans and trail plans within the region.

The Municipal Plan update for Wabush was an opportunity to implement the regional plan for Labrador West known as Plan BIG. This included the opportunity to get both communities working together toward shared goals identified in Plan BIG while streamlining local policies to promote good development within the region as a whole. Specifically, Labrador West Regional Growth Strategy (Plan BIG) identified opportunities in community planning to make responsive policies to

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### INTRODUCTION

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mitigate the boom and bust cycle that characterizes the region's resource-based economy and protect the built integrity of its communities.

Other plans considered in the update of the Municipal Plan and Development Regulations:

#### **Municipal Documents:**

- Town of Labrador City Municipal Plan and Development Regulations, 2007-2017
- Town of Wabush Municipal Plan and Development Regulations, 2004-2014
- Labrador City Municipal Budget Submission Forms and Auditor's Reports, 2009-2014
- Wabush Municipal Budget Submission Forms and Auditor's Reports, 2009-2014
- Wabush Building Permit Records, 2011-2014
- Labrador City Building Permit Records, 2008-2014
- Town of Labrador City Emergency Management Plan, April 24, 2012
- Town of Wabush Emergency Management Plan
- Town of Labrador City and Town of Wabush Integrated Community Sustainability Plan, Plan-tech Environment, March 2010

#### **Development Plans:**

- Wabush Business Park Phase II, Tract Consulting, March 2014
- Jean Lake Subdivision Expansion, Tract Consulting, March 2014
- Osprey Landing Residential Development, Labrador City, Clayton Development
- Labrador City Business Park Master Plan, Stantec Consulting
- Airport Masterplan: Wabush Airport, Genivar & WHW Architects, November 23, 2012

#### **Studies and Reports:**

- Economic Impact Analysis of Iron Ore Mining Industry in Labrador 2011-2031, Dr. Wade Locke and Strategic Concepts Inc., September 24, 2012
- Labrador West Community Investment Strategies, Amec, June 1, 2006
- Water and Wastewater Infrastructure Assessment: Wabush, CBCL Consulting Engineers, December 20, 2013
- Labrador West Multi-Use Complex: Feasibility Study, dma Planning & Management Services, July 2013
- Labrador West Mapping Exercise, Department of Natural Resources, 2012
- Iron Ore Company of Canada Expansion Projects Traffic Studies, Amec, December 2012
- Collection of Baseline Traffic Data for Labrador City and Wabush, OPEC International Consultants, December 7, 2011

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#### 1.2.2 Public Review/Consultation

The Public Consultation process for this plan began with the Labrador West Regional Growth Strategy (Plan BIG), which involved 14 different public events alongside a website and social media. The project process included events for children, stakeholders, and four public open houses commenting on the Background Report, Vision Statement, Alternative Scenarios, and Regional Growth Strategy and Implementation Plan. The consultation events spanned from January 14, 2014, to January 21, 2015, with events in both Labrador City and Wabush throughout the one-year consultation period. The Municipal Plan was created using the feedback, vision, and policies outlined in Plan BIG.

As per section 14 of the *Urban and Rural Planning Act, 2000*, during the preparation of a plan and development regulations, an opportunity for interested persons, community groups, municipalities, local service districts, is required. The existing Facebook page and 420 followers were used to create a new Municipal Plan Engagement Website. Prior to the community meeting and subsequent public hearing of objections, the draft documents were posted to the Facebook page. A community meeting was held on January 12, 2017 to consult on the Draft Plan.

## 2.0 COMMUNITY BACKGROUND INFORMATION

### 2.1 INTRODUCTION

#### 2.1.1 History & Planning Context

The land that has become the community of Wabush is located within a rich trench of iron ore that was first explored by A.P Low in 1896. In the 1930's ore deposits were more thoroughly examined and with the development of a railway from Knob Lake to Sept-Iles in the 1950's created a gateway to the trench for the mining industry. In 1962, a mining camp at Wabush Lake began the settlement that eventually evolved into the Town of Wabush. The community incorporated in 1967 as a Local Improvement District. The Town of Wabush was designed in part by Fiset and Deschamps, the architects of the Montreal Expo '67 master plan. Originally, Wabush Mines had control over the quality and configuration of the community, and the company encouraged high quality facilities and services. In the early 1980's, the privately-owned company town of Wabush became a municipality, with elected officials, administrators, governance, and tax schemes.

#### 2.1.2 Economy

Mining is the backbone of the economy in Labrador West. The region weathered great successes and challenges as the iron ore industry has fluctuated. Most recently, in 2010, there was an economic boom resulting from high iron ore prices that put pressure on local services and amenities, inflating the real estate market and increasing land demand. Just five years later, in 2015, Wabush Mines idled and subsequently closed due to a crash in the price of iron ore that resulted in the loss of approximately 500 jobs, and a loss of a \$3-million-dollar grant in lieu of taxes for the Town. In general, the economy in Labrador West will rise and fall with world commodity prices and mineral demand as there is little diversification or new industry.



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**2.2 CONSTRAINTS AND OPPORTUNITIES**

The availability of land is vital to the health, growth, and sustainability of Wabush. Change and growth are hindered when land is scarce and opportunities cannot be realized. The availability and suitability of land was analyzed in Plan BIG is vital to support industry, commerce, and all of those amenities and necessities of life that that create communities in which people chose to live, to raise families and to retire.

**2.2.1 Description of Wabush Constraints**

The Town of Wabush, while not constrained as severely by the mineral sector, has other challenges. A large, provincially legislated and watershed constrains development to the south, and restricts access to lands beyond the watershed. All development activity in this zone is regulated by the Department of Municipal Affairs and Environment. Additional conservation areas along the shore of Little Wabush Lake limit development. To the north of the Town, wetlands pose environmental implications and where developable poor land quality would increase the costs of construction. Some land is currently held for the proposed Julienne Lake mining activity.

**2.2.2 Land Ownership**

Although various tracts of land seem available for potential land use activities, many of the larger parcels more suited to development, are in fact owned by Wabush Mines. The municipality is in ongoing negotiations for the sale or conveyance of lands. In Wabush, however, communications between the Municipality and mining officials are lacking and no response is forthcoming. The idling of the mine and future uncertainty may impede the transfer of lands and presents a large constraint to potential development, although recently a 2.7-acre piece of land has been transferred to the Town from Cliffs Natural Resources. Smaller parcels of land, such as the rear yards of block housing are also owned by Wabush mines.

**2.2.3 Land Suitability**

When assessing land availability, land suitability is also considered. Constraints to growth and development are multiple and layered. Major constraints include: mineral pits, buffers and tenures, rural zoning, environmental protection, protected watershed areas, and habitat management units. The overlaying of regional constraints identifies sites for potential infill within the municipal boundaries of Wabush. Criteria such as size, slope, geology, water, proximity to infrastructure, ecological value, and other site analysis tools need to be applied to the lands which are not impacted by major constraints in the next phases of the project.

**2.2.4 Mineral Buffers**

Mineral buffers limit development opportunities for housing and other land use activities. The constraints include land ownership and uncertainty of future mining activities.

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**2.2.5 Environmental Protection**

Development is not allowed in environmentally sensitive areas such as shorelines, waterways, steep slopes, drainage areas and bogs.

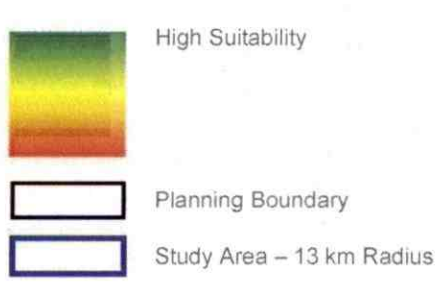
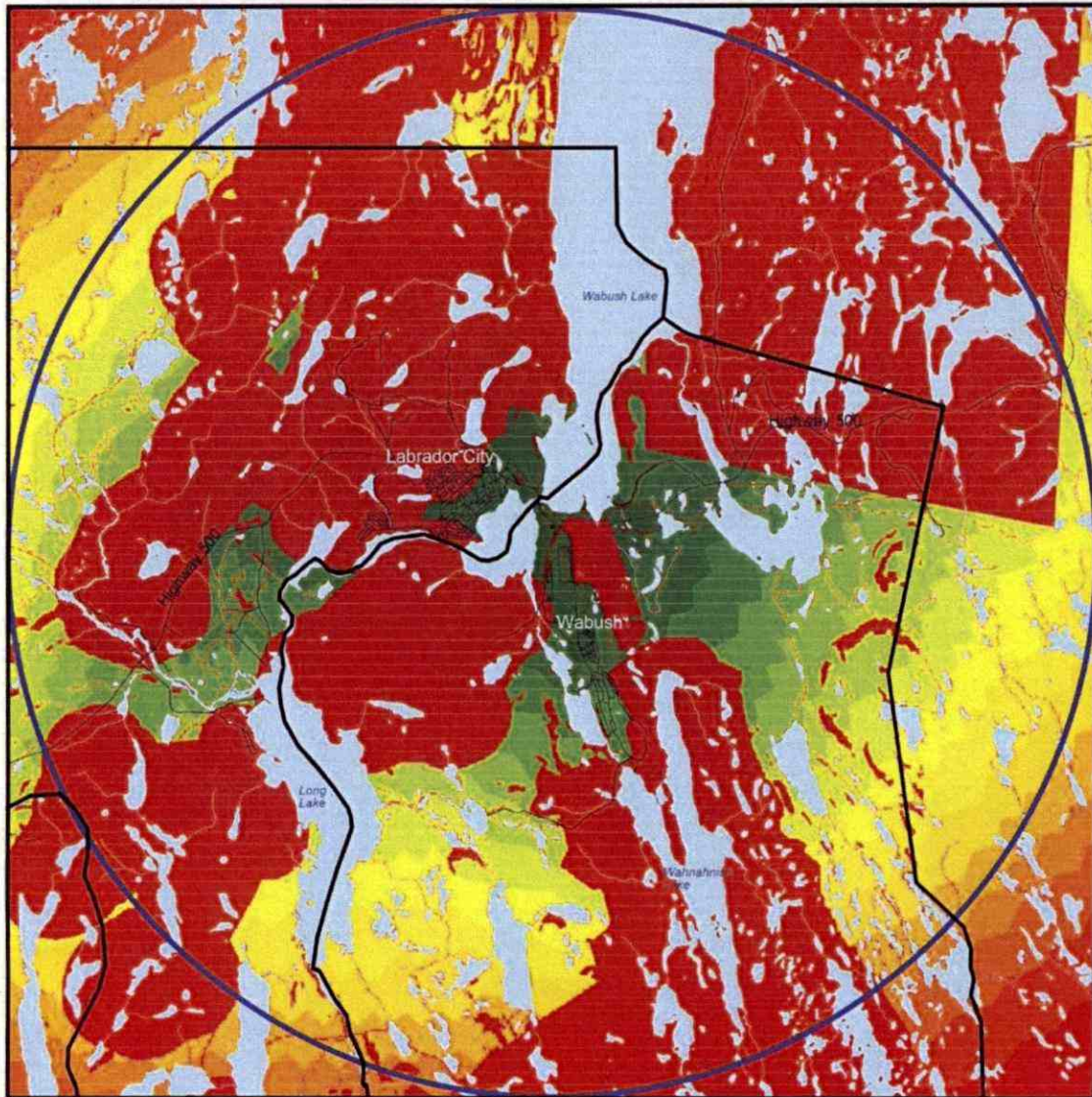
**2.2.6 Protected Watershed Areas**

Residential development of four or more lots; vehicle maintenance facilities, warehouses; service stations; industries; and storage of chemicals or salt are not permitted in the large protected watershed areas as shown on the Future Land Use Map. All activities are regulated by the Department of Municipal Affairs and Environment.



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Source: Plan BIG

Figure 2-1 Labrador West Land Suitability Analysis





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2.3 POTENTIAL FOR GROWTH

2.3.1 Population

Historic and current population demographics as well as the population projection is shown in the table below. The population projection based on the 2006 to 2011 shows moderate growth, which is cause for optimism in Labrador West. This moderate growth (2.8% increase in the local population) reflects the continuation of the positive trend for the local iron ore industry. Population growth was experienced in 2006 to 2011 and from 1986 to 1991 the Towns grew by 0.8%. However, the population has generally been in decline in Labrador City and Wabush since their establishment in the 1960s. It is likely that population trends in Labrador West will result in a significant reduction in population to approximately 5,000 people by the end of the 10-year planning cycle. For Labrador West to sustain positive growth over the 20 years from 2011 to 2031, the region will require stable or growing demand for iron ore and/or growth of other sectors within the Labrador West economy. One possibility might be to cultivate Labrador West as a regional centre to serve a growing mining region.

Table 2.1 Wabush Population Projections

	1996	2001	2006	2011	2016	2021	2026	2031	2036
<b>Based on 1996-2011</b>									
Lab West	10,490	9,630	8,995	9,210	8,025	7,330	6,725	6,370	5,835
Wabush	2,020	1,895	1,740	1,860	1,645	1,730	1,695	1,660	1,595
<b>Based on 2006-2011</b>									
Lab West	10,490	9,630	8,995	9,210	9,250	9,485	9,610	9,650	9,885
Wabush	2,020	1,895	1,740	1,860	1,995	2,270	2,570	2,830	3,135
<b>Based on 2001-2006</b>									
Lab West	10,490	9,630	8,995	9,210	8,225	7,285	6,410	5,540	4,975
Wabush	2,020	1,895	1,740	1,860	1,595	1,470	1,300	1,175	1,040

Source: Plan BIG

2.3.2 Uncertainty & Temporary Growth

Due to the uncertain nature of the iron ore industry, it is essential for the region to be prepared for sudden changes in the economy. Temporary growth or decline can have severe impacts on industry, the municipalities, and their residents. A boom in the mining industry results in increased land demand for residential and industrial demands as companies struggle to house employees and build facilities to service the mineral industry. While many workers are housed in temporary camp or hotel-style dwellings, booms can place pressure on the local housing market. The cycles of boom and bust have historically happened on a 10-year cycle. The recent boom and subsequent bust cycle has oversupplied the region with housing, while industrial land is still in demand. It is important to identify land to meet potential temporary needs that does not impact,

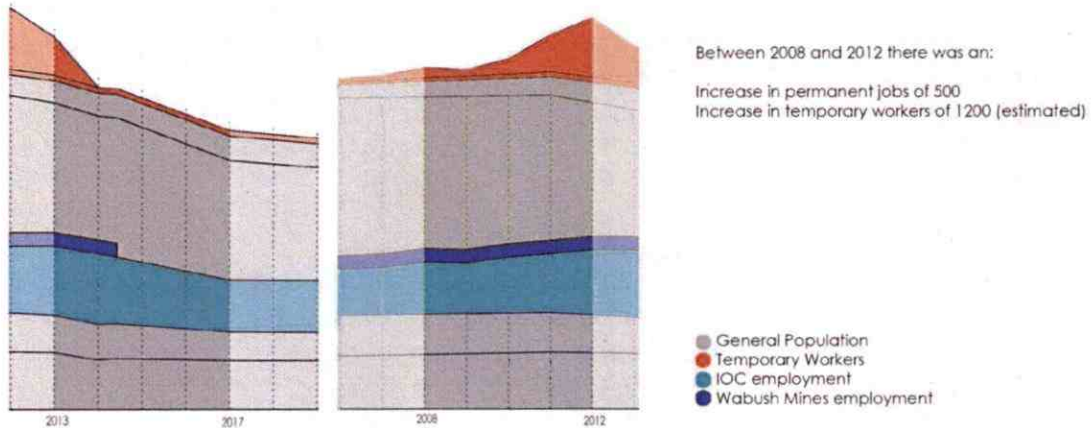


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as well as long-term sustainable growth. The image below shows potential regional population decline and actual population growth due to fluctuations in the iron ore industry.



Source: Plan BIG

**Figure 2-2 Potential Population Fluctuations from Boom and Bust Scenarios**

## 2.4 LAND USE DEMAND

### 2.4.1 Residential

Existing housing stock in Wabush is the original housing from construction of the town by Wabush Mines in the 1960's, 70's and 80's. During the recent boom, many of these existing structures were renovated which should extend their lifespan and increased the quality of the housing stock, though in general the stock is aging. The 2001 census listed 740 dwellings, with a growth to 746 dwellings in 2006. During the recent boom, the 2011 census indicates a total of 775 dwelling units and 7% population increase. Half of the existing dwellings are single detached family homes, while the other half of dwelling units are categorized as row houses, duplexes, or apartments which allows for a variety of options to accommodate the population.

Most recent development occurred along the southern end of Grenfell Drive, Snow's Drive (most recently commenced in 2011), Winter Avenue and Bowater Drive Extension. A future residential area continuing the growth pattern south of the town, has a development plan that would create an additional 18 units for seniors, 110 single family homes, and 50 apartments. Given this layout, there should be more than sufficient residential land to accommodate a future growth scenario. These developments should not be started until there is sufficient demand, as it could have implications on the local market, which has currently plummeted and will require time to recover.



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**2.4.1.1 Infill and Densification**

Wabush offers significant unrealized opportunities for urban infill, secondary dwelling units and granny flats to satisfy future residential development and demographic changes. This design strategy can strengthen the core of the town by maximizing opportunities for infill, revitalization, and adaptive reuse while reducing the need to extend costly infrastructure. These can take the form of mixed use developments, mid-rise condo infill, accessory dwelling units, single-detached redevelopments, conversions, and a variety of other measures that could help to accommodate temporary demands, or changing needs for aging populations.

**2.4.1.2 Temporary Camp Development**

There may be a future need to accommodate fly-in fly-out workers for the construction of new mines or large expansions. The mining companies and contractors are responsible to build camps to house temporary workers; however, the town can direct development towards ideal locations for these camp sites. Potential sites in Wabush would be alongside the airport, at a convenient location that can be integrated into future airside commercial development to promote economic development, and provide local benefits from temporary populations. This site would be suitable for a permanent or temporary camp development.

**2.4.1.3 Cabin Development**

Within the culture of Labrador West, connection to the outdoors is highly valued. The supply of available cabin areas has been greatly reduced by the extended provincial watershed boundary and mining reserves for Alderon Kami Mine. In Wabush, there is a constant demand for new cabin lots, and it will be necessary to identify new areas for cabin use within the 10-year period of this plan. Cabin use zones are not taxed and do not receive municipal services.

**2.4.2 Commercial**

The need for new commercial land is closely tied to community population change. Considering the projected downturn in the economy, it is likely that minimal additional land will be required for commercial uses during the term of this plan. Vacancies in some existing commercial properties should satisfy demand in Wabush. It is anticipated that commercial demand would have a five-year lag in responding to growth in order for businesses to enter the market, purchase and develop land. Recently, with layoffs in the mining sector, there has been an increase in the number of registered home based businesses.

The bulk of commercial activity in Wabush takes place in the core of the town, along Grenfell Drive. The Wabush Shopping Centre, gas bar, hotel, and some other commercial activities are already located in this area. This area has adjacent land for expansion and infill for additional commercial property. Adding to the existing urban fabric, rather than extending into new greenfield areas will add to the sense of place and create vibrancy.

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#### 2.4.3 Industrial

Unlike residential land in Wabush, demand for industrial land has shown not to be solely dependent on population increase. There continues to be inquiries for industrial zoned land in Wabush, despite the anticipated reduction in population and slowing of the economy. New development within the existing industrial park area requires onsite septic systems as the wastewater treatment plant cannot currently meet the demand.

Lands around the airport provide some additional capacity for air industrial and business park expansion. These uses are compatible with the nuisance restrictions of airport uses and there is surplus serviceable land (though there are significant wetlands that will restrict development around the airport). While the 2<sup>nd</sup> Avenue Extension is suited for additional industrial expansion, the actual airport entrance road is better suited for future light industrial uses such as business parks or data centres. Data centres are a potential growth area. There are land reserves adjacent to existing industrial areas, and along the highway by the airport that can provide suitable land for future industrial, commercial, and office park development.

#### 2.4.4 Recreation

The Town of Wabush has a number of recreation areas and facilities for community use, a softball field, the Jean Lake Recreational Area, an arena and the Mike Adam Recreation Complex. The complex contains a gym, pool, bowling alley, and fitness centre. The town hosts annual events and maintains local parks throughout the community.

#### 2.4.5 Public Use

Public land uses include churches, government buildings, education, and municipal buildings. The Town of Wabush will not require additional public use lands during this planning period.



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## 2.5 MUNICIPAL SERVICES

### 2.5.1 Water and Wastewater

The majority of the water distribution and waste water collection systems in the municipalities of Labrador City and Wabush were constructed in the 1960s and 1970s. The water distribution systems are primarily constructed of cast iron pipe ranging in size from 100mm to 400mm. The waste water collection systems are primarily constructed of asbestos cement pipe ranging in size from 200mm to 450mm. Based on the construction period of construction much of this infrastructure is nearing the end of its service life. The infrastructure in Wabush is a constraint to development. New industrial developments are relying on septic systems rather than the municipal wastewater treatment system. Additional Information can be found in the Labrador West Regional Growth Strategy.

**Treatment:** The recent study by CBCL has identified a preferred option of constructing a new aerated lagoon system that will treat wastewater from both Commercial Street and Industrial Park catchment areas.

**Commercial Street Waste Water Treatment Plant (WWTP):** The Commercial Street WWTP is a primary treatment plant that also includes disinfection and sludge digestion. The current average and peak flow capacity of the plant is 2,064 m<sup>3</sup>/d and 4,130 m<sup>3</sup>/d, respectively. Current average daily flows are approximately 1,900 m<sup>3</sup>/d. The plant also has no de-chlorination and would face similar issues meeting the WSER effluent chlorine residual limits. There is limited effluent sampling data available. However, from the data that is available, the plant is not meeting the recently enacted WSER and will require upgrades in the 2020-2040 time periods.

**Industrial Park Waste Water Treatment Plant (WWTP):** The Industrial Park WWTP is an extended aeration plant with secondary clarification and gas chlorination for disinfection. This WWTP was decommissioned in the 1980's and never put into operation.

### 2.5.2 Public Works

Public Works are responsible for the following services; snow clearing, water and sewer mains and storm drain maintenance, land maintenance, street signage, street and road maintenance and excess garbage collection, maintenance of vehicle fleet, building maintenance, hydrant maintenance, delivery of clean safe drinking water, sewerage treatment plant operation and maintenance.

### 2.5.3 Solid Waste Management

The former teepee incinerator and waste disposal site in the Town of Wabush has been closed and the development of a newly engineered landfill in Labrador City has opened as a regional facility. The Town of Wabush has signed an agreement with the Town of Labrador City and shares costs according to population.

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2.5.4 Fire Protection Services

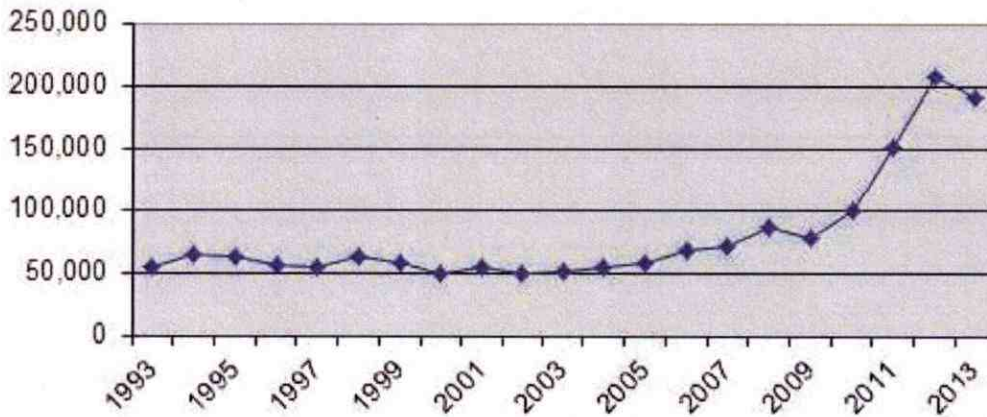
The Town of Wabush operates a volunteer fire department consisting of 24 firefighters. They protect the residents of Wabush and offer backup to the Town of Labrador City. The Wabush Volunteer Fire Department is also the main fire fighters for Wabush.

2.6 TRANSPORTATION

2.6.1 Air Transportation

Air service connects to St. John's, Montreal, and Halifax oftentimes with connections in Goose Bay. The Wabush Airport also services Labrador City and Fermont, and sometimes provides connections to Schefferville. Fly-in/fly-out FIFO, policies are a major factor for the town it is projected that 75% of new jobs in the region will be FIFO (Genivar 2013). This means that every new job will generate 52 annual passengers at the airport. Expensive flight costs and inconvenient flight times and duration of connections pose issues for residents and the business community and hinder travel for medical situations and emergencies. The impact is that important connectivity to these centres is impeded. Air traffic in the region shows:

Wabush Airport: Passenger Movements  
1993 to 2013



Source: Dept. of Tourism, Culture and Recreation, 2014

Figure 2-3 Airport Passenger Movements, Wabush Airport

2.6.2 Railway

Labrador West is connected by railway. The railway was built between 1951 and 1954 to service the mine and ship iron ore to Sept Iles for distribution and export. It is operated by QNS&L, the Quebec North Shore Railway. The railway is owned by Rail Enterprises, Inc., a division of the Iron Ore Company of Canada. The QNS&L Railway is a common carrier that operates with the legal obligation to accommodate third-party traffic. Tshiuetin Rail Transportation Inc. is 132.5 miles of



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railway connecting Emeril (Labrador) and Schefferville. These railways are primarily used for the shipment of iron ore, and as such passenger services are limited.

**2.6.3 Highways and Road Network**

The Trans Labrador Highway and Route 389 connect the region to Quebec and Eastern Labrador by road. The roads connect Labrador West to Baie Comeau and Goose Bay with an 8-hour trip. These routes are remote, with no communications infrastructure and limited rest and service areas. Route 500 provides access to wilderness areas outside the region with popular areas for hunting, fishing and winter activity.

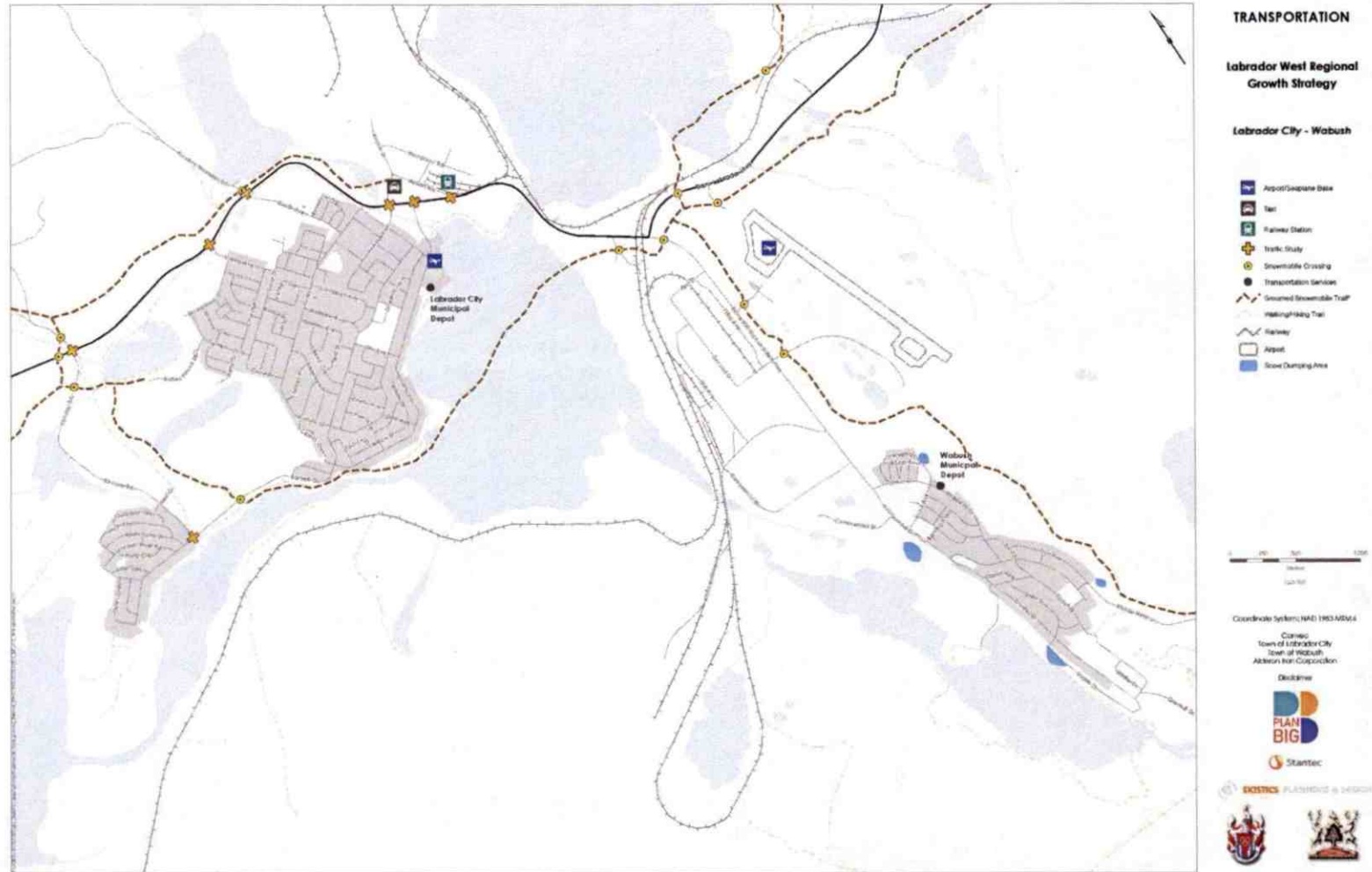
The Trans Labrador Highway connects the Towns of Labrador City and Wabush via a bridge crossing referred to as "The Narrows". This bridge provides a motor vehicle connection between Labrador City and Wabush. There are no sidewalks, dedicated cycling lane, or multi-use pathway along this bridge connection. This is a barrier to alternative transportation. The barrier is removed during the winter months when snowmobile riders ride across the frozen Little Wabush Lake.

**2.6.4 Alternative Transportation**

Within the two towns, there is the Labrador Mall, a curling club, schools, softball fields, soccer fields, churches, two arenas (one within the Town and the other outside the Town), playgrounds and parks, a library, community centres, swimming pool and bowling alley. In order to encourage the residents to access these facilities using alternative modes (i.e., cycling, walking, snowmobiling etc.), the towns have provided numerous walking trails, pathways, and snowmobile trails scattered throughout the towns. There is currently a project to connect the two towns with a multi-use trail to enable separation for alternate modes from highway traffic. There are sidewalks along one side of the majority of the streets. More information on existing alternative transportation networks and planned enhancements can be found in the Regional Growth Strategy within the report titled 'Labrador West 2040'.

**2.6.5 Snowmobiling & Winter Trails**

Snowmobiling is the most extensive recreational activity in Labrador West. There is an extensive trail network system maintained in Labrador and Quebec plus additional locations that include frozen water bodies and other open areas. Approximately 1,800 snowmobile trail passes are usually issued for Labrador and 500 in Québec annually providing access to 800 km of maintained trails in both provinces. Allowances for snowmobile traffic and parking are important design considerations in the region.



Source: Plan BIG

Figure 2-4 Transportation





**COMMUNITY BACKGROUND INFORMATION**

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**2.7 ENVIRONMENT & ENVIRONMENTAL PROTECTION**

**2.7.1 General Description**

Labrador West is within the mid-subarctic forest ecoregion referred to as *Michikamau* that encompasses the upland plateaus of central and western Labrador. Eskers and drumlin ridges are characteristic as the entire area was covered with ice during the last glaciation. Glacial till is the most common surface material. Organic deposits (wetlands) from decaying plant materials accumulate in poorly drained sites. These features are common in depressions overlying bedrock and till or at the base of slopes. The continental subarctic climate has an average winter temperature of -16.8°C and represents one of the coldest locations in the province. Average monthly snow fall amount is 65.1 cm (Environment Canada 2012).

Black spruce is the dominant tree species with secondary occurrence of balsam fir, larch, white birch and white spruce. Open lichen woodlands occur in dryer locations while extensive ribbed fen-string bog complexes bordered by black spruce-sphagnum forest stands occur in areas with less relief. Burns, particularly from recent fire in 2013, cover large expanses of the landscape. Wildlife in the area is typical of Labrador. Common mammals include black bear, red fox, wolf, river otter, lynx, squirrel, ermine, porcupine, beaver and snowshoe hare. Western Labrador is part of the Atlantic flyway for migratory waterfowl. Resource managers recognize two groups: early-nesting dabbling ducks and geese and diving ducks that may vary in their annual life-cycle stages by several weeks.

**2.7.2 Subsistence Activity and Land Use**

Land-use interviews by Alderon (2012) indicated extensive activity throughout the Labrador West area primarily by residents. Fishing within the two municipal boundaries occurs on many of the large water bodies including the Long Lake and Waldorf River area, south along the Waldorf River to Swanson and Strawberry Lakes, the Riordan and Harrie Lakes area, Rectangle Lake and Wahnahnish Lake. Many of the preferred fishing locations are situated close to existing access roads and travel corridors using a boat or from shorelines during ice-free conditions or through the ice during winter. Because of the number of cabins and land-use activity, trapping tends to occur away from the communities. Berry picking is a popular seasonal activity occurring near cabins, other accessible areas and within recent burns.

**2.7.3 Climate Change**

Recent climate change projections anticipate a doubling in the number of storms across the province by 2050 (NL 2013). These projections specifically reference an 11% increase in spring precipitation in Labrador West that would influence vegetation cover and the associated fish, wildlife and land use activity in the region.

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2.7.4 Wetland Stewardship Areas

Due in part to the industrial demands on land in the region and the abundance of suitable habitat and use by migratory waterfowl, habitat conservation plans were developed for the Town of Wabush (2009) in cooperation with the Eastern Habitat Joint Venture (EHJV). The Wabush Habitat Conservation Plan (Wabush 2009) included the municipal planning boundary excluding existing, and proposed expansion, development areas to the west and east of the Town's current infrastructure. The Wetland Stewardship Agreement was signed in 2005, and seven Management Units of wetland or upland areas of importance to waterfowl and other wildlife were established within the municipal boundaries of Wabush.

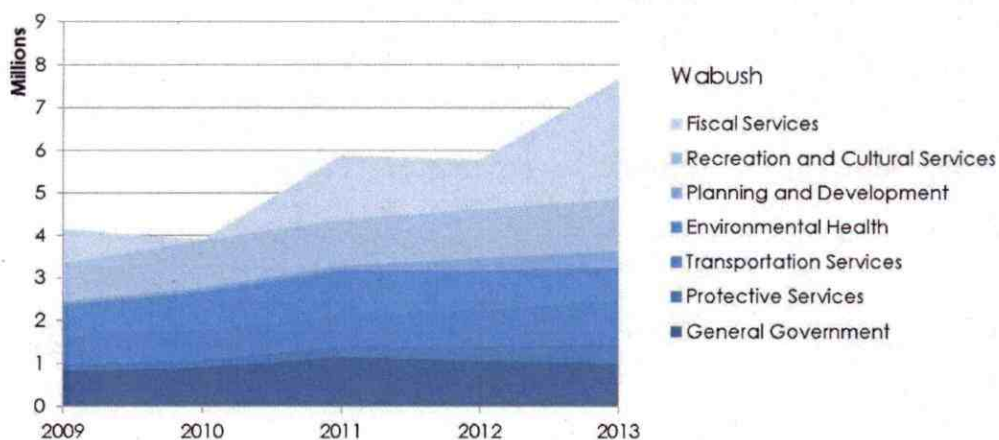
2.8 MUNICIPAL FINANCE

2.8.1 Tax base and Budget

Wabush Mines, when operating, contributed approximately half of the Town's budget through a grant in lieu of taxes. Due to the closure of Wabush mines, the Town will receive \$3.816 million from the provincial government in a three-year agreement with \$1.9 million for 2015, \$1.2 million for 2016, and \$636,000 for 2017 if an operator isn't in place. Outside of this, revenue is from property tax. With a declining population, and fewer businesses, this tax base too may continue to decline.

2.8.2 Expenditures

Municipal expenditures have doubled from 2008-2013. While all of the services provided by both towns have increased at a fairly steady rate of approximately 7.5% per year, fiscal services, which include debts and capital expenditures, have increased much more rapidly and have inflated municipal expenditures.



Source: Municipal Budget Submission forms, 2008-2013

Figure 2-5 2008-2013 Wabush Expenditures



## 3.0 REGIONAL VISION AND SHARED PLANNING OBJECTIVES

### 3.1 VISION

The vision statement was created through the Plan BIG process.

We are **collaborative**. We are **one region, working together** on common ground.

We are **young**. Our history is still being created. We are **forging our future**.

We are **adventurous**. We are a **frontier** community with **leading-edge** possibilities.

We are **permanent**. We are here to stay, and everyone is welcome.

We are **Labrador West**.

*Labrador West will become the quintessential sustainable northern community with dense, vibrant and walkable downtown town centres, connected and diverse open space networks; a range of active and passive park types; respect and appreciation for the lakes and lakeside resources; a strong, diversified and self-sufficient local economy; engaged and responsive residents; a resilient eco-tourism industry; and the ability to respond more rapidly to fluctuations in industrial growth and decline.*

### 3.2 PLAN OBJECTIVES

The following objectives will guide decision-making.

#### 3.2.1 Embrace the Principles of Smart Growth

We will support the integration of residential and commercial land uses to achieve compact, vibrant communities. We will encourage growth while containing sprawl.

#### 3.2.2 Foster Attractive Communities with a Strong Sense of Place

New development and construction will respond to community values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.

#### 3.2.3 Encourage Shared Resources and Services between Labrador City and Wabush

The Towns of Wabush and Labrador City will collaborate and make decisions that enhance the stewardship of resources and the development of opportunities considering the region.

**REGIONAL VISION AND SHARED PLANNING OBJECTIVES**

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**3.2.4 Intensify and Strengthen the Town Centre**

Encourage new development towards the existing Town Centre.

**3.2.5 Create Walkable Neighbourhoods**

Compact and walkable development near existing amenities will be encouraged, creating walkable neighbourhoods.

**3.2.6 Provide a Variety of Transportation Choices**

Support choices in transportation where residents can walk, bike, blade, board, bus or drive to their destinations.

**3.2.7 Protect Natural Areas**

Protect nature, community watersheds, tributaries, and lakes. Important natural areas will be preserved so that future development does not compromise the beauty and functionality of existing natural systems.

**3.2.8 Embrace the Winter City**

Opportunities created by northern climates will be embraced, including innovation for snow removal, energy efficiency, design, outdoor sports such as hockey and cross-country skiing, the use of ice and snow for art, winter festivals, and tourism.

**3.2.9 Strengthen Community Engagement**

We will engage often, and encourage community and stakeholder collaboration.

**3.2.10 Enhance Community Identity**

We will foster community identity in residents and visitors to create a connection to place.

**3.2.11 Ensure a Safe Community**

Interspersing residential populations throughout the town makes all areas safer by encouraging activity and interaction.

**3.2.12 Support a Diverse Economy**

Local investment will be directed towards diversification of the economy and encouragement of sustainable local businesses.

## 4.0 GENERAL LAND USE INTENT AND POLICIES

### 4.1 GENERAL INTENT

The general intent of the Municipal Plan is to shape future land use and development in the Planning Area using the regional vision and the objectives as presented in Section 3. The growth in Wabush shall consider the Labrador West Region as a whole and will focus on the following general intent and land use policies:

#### 4.1.1 Urban Containment Boundary

The Town will promote the implementation of the urban containment boundary created through the Plan BIG process will discourage sprawl and identify key areas for development. Growth boundaries will support nearby existing infrastructure and services while controlling expansion into greenfield lands. The boundary will be frequently reassessed based on development requirements and demands, and to verify development is occurring at an appropriate rate.

#### 4.1.2 Compact Town Centre

The Town will encourage a compact town centre by promoting strategic infilling, increased density, street-related development, and mixed use development. Compact building design preserves space, encourages buildings to better utilize their space and resources and facilitates wider transportation options. The town centre will include civic uses (i.e., libraries, civic centre, recreation complexes, town halls), residential development above retail ground floors wherever possible, offices and other institutional uses. The town centre will be developed around the central village core which would be a signature open space designed for every type of resident, from young to old.

#### 4.1.3 Connected, Walkable and Active Streetscapes

The Town will encourage walkable, animated, furnished, and branded streetscapes in the town centre. Sidewalks will be at least eight feet wide and furnishings should include street trees, benches, pedestrian scale lighting, banners, signage, and other urban amenities. The town centres will be connected by open space networks to other parks, gardens and natural areas surrounding the community. The Town will look for opportunities for motorized and shared use trails for bicycles, snowmobiles, ATVs, walkers, and joggers.

#### 4.1.4 Housing Variety and Increased Density

The town centre will provide a wide range of housing opportunities from small bachelor units, to family units to townhomes and multi-unit condominiums and apartments. Single-family homes are not well suited to the denser town centre.

**GENERAL LAND USE INTENT AND POLICIES**

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**4.1.5 Environment**

The Town will aim to protect the limited land resources, by directing growth away from known mineral resources and environmentally sensitive areas. This includes all natural systems within the Planning Area, i.e., natural drainage systems, wetlands, bogs, wildlife, and plant and fish habitats. The preservation of watercourses and shoreline areas are a priority within the Planning Area.

**4.2 GENERAL POLICIES**

The land use policies set out in this section apply throughout the Planning Area and are generally applicable to more than one land-use designation.

**4.2.1 Growth Strategy**

It is the general policy of this plan to support development that takes on a regional approach with Labrador City and contributes to efficient growth of Wabush through infill, intensification, and revitalization of existing buildings, infrastructure, and lands.

**4.2.2 Town Land Use**

Land uses are in accordance with the attached Future Land Use Map. It is the policy of Council to promote Wabush as an attractive and healthy residential and commercial community. Development within the Planning Area will be managed in accordance with the Development Regulations, in concurrence with the policies, acts, and regulations of the Province.

**Table 4.1 Town Land Use**

Zone	Abbreviation
Residential Medium Density	RMD
Residential Small Lot	RSL
Cabin Development	CD
Commercial - Core	CC
Commercial - General	CG
Industrial - General	IG
Industrial - Light	IL
Industrial - Airport	IA
Public Use	PU
Open Space	OS
Conservation	CON
Rural	RUR
Mineral Workings	MW
Watershed - Municipal	WM

**GENERAL LAND USE INTENT AND POLICIES**

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**4.2.3 Non-Conforming Uses**

Nothing in the Municipal Plan shall affect the continuation of land uses that are lawfully established on the date that the Municipal Plan comes into effect. Where a building or use that does not comply with the intent of the Municipal Plan legally exists, it shall not be substantially expanded. Minor extensions may be approved provided there will be no adverse effects on surrounding properties or the environment, and of the application is consistent with the *Urban and Rural Planning Act, SN, 2000*.

**4.2.4 Infill Development**

The Planning Area has many significant infill opportunities, particularly in the town core. New infills are encouraged to provide ground floor retail with up to eight storeys of residential or office space above retail. Council will monitor all infill development to ensure that appropriate standards are maintained with respect to lot size, frontages, road widening, alignments, and any other matters concerning current or future public works. In older developed sections of the town, infill lots may not meet current standards. Council shall review any proposed development on a lot-by-lot basis. Lots that do not meet current frontage or minimum lot area standards may be approved for infill residential development under Council's discretionary authority provided they meet all other development standards for the appropriate residential land use designation.

**4.2.5 Backlot Development**

Development of back land areas (backlot development) accessible to piped services will be encouraged. Access to a backlot shall be by private driveway, which shall be in the same ownership as the remainder of the lot. Construction and maintenance of the driveway will be the responsibility solely of the property owner. The standards for driveways for this purpose will be prescribed in the Development Regulations and will be required to accommodate snow clearing, stormwater management measures, buffering, and any other measures the Authority deems necessary to ensure that the proposed backlot development does not negatively affect adjacent properties. Detailed site assessment will be required for backlot development applications and shall include:

- a. Height and placement of the dwelling.
- b. Driveway placement, standards, and stormwater management.
- c. Effect on adjacent properties.
- d. Landscaping and privacy buffering.
- e. Compatibility with the streetscape.
- f. Effect on town infrastructure and services.

**GENERAL LAND USE INTENT AND POLICIES**

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**4.2.6 Development Design Guidelines**

The Town is committed to improving the quality and design of development with an emphasis on winter city design:

- a. The Town will consider the aesthetic of the building in the approval of site plans within all land use designations. All development must be in keeping with the Design Standards as described in the Development Regulations.
- b. No proposed development shall be permitted where Council reasonably expects that the development will detract from the quality of the community and is not in keeping with this plan and/or the development regulations.

**4.2.7 Subdivision Policies**

All proposed subdivision developments will be subject to a comprehensive evaluation by Council. Subdivision development proposals are subject to the applicable policies of Council as outlined below:

- a. Conformity to the vision, objectives, and policies of this Municipal Plan.
- b. Conformity to an area concept plan as approved by Council, which accounts for the development of lands abutting the site.
- c. A description of the subject lands.
- d. Consideration of land ownership as it will affect the layout of streets and the optimal use of land and municipal services.
- e. Access to the site from existing roads and internal road layout.
- f. Design of municipal servicing systems including water supply, sanitary sewer, and storm drainage.
- g. Provision for lotting.
- h. Public land use dedication.
- i. Adherence to the Town's development standards for streets, building lots, accesses, landscaping, open space, etc.
- j. Description of impacts on adjacent land uses.
- k. Phasing scheme and timelines for each phase of the development.
- l. Winter city design.
- m. Other details and information that Council may require.

**4.2.8 Building Setbacks**

Building setbacks from roads will be sufficient to allow appropriate landscaping, snow clearing, and off-street parking for vehicles. Infill development will be sited to adhere to existing building line setbacks where applicable. Allowances may be made for varied building lines on existing streets.



## TOWN OF WABUSH MUNICIPAL PLAN 2018-2028

### GENERAL LAND USE INTENT AND POLICIES

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#### 4.2.9 Development Criteria for Non-Residential Sites

All development of non-residential land uses will conform to the following criteria:

- a. Each site will have direct frontage on a public road.
- b. Development will be located and designed in a manner that minimizes the impact of traffic, noise, lighting, and signage on adjacent residential areas. Where necessary, screening will be required through the provision of trees, shrubs, banks and berms, landscaping or fencing.
- c. Properties will be designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.
- d. Access points to the public street will be limited in number and designed for maximum safety for pedestrians and vehicles.

#### 4.2.10 Public Land Use Dedication

As per the *Urban and Rural Planning Act, 2000*, and the policy of council, developers are required to dedicate 10% of suitable land of the subdivision for public use. Where it is not feasible or desired by Council to have the land, the applicant shall pay an amount of money to the council that is equivalent to the 10% value of the land in that subdivision after subdivision.

Developers may be required to enter into a development agreement with the Town, which will specify the terms for the development and outfitting of public use lands within new residential areas. The specific design criteria for the public use areas shall be agreed to between Council and developers during the subdivision review and approval process.

Council shall consider the adoption of usability standards that may include:

- a. A continuous minimum road frontage of 20 metres to prevent parks from being located in rear yards where there could be security concerns and to ensure the visibility of the park.
- b. Not a wetland and does not have a flood frequency of greater than 1:10 year recurrence unless the land fronts on a lake larger than 30 acres.
- c. Only lands that do not exceed 10% slope are feasible for public land use dedication.
- d. The lands must be free of any encumbrances that might limit their use for community use.
- e. And other attributes as determined by Council.

#### 4.2.11 Protection of Archaeological Sites

No archaeological sites have been identified within the Wabush Planning Area Boundary; however, there is potential for archaeological remains, especially near the shores of larger lakes and rivers. Any proposal for development within 50 metres of Wabush Lake, Little Wabush Lake, and the Walsh River may be referred to the Provincial Archaeology Office, Department of Tourism, Culture, Industry and Innovation, for advice before issuing of a permit for development. The discovery of any archaeological sites or remains within the Planning Area Boundary shall be reported to the Provincial Archaeology Office as soon as possible.



**GENERAL LAND USE INTENT AND POLICIES**

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**4.2.12 Environmental Preservation and Enhancement**

Council will place high importance on environmental preservation and enhancement. Residents place a high value on access to natural areas. This Plan protects the basic building blocks of nature starting with the community watersheds and the streams, tributaries, wetlands, and lakes within them. Natural areas of importance should be identified and preserved so that future development does not compromise the beauty and functionality of existing natural systems.

**4.2.12.1 Natural Environment**

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

**4.2.12.2 Built Environment**

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

- a. Preservation of trees on sites for new development (i.e., to discourage the traditional practice of clearing development sites of all trees and vegetation).
- b. Designation of open space or playground areas in new residential development areas.
- c. Development and connection of walking trails within green spaces and new developments in the Town.
- d. Reduction and recycling of solid waste within the Town.
- e. Other initiatives that are in keeping with the objectives of the Plan.

**4.2.12.3 Protection of Watercourses and Fish Habitat**

Rivers, streams, ponds, and shorelines shall be protected from pollution and development. The existing vegetation shall be maintained along banks and shorelines where possible. No development shall be permitted within 15 metres of a watercourse without approval from the Departments of Environment and Conservation and, if fish habitat is affected, from Fisheries and Oceans Canada.

Council shall encourage the preservation and protection of sensitive wetlands that are valuable for controlling flooding, provide habitats for water fowl, or have aesthetic value. Any development proposal within sensitive wetland areas may be referred to the Department of Municipal Affairs and Environment, Water Resources Division, for comments before Council approves any development.

## **TOWN OF WABUSH MUNICIPAL PLAN 2018-2028**

### **GENERAL LAND USE INTENT AND POLICIES**

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#### **4.2.13 Habitat Management Plan**

The Town of Wabush signed a Municipal Wetland Stewardship Agreement in March 2013 and is now an important link in wetland conservation. Through this agreement, the Town agrees to manage wetlands within its jurisdiction with technical advice from the partners of the Eastern Habitat Joint Venture. The Town has developed a Habitat Management Plan in coordination with Eastern Habitat Joint Ventures.

The Habitat Management Plan aims to restore, enhance, and/or protect the important wetlands in Wabush; promote a greater appreciation of wetlands and wetland values; and incorporate wetland values in the municipal plan. The Town has committed to providing habitat protection within the policies of this Plan. The following policies shall provide protection for sensitive wetland habitats within the Town of Wabush Planning Area.

##### **4.2.13.1 Stewardship Area**

A Stewardship Area has been established within the entire Town of Wabush Planning Area Boundary except for the active mining sites and the main Town site that is already developed. The Stewardship Area shall include all undeveloped lands within the Planning Area Boundary. Applications for development located within the Stewardship Area and in particular adjacent to or on wetland areas shall be reviewed by Council to ensure that sensitive waterfowl habitats are preserved and protected. Council may refer development proposals within sensitive wetland habitat to Wildlife Division, Department of Municipal Affairs and Environment, for review and comment. Council may use mitigating measures to reduce any habitat degradation that may result from development within the Stewardship Area.

##### **1. Stewardship Area Development Proposal Process:**

Where a development is proposed within the Stewardship Area, and the Town is unsure of the impacts to the conservation of the area, the Town shall refer the proposal to the Wildlife Division for a 15-day review. The Wildlife Division shall provide advice to the Town on the possible impacts of the proposed development and mitigation measures that can be implemented to eliminate or reduce those impacts. The Town's decision in approving any development shall be consistent with the spirit of the Stewardship Agreement to preserve and protect waterfowl habitat and wetlands.

##### **4.2.13.2 Habitat Management Units**

The Wabush Habitat Management Units consist of seven specific sites within the Planning Area boundary (Future Land Use Map). Any applications for development located within a Habitat Management Unit shall be referred to Wildlife Division, Department of Municipal Affairs and Environment for review and comment.

Council shall take all comments and concerns raised into consideration when considering approving any development within any of the Management Units. Any loss of habitat within the

**GENERAL LAND USE INTENT AND POLICIES**

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Management Unit shall be compensated either by improving existing habitat, identifying a new habitat area or by offset through programming or financial compensation for unavoidable losses. The location can be within the existing wetland, an adjoining wetland or in another appropriate location within the Town. Passive recreation uses are permitted provided they do not disturb or destroy wetlands or waterfowl habitat.

**1. Habitat Management Unit Development Proposal Process:**

- a. Where a proposed Municipal Plan amendment, regulation or bylaw may affect land within the Management Units, that proposal shall be referred to the Wildlife Division for a 15-day review and comments.

Proposed development within a Management Unit that may potentially threaten or negatively affect the habitat of the unit shall be referred to the Wildlife Division for a 15-day review and comments. Council shall not approve any development that would result in the net loss of habitat or habitat degradation.

**4.2.14 Upgrading of Municipal Services**

Council will continue to upgrade municipal services, particularly municipal water and sewerage, in order to realize the growth potential of Wabush. The Town shall establish a listing of priorities for servicing and other public works.

New roads associated with residential subdivision development must be constructed to Council standards before Council will take responsibility for them and before further development is allowed along the roads. The road standards are outlined in the Town of Wabush Subdivision Development Standards.

Future road reservations may be established by Council to ensure that new road construction is laid out to facilitate efficient future piped servicing, optimal use of the land, and the necessary connection of existing roads. Prior to the development of new roads or extension of existing roads, an engineering plan will be prepared to prescribe the precise road alignments necessary to achieve efficient servicing, drainage, and utilization of developable land.

**4.2.15 Municipal and Public Utility Works and Easements**

Municipal and public utility works such as electrical power, telephone, water treatment, and pollution control facilities may be permitted in all land use designations provided that no adverse effect on adjacent land uses or the environment is created. Buffering, where appropriate shall be provided in the form of a suitably landscaped area between any such works and adjacent land uses. Where land is required for utility easements or emergency access, such land may be obtained for the appropriate utility or agency (e.g., Newfoundland and Labrador Hydro) in the course of approving subdivision or other development applications.

**GENERAL LAND USE INTENT AND POLICIES**

September 2018

**4.2.16 Soils and Drainage**

Development shall be permitted only on lands having soil and drainage conditions suitable to permit the proper siting and development of the proposed uses.

**4.2.17 Access to a Public Street**

All development must have direct frontage on a publicly owned and maintained street unless otherwise specified in the Municipal Plan.

**4.2.18 Property Maintenance**

Properties will be maintained in accordance to Residential Occupancy Regulations.

**4.2.19 Referral of Applications**

All development applications where required, will be referred to appropriate government departments or agencies and Council will take their comments or recommendations into consideration in their decision-making processes. The positions of government departments or agencies having legislated responsibilities will be respected in any decision of Council when considering development applications.

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## **5.0 LAND USE**

### **5.1 LAND USE DESIGNATIONS**

The lands within the Planning Area shall be managed according to the designations shown on the Future Land Use Map and the policies of this Municipal Plan. The Future Land Use Map divides the Planning Area into the following designations:

- Residential
  - Residential Medium Density
  - Residential Small Lot
  - Cabin Development
- Commercial
  - Commercial - Core
  - Commercial - General
- Industrial
  - Industrial - General
  - Industrial - Light
  - Industrial - Airport
- Public Use
- Open Space
- Conservation
- Rural
- Mineral Workings
- Watershed - Municipal

### **5.2 RESIDENTIAL**

The purpose of the residential designations is to preserve the amenity and character of existing residential areas and to reserve lands for future residential use throughout the Planning Area. Although, undeveloped serviced areas like Jean Lake Subdivision are reserved for future residential development, infill development on existing roads is permitted and encouraged to make servicing more efficient and reduce operating costs.

It is the goal of the Town to provide housing options that support families and continue to build a trusting and friendly community. While the Town has a population of seniors for the first time, there is also increasing birth rates and numbers of children and therefore aim to keep families and friends close by providing additional services for youth and seniors.

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This Municipal Plan establishes the following land use designations to accommodate present and future residential use:

- Residential Medium Density
- Residential Small Lot
- Cabin Development

**5.2.1 Residential Development Policies**

1. The predominant use of land in residential areas shall be single dwellings. Other types and densities of residential development such as double dwellings, row dwellings and apartment buildings may be permitted in the Residential Medium Density designation.
2. Other uses such as open space and conservation shall also be permitted.
3. Within areas designated Residential Medium Density, non-residential uses that are complimentary to and serve the everyday convenience needs of residential neighbourhoods may be permitted. Complementary uses such as child care facilities, home based businesses, convenience stores, bed and breakfast establishments, personal care homes, churches, and schools, may be permitted throughout the area under the discretion of Council. These may be permitted if their scale and use will not interfere with the prevailing residential character and density of the area.
4. Compatible recreation uses such as playgrounds for small children may be located within all three residential designations provided that there is adequate screening from nearby properties, and safe setback distances from the roads can be obtained.

**5.2.2 Residential Medium Density Designation**

1. The intent of this designation is to recognize existing neighbourhoods of primarily single detached dwelling as well as encourage higher density forms of housing including double dwellings and small multi-unit dwellings. Land will be zoned Residential Medium Density. Permitted uses shall include single dwelling, double dwelling, recreation open space and conservation. Discretionary uses shall include row dwelling, apartment building, garden suite, child care, bed and breakfast, office, personal service, medical and professional, convenience store, place of worship, education, medical treatment and special care, general service, antenna, catering, commercial residential as temporary workers housing, subsidiary apartment, and boarding house residential.

**5.2.2.1 Multiple Dwelling Units**

1. Where demand exists for multiple dwelling units such as row dwellings and townhouses, this type of development will be integrated into Residential Medium Density areas. This will be done by ensuring the scale, design, and site layout is compatible with and sensitive to the surrounding residential environment.

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#### 5.2.2.2 Apartment Buildings

1. Apartment buildings may be permitted in appropriate locations, preferably close to commercial areas, schools, and recreational facilities. They will be subject to the following criteria:
  - a. Design, size, and site layout must be compatible with and sensitive to the character of surrounding residential areas.
2. There must be sufficient on-site parking to accommodate tenants and visitors.
3. There must be adequate, landscaped buffers along any property line that adjoins residential properties which have lower density.
4. There must be adequate water, sewer, and other municipal services available at the site to accommodate the proposed development.

#### 5.2.2.3 Bed and Breakfast Establishments

1. Bed-and-breakfast business may be permitted within Residential Medium Density areas.
2. Bed and breakfast operations must be clearly subsidiary to the residential use and must not adversely affect the residential quality of the area through excessive traffic, noise, or parking of an excessive number of vehicles.
3. The owner/operator shall reside at the residence.

#### 5.2.2.4 Medical Treatment and Special Care

1. Medical Treatment and Special Care shall be limited to homes for the aged and homes for children. The scale and the number of residences shall be compatible with the surrounding neighbourhood.

#### 5.2.2.5 Convenience Store

1. Convenience stores may be permitted at the discretion of Council in Residential Medium Density areas provided the use is within an apartment building (50 + units). The use shall not compromise the residential character of the neighbourhood.

#### 5.2.3 Residential Small Lot Designation

1. Within this designation, new large-scale mobile home developments shall be discouraged. It is the intent that when mobile homes are removed from existing lots, Council will allow single residential dwellings to replace the mobile home, which conforms to development standards and the overall aesthetics of the neighbourhood. Land in this designation will be zoned Residential Small Lot and small lot development will be encouraged by providing opportunities for a single dwelling on a smaller lot. Permitted uses within this zone shall include mobile home, single dwellings, recreation open space and conservation. Discretionary uses shall include double dwelling, child care, bed and breakfast, office, general service, personal service, medical and professional, antenna, catering, and commercial residential.



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**5.2.4 Cabin Development Designation**

1. Within this designation, land will be zoned Cabin Development and cabin development will be the prominent and preferred form of development.
2. Cabin development shall be permitted after consideration of the following parameters:
  - a. Setbacks from environmentally-sensitive areas (e.g., waterbodies, streams, wetlands).
  - b. Lot area requirements and distance between lots.
  - c. Lot coverage.
  - d. Environmental Control Water and Sewage Regulations, 2003 under the *Water Resources Act*.
  - e. Private road development.
3. Permitted uses within this zone shall include single dwelling, recreation open space and conservation. Discretionary uses shall include a shop accessory to one of the foregoing permitted uses.

**5.2.5 Home Based Businesses**

1. Where permitted, home based businesses must be contained inside the residence or within accessory building, are clearly subsidiary to the residential use, and do not adversely affect the residential quality of the area in which they are located through increased traffic, noise, unsightly premises, and similar considerations.

**5.2.6 Childcare Facilities**

1. Where permitted, childcare facilities/day care centres must not adversely affect the residential quality of an area through excessive traffic, noise, or similar considerations.

**5.3 COMMERCIAL**

The area along Grenfell Drive centered by Wabush Plaza is designated as Commercial. The area has a mixture of commercial uses including a hotel, restaurants, shops, a bank, offices, and general retail and service station uses. Large areas suitable for future development nevertheless remain vacant north and south of Wabush Plaza. Mixed-use commercial and residential land use is encouraged in the town centre along Grenfell Drive.

Wabush will diversify commercial opportunities to enhance our economic sustainability by supporting and developing our small business community and local entrepreneurship through an appropriate mix of retail, office and service facilities to serve residents. The Town will strive to strengthen the town centre, consisting of urban park, mixed use buildings with commercial and residential uses, a civic focus with an improved pedestrian environment.

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#### OBJECTIVES:

- Encourage infill and serviced greenfield development for commercial land uses.
- Provide access to land or leasing opportunities within the Commercial Core to encourage small business start-ups.
- Promote strategic infilling, additional density, street related development, and mixed use development in the town centre.
- Encourage streetscapes in the Commercial Core to be walkable, animated, furnished, and branded.

This Municipal Plan establishes the following land use designation to accommodate present and future commercial activity:

- Commercial - Core
- Commercial - General

#### 5.3.1 Commercial - Core Designation

1. The commercial core will accommodate a mixed of commercial businesses and residential units and will be zoned Commercial - Core. Permitted uses shall include shop, convenience store, shopping centre, theatre, culture and civic, passenger assembly, office, catering, medical and professional, personal service, general service, taxi stand, communications, and veterinary. Discretionary uses shall include funeral home, child care, apartment building, commercial residential, indoor market, outdoor market, amusement, recreation open space, light industry, clubs and lodges, antenna, and collective residential (temporary workers accommodation).

#### 5.3.2 Commercial - Core Development and Design Standards

1. It is the intent of this Plan to develop the lands within the Commercial - Core designation in a planned, comprehensive manner, with the result being a high quality commercial centre capable of attracting retail facilities.
2. Development shall be in a manner that preserves the environmental and social integrity of surrounding areas.
3. Before development is approved, a site plan shall be submitted for the consideration of Council. Site plans will provide dimensional layouts indicating location, scale, and design of proposed facilities and landscaping. In assessing proposals, Council will be primarily concerned with aesthetic factors, conformity with the desired character for the area, and compatibility with other land uses in the designation. The following policies where applicable will be applied.

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#### **5.3.2.1 Pedestrian Mobility**

1. Any development of land within the Commercial - Core shall be in accordance with Council's intent of maximizing pedestrian mobility. This shall be done through an emphasis on consolidated development and provision of above standard sidewalks, development of other walking trails within the overall Town Center, adjoining residential areas, and recreation lands.

#### **5.3.2.2 Building Design**

1. The Council shall encourage the design and building of retail enterprises with a high standard for physical appearance in the Commercial - Core. Council shall encourage the development of a façade that provides a pleasant appearance to the traveling public. Building design and siting shall also take into consideration the winter climate and snow management.

#### **5.3.2.3 Landscaping**

1. All development shall be required to have landscaping around the properties. Council may require Landscaping Plans prior to approval of any development. Council may require that landscaping of properties be completed before issuing an occupancy permit. To enhance the appearance of retail business and other developments Council shall encourage the development of green spaces or planting of shrubs, bushes and flowers along the frontage of properties to enhance their appearance and increase the amount of green space development.

#### **5.3.2.4 Apartment Buildings**

1. Apartment buildings shall be limited to apartments located above a main floor of permitted commercial uses. Apartment development shall be required to meet parking requirements as outline in Town Development Regulations. As well, parking shall be located at either the side yard or rear yard of the property or underground and be considered separately from parking requirements of the permitted commercial use.

#### **5.3.2.5 Public Uses**

1. The grouping of public uses within the Commercial Core will be encouraged by Town Council so these uses are within reasonable walking distance from each other. The development of standard sidewalks and walking trails shall be encouraged to increase pedestrian use within this area and make the area a place where Town residents have a feeling of connectivity with all the uses within the center.

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**5.3.3 Commercial - General Designation**

1. This designation exists to maintain a core area for larger retail type businesses such as Wal-Mart, Canadian Tire and building supply stores that anchor larger shopping centres. It also provides for development of retail and services generally associated with the larger box stores and shopping centres such as theatres, medical and professional offices, taxi stands, restaurants and similar uses and will be zoned Commercial - General. Permitted uses shall include shopping centre, police station, theatre, convenience store, office, communications, veterinary store, general service, taxi stand, passenger assembly, personal services, cultural and civic, medical and professional, child care, and indoor market. Discretionary uses shall include outdoor market, service station, automotive sales, commercial residential, collective residential, general assembly, indoor assembly, amusement, catering, education, club and lodge, place of worship, take-out food service, funeral home, light industry, and antenna.

**5.3.3.1 Site Plan**

1. The Town Council may require developers to provide site plans for proposed developments in the Commercial - General area, indicating where building locations, delivery areas, parking spaces, accesses, landscaped and buffer areas, and other development components are to be located. In assessing proposals, Council will be primarily concerned with aesthetic factors, conformity with the desired character of the area, and compatibility with other land uses in the vicinity.

**5.3.3.2 Access Trans Labrador Highway**

1. Development along the Trans Labrador Highway will require approval from Department of Transportation and Works. It shall be Council's intent that the number of accesses be limited, and where possible the sharing of accesses shall be encouraged for all new developments.

**5.3.3.3 Development Control**

1. Within the development control limit of the Trans Labrador Highway or any other designated Provincial highway, no development shall proceed without the approval of the Provincial Department of Transportation and Works, and the Development Control Unit of the Department of Government Services. This includes the current signage restrictions on the Trans Labrador Highway.

**5.3.4 Signage**

1. One of the most distracting features in urban areas, in particular, town centers is the overwhelming presence of signage associated with retail and business uses within central retail areas and business districts. Council shall encourage the best possible siting of signs within commercial areas to ensure that visual aesthetics are maintained. All signage shall comply with Council's signage regulations. Council shall limit the use of portable signs and other signs that are low lying and interfere with the view planes of drivers and pedestrians. Within the

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Commercial - Core, Council shall encourage designs that are more appropriate for the area and proper siting of signs.

**5.3.5 Compatibility of Development**

1. Development that requires extensive lands or for other reasons, is not appropriate to the desired image of the Commercial - Core or Commercial - General areas shall be directed to areas within the Industrial - Light designated areas of the Town.

**5.3.6 Buffer**

1. Council shall require adequate buffers between commercial developments and any other non-compatible uses. Buffers may be open space, planting screens, privacy fences, or any other means to reduce the negative impacts between two non-compatible uses. The siting of the new development may also be controlled by Council to ensure that activities on the property do not cause negative impacts such a noise, odours, fumes, and light pollution and other visual effects. Potential measures could include controls on the siting of loading doors and exhaust gas vents/air condition units, garbage bins, and similar building features that may have effect abutting properties.

**5.3.7 Offensive Uses**

1. Commercial uses judged to be incompatible with the surrounding developments owing to excessive emissions of noise, smell, chemicals, or other impacts, shall not be permitted. Such uses may be permitted in other areas of the Town where their impacts can be more effectively managed.

**5.3.8 Outdoor Storage**

1. Any development that requires outside storage shall be required to maintain the property in a high standard of appearance.

**5.4 INDUSTRIAL**

There is sufficient land base designated industrial within the Town to meet the demands placed on it by an increase in economic development, during the time of this plan. Two areas are designated Light Industrial to permit continuation of the industrial uses currently on each site. One area is located off Commercial Street the other is west of the airport and just north of the Scully Mines access road to the tailings disposal area. The Wabush Industrial Park and areas west of the railway right-of-way are designated General Industrial to permit a range of Industrial uses. All lands within the airport boundary plus adjoining areas are designated Airport Industrial to ensure the long-term operation of the facility.

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#### OBJECTIVES:

- Provide industrial development area outside the developed areas of the Town for industries not suitable or compatible within the developed areas of the Town.
- Encourage infill development rather than greenfield.
- Encourage industrial development both in manufacturing, data centres and resources development in addition to iron ore mining.

This Municipal Plan establishes the following land use designations to accommodate present and future industrial activity:

- Industrial - Light
- Industrial - General
- Industrial - Airport

#### 5.4.1 Industrial Development Policies

1. While areas designated for industrial development are intended to facilitate industrial uses, other compatible uses such as offices, general services, restaurants, personal services, medical offices, and retail uses may be permitted under the discretionary authority of Council as specified in each land use zone.

##### 5.4.1.1 Property Design and Character

1. A high standard of property design and maintenance shall be required to realize a high quality visual environment, especially in high-traffic areas. Council shall assess aesthetic impacts when considering site plans for approval within the industrial designations. New greenfield industrial development shall comply with Smart Growth principles including application of street design guidelines, provision of adequate open space, trail connectivity, and landscaping.

##### 5.4.1.2 Site Plans

1. Council shall require developers to provide site plans for proposed developments, indicating where building locations, delivery areas, parking spaces, accesses, landscaping, paving, buffer areas, and other development components are to be located.
2. In assessing proposals, Council will be primarily concerned with aesthetic factors, conformity with the desired character of the area, and compatibility with other land uses in the vicinity.

##### 5.4.1.3 Parking

1. Adequate off street parking, loading and safe access to the street shall be provided. Parking shall meet requirements as outlined in Section 7 of the Town of Wabush Development Regulations.



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#### 5.4.1.4 Buffers

1. Where a proposed industrial development abut lands used for residential or public purposes, or is located next to a high traffic corridor, buffers such as open space, planting screens, and fencing shall be required as necessary to preserve the amenity of the surrounding area.

#### 5.4.1.5 Outdoor Storage

1. Any development that requires outside storage shall be required to maintain the property in a high standard of appearance.
2. Scrap yards, lay down area, or inoperable vehicles shall be screened from view from the street by appropriate fencing.

#### 5.4.2 Industrial – Light Designation

1. This designation is established in order to facilitate development of light industrial uses and compatible commercial uses. The Industrial - Light designation shall accommodate a mix of light industry and commercial activities and land shall be zoned Industrial - Light. Permitted uses within this zone shall include light industry, transportation, passenger assembly, service station, and agriculture. Discretionary uses shall include data centre, catering, taxi stand, shopping centre, shop, office, indoor market, outdoor market, convenience store, education, commercial residential, medical and professional, personal service, general service, communications, police station, take-out food service, veterinary, animal, recreation open space, general industry and antenna. Outdoor markets shall be limited to roadside fish or vegetable markets, vehicle sales lots, and automotive sales lots.

##### 5.4.2.1 Offensive Uses

1. Industrial uses judged to be incompatible with the surrounding developments owing to excessive emissions of noise, smell, chemicals, or other impacts, shall not be permitted.

##### 5.4.2.2 Education

1. Where permitted, only education uses associated with industrial training shall be permitted within the Industrial - Light designation.

##### 5.4.2.3 Commercial Residential

1. This use shall be limited to hostels, temporary worker's residences, or private dormitory accommodations for students in conjunction with an approved industrial training program.

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#### 5.4.3 Industrial - General

1. This designation is suitable for development of industries that are not suitable in areas that have surrounding developments, such uses include metal recycling, scrap yards and industries using hazardous products or having odours, etc. Permitted uses within this zone shall include general and light industries, service stations, office uses, and transportation uses. Discretionary uses shall include office, medical and professional, shop, personal service, general services, communications, police station, taxi stand, take-out food service, veterinary, recreation open space, antenna and temporary worker's residence. Animal kennels may be permitted under the discretionary authority of the Council. Approval will only be given if the proposed development does not conflict with other permitted uses or existing uses.

##### 5.4.3.1 Worker Campsites

1. Worker campsites may be permitted in the Industrial designation at the discretion of Council.
2. Scale, location, and housing type shall be defined in the Town's Development Regulations.

#### 5.4.4 Industrial – Airport Designation

1. This designation is for industrial development associate with the Airport and this land will be zoned Industrial - Airport. Only uses directly related to airport operation shall be permitted on these lands. Within this area, Transport Canada regulations may prohibit building, or may restrict the height of buildings or the type of materials used. Indoor vehicle storage use may be permitted on a discretionary basis in buildings existing at the time this Municipal Plan comes into effect. The construction of new buildings shall not be permitted and indoor vehicle storage use must be suitable for an existing building. Permitted uses within this zone shall include transportation, passenger assembly, general industry, light industry, and shop. Discretionary uses shall include personal service, taxi stand, and general service.

### 5.5 PUBLIC USE

Lands are designated Public Use to permit their general or limited use by the residents of Wabush in order to accommodate existing and future uses that are of a community nature such as culture and civic uses, public offices and buildings, schools, churches, social clubs, and recreational open spaces and facilities.

Wabush will provide, where possible, an adequate supply of land to support a full range of municipal services to residents in the most economical manner.

#### OBJECTIVES:

- Ensure that adequate educational and other services are provided at suitable locations to meet the needs of residents.





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**5.5.1 Public Use Development Policies**

1. Lands are designated Public Use to permit their general or limited use by the residents of Wabush and are zoned Public. Permitted uses within this zone shall include educational, general assembly, place of worship, childcare, recreation open space, cultural and civic, and shop.
2. Discretionary uses shall include, provided they will not conflict with the satisfactory operation of existing facilities or the future development of public uses, indoor assembly, outdoor assembly, collective residential, antenna, cemetery, office and medical and professional.

**5.5.1.1 Compatibility with Residential Uses**

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

**5.5.1.2 Public Uses in the Commercial Core**

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

**5.5.1.3 Access**

1. 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.

**5.5.1.4 Parking**

1. Adequate off-street parking and loading facilities shall be provided.

**5.5.1.5 Redevelopment of Public Buildings**

1. It is the intention of Council to see former public buildings, such as schools, redeveloped for public uses.

**5.5.1.6 Recreational Development**

1. It is Council's intention to develop and maintain recreation facilities including buildings, sport fields, and playgrounds that meet the needs of the local residents.
2. Recreation development shall take into account both the needs of the diverse local users as well as requirements for sports facilities that can handle larger regional scale sports activities.

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## **5.6 OPEN SPACE**

Open space protection and design is important to the community of Wabush and should not be understated. As a northern community, Wabush residents feel a special connection to the land. Their ability to share this connection close to their homes is important to the livability and 'attraction' of their community.

Wabush will offer public spaces that are attractive and offer opportunities for interaction, encouraging people to linger and increase the level of human activity in the area. Human activity is vital to a sense of place. Open spaces will be connected using trails, greenways, widened sidewalks, linear parkways, and/or staggered park spaces.

**OBJECTIVES:**

- Encourage the creation of a wide variety of park types and sizes from active recreation parks to passive use parks.
- Locate sufficient open space and recreational facilities conveniently accessible to all residential areas.
- Provide opportunities for motorized and shared use trails for bicycles, snowmobiles, ATVs, walkers, and joggers.
- Protect access to trails and wilderness from inside town boundaries.

Open Space designated lands shall include developed recreation areas such as downhill skiing facilities, hiking and cross country skiing trails, groomed snowmobile trails, camping grounds, golf courses, and open natural spaces.

### **5.6.1 Open Space Development Policies**

1. The predominant use of land within areas designated Open Space shall be for recreation uses and facilities, public, private, and commercial parks, and natural areas and these areas will be zoned Open Space. This designation is intended to accommodate recreation uses that access large tracts of open spaces. The designation can take a linear shape to accommodate trail corridors. Discretionary uses shall include, provided that do not negatively affect the environment, indoor assembly, outdoor assembly, take-out food service and antenna.

#### **5.6.1.1 Development Criteria**

1. Council shall ensure that facilities are designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.
2. Adverse effects of any proposed development shall be prevented or minimized through proper site layout and buffering. An appropriate buffer depth shall be provided between residential areas and active recreational uses such as snowmobile trails.
3. Where necessary, screening may be required, including appropriate trees, shrubs, earthen banks or berms, landscaping, and fences to protect residential areas.

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**5.6.1.2 Existing Facilities**

1. Existing recreational facilities shall be properly equipped and maintained.
2. Council shall continue to improve the Jean Lake Recreation Park.

**5.6.1.3 Protection of Natural Environment**

1. The development of passive recreation facilities such as walking or nature trails, and associated interpretation programs may be permitted provided they will not have an adverse impact on the natural environment.

**5.6.1.4 Private Ownership**

1. Where any lands designated for Open Space are under private ownership, this Plan does not indicate that the lands will necessarily remain as Open Space Recreation indefinitely, nor shall it be construed as implying that these Open Space areas are free and open to the public or will be purchased by the Crown.

**5.7 CONSERVATION**

The Conservation designation shall protect areas that are environmentally sensitive due to steep or unstable slopes, riverbanks and shorelines, flood plains, rock outcrops, or for other reasons that are not conducive to development. Within urban areas, certain lands shall be preserved from development to provide passive outdoor recreation opportunities, act as natural buffers between non-compatible uses, and/or protect scenic areas or landmarks that may be threatened by urban development. This can add to the open space system, complement urban development, and serve to meet additional needs of the community.

Lands of environmental or aesthetic value shall be preserved and development shall be managed so to minimize its impact on these important natural areas.

**OBJECTIVES:**

- Prevent development in environmentally sensitive areas such as shoreline and waterways, steep slopes, drainage areas and bogs.
- Enforce site-clearing standards to preserve our forests and habitats.
- Encourage local residents to take pride in their property and support greening of the Town through composting programs and 'plant a tree' campaign.

**5.7.1 Conservation Development Policies**

1. The Conservation designation is intended to protect environmentally sensitive areas and these areas will be zoned Conservation. Passive recreational uses such as walking trails may be permitted, provided that they will have no adverse environmental effect on the site. Council shall take into consideration the preservation of the lands around shorelines and water bodies

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and in issuing any development permits encourage landowners/developers to take it into consideration in their concept plans for site development these conservation areas. Discretionary uses shall include forestry and antenna.

2. Proposed developments affecting water bodies or watercourses, such as stream crossings, watercourse alterations, and public works such as sewer lines, may be permitted in limited circumstances where it is shown they will have minimal adverse impact. The number and size of such activities will be minimized. Any such proposed development shall be referred for review and approval to the Department of Municipal Affairs and Environment, the Department of Fisheries and Oceans, and other relevant agencies.

**5.7.1.1 Areas of Scenic Attraction**

1. Areas of scenic attraction with recreational potential shall be preserved and protected.
2. All visual amenities and areas that cannot be developed such as, flood plains and shorelines, steep slopes, and rock outcrops shall be preserved and retained in their natural state.

**5.8 RURAL**

Remaining lands not within the Planning Area that are not within one of the land use designations set out above are designated Rural. No development will be permitted on land within the Rural designation except those associated with forestry, municipal water storage, outdoor recreation, resource conservation, or other uses as may be outlined in this Plan.

Uses that may be allowed at the discretion of Council include industrial activity associated with resource development and/or extraction and/or extraction or industrial uses at the old incinerator site. This will apply particularly to uses that need to be located close to raw material supplies or for some other reason cannot be located within or close to the built-up town. Such activities include mineral exploration and aggregate resource extraction, hazardous industry, and general industry. Regulated aggregate resource extraction may be permitted at the discretion of Council.

Other areas that are environmentally or hydrologically sensitive valued for active recreational use, or for other reasons are not suitable for development or will be protected. Areas not suitable for development include steep or unstable slopes, drainage areas, bogs, and ravines. In these areas, protective rather than development measures must take priority.

Activity related to electric power transmission, other public utilities, or road construction and maintenance, consistent with the objective of retaining the qualities of the rural environment, may also be permitted.

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**5.8.1 Rural Development Policies**

1. All the lands within the Wabush Planning Area other than those designated for urban and other specific purposes are designated as Rural. Permitted uses within this zone shall include agriculture, forestry, recreation open space, and activities connected with the conservation of resources. Discretionary uses shall include single dwelling, outdoor assembly, mineral working, cemetery, horticulture, and antenna. Industrial uses may be allowed at Council's discretion at the old incinerator site. Use of the old incinerator site must comply with provincial requirements for site remediation and re-use.

**5.8.1.1 Residential Services**

1. It shall not be the intention of Council to extend municipal services to Rural designated lands. Residential dwellings shall not be permitted, except as an accessory to a permitted use that is of commercial nature.

**5.8.1.2 Natural Environment Preservation**

1. All Rural designated areas shall be retained in their natural state except for development associated with the permitted uses.

**5.8.1.3 Productive Forest Land**

1. The Department of Natural Resources has designated major portions of the Planning Area as Productive Forest Land. Three of these areas - west of Jean Lake and east of Wabush Mountain - are designated Domestic Cutting Areas. Permits to cut within these areas shall be obtained from Department of Fisheries and Land Resources.

**5.9 MINERAL WORKINGS**

The Scully Mine site, adjoining areas to the south and the Flora Lake waste dumping site are designated Mineral Workings to accommodate the current and future operations of the mine. Wabush will continue to build on our history as a mining community. We will protect mineral resources and mineral lands to ensure our economic future.

**OBJECTIVES:**

- Preserve our mining heritage and partnerships with the mining community.
- Work with the mining companies on appropriate locations for temporary work camps associated with mineral workings.
- Encourage mining practices consider environmental effects on adjacent lands and protected areas.

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The Mineral Workings designation is to reserve land for mining, quarrying and associated processing and industrial production. Within this designation, no development shall be permitted except mineral workings and associated uses.

#### 5.9.1 Mineral Workings Development Policies

1. The Mineral Workings designation reserves land for mining, quarrying and associated industrial uses and these areas will be zoned Mineral Workings. General land use activities of mining operations shall be permitted. The mineral working use shall be permitted. Discretionary uses shall include light industrial, general industry, hazardous industry, solid waste, and antenna.

##### 5.9.1.1 Impacts on Adjacent Areas

1. Mineral Workings sites shall be located in a manner that minimizes the impact of visual appearance, traffic, noise, and dust, on adjacent areas.
1. Where necessary, minimum separation distances may be specified by Council between existing urban development and mining operations. Buffering and screening may also be required, including appropriate retention of treed areas, earthen banks or berms, landscaping, and fences.

##### 5.9.1.2 Environmental Effects

1. Mineral extraction shall not cause pollution or detract from the capacity of the existing Wahnahnish Lake Protected Municipal Water Supply.

### 5.10 WATERSHED - MUNICIPAL

It is the intent of the Protected Watershed designation to protect the public water supply area from the negative impacts of development. We will manage our watershed to ensure safe and healthy water quality for our communities. No development will be allowed in this designation unless it is for the purposes of improving the quality and or quantity of the water supply or for environmental or conservation purposes. No development in the designated Watershed shall be undertaken without the approval of Council and the Water Resources Division of the Department of Municipal Affairs and Environment.

#### OBJECTIVES:

- Provide municipals services at environmentally acceptable standards.
- Protect the basic building blocks of nature starting with the community watersheds, including their streams, tributaries, wetlands, and lakes.

#### 5.10.1 Watershed - Municipal Development Policies

1. As the source of water to the Town, the Wahnahnish Lake drainage area is designated Watershed and shall be protected by zoning it Watershed-Municipal. The only permitted uses



**LAND USE**

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shall be municipal infrastructure associated with water supply. Other uses may be permitted such as passive recreation provided they do not have negative impacts on water quality. Discretionary uses shall include recreation open space, antenna, and clubs and lodges. The intent of the Municipal Plan is to allow the continuation and minor expansions of the existing uses in the designated Watershed Area, provided the future water quality in the area is not adversely affected.

**5.10.1.1 Permit Requirements Wahnahnish Lake Watershed**

1. Prior to the commencement of any development activity inside the protected water supply area, a proponent shall obtain a permit under the *Water Resources Act*.

**5.10.1.2 Public Utilities**

1. Public Utilities may be permitted provided they do not cause any adverse effect on the quality or quantity of the water available from the water supply catchments area.

**5.10.1.3 Forestry**

1. Forestry may be permitted at the discretion and control of the Provincial authorities and Council. Any permitted forestry use and woodcutting shall also be subject to the supervision and restrictions of Provincial forestry authorities.

**TOWN OF WABUSH MUNICIPAL PLAN 2018-2028**

**LAND USE**

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**INFRASTRUCTURE**

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## 6.0 INFRASTRUCTURE

As an isolated northern region, the Town's infrastructure connects the community. It connects people to resources; or to each other through roads, pipes, power, and communications networks. The way in which we design, maintain, and organize our infrastructure influences our economic, social, and cultural connections.

Currently, Wabush is fully serviced with municipal water and sewer services. Private developers will be responsible for extension of roads, sidewalks, and municipal piped systems for newly designated areas for future development. A number of areas of the Town have distinctive servicing issues that need to be considered in future planning and development. These include increase in water pressure and upgrading of lines.

**OBJECTIVES:**

- Find a balance between improving and extending the existing road network.
- Create opportunities for active transportation, such as a multi-use trail (i.e., walking/biking/skiing) between Labrador City and Wabush.
- Improve signage on our roadways to communicate rules of the road to visitors and increase safety for residents.
- Resolve conflicts between vehicles and skidoos by designating routes and rules for travel.
- Examine the lifespan and feasibility of improving existing aging infrastructure, prior to building additional infrastructure.
- Implement Smart Cities Coverage of Wi-Fi in public spaces to promote communications and business.

### 6.1 TRANSPORTATION

1. Accesses from individual properties onto roads will be limited in order to preserve the long-term efficiency of such roads in moving traffic. Access points will be limited where possible to public road intersections and limited site accesses.
2. Council will encourage any future developments along the Trans Labrador Highway to share access to reduce the numbers.
3. For large tracks of land, a public road may be required to access the highway with other developments fronting and accessing the public road to gain further access to the road.
4. Future road linkage reservations will be maintained on existing roads so that needed linkages can be constructed to provide access to future development areas.
5. Future road reservations shall be reserved by Council to ensure that new development does not cut off backlands and the potential future development of these backlands. Reservations may or may not be identified on Future Land Use Maps.
6. However, it shall be the intent of Council to ensure that no new development land blocks backlands.

## **TOWN OF WABUSH MUNICIPAL PLAN 2018-2028**

### **INFRASTRUCTURE**

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7. Wabush does not have many cul-de-sacs or dead end roads. They are discouraged within the Planning Area.
8. It is the policy of this Plan to require developers to provide public walkways for pedestrian access to recreational and public use areas.
9. The three pedestrian corridors within the core area of the Town shall be protected and preserved for pedestrian access through the developed areas of the Town.
10. Where deemed necessary, developers will be required to erect fencing between public walkways and adjoining properties.
11. All roadways, sidewalks, public walkways, and access points to public buildings will be designed to facilitate easy access and mobility for disabled persons.

### **6.2 SANITARY SEWER SYSTEM**

1. It is the policy of Council to supply sanitary sewer to the existing developed areas of the town, as reviewed by a Town engineer.
2. Priority areas are subject to change depending on the stages of new development and proposals received by Council.

### **6.3 WATER SYSTEMS**

1. It is the policy of Council to extend water services to all areas of the town at the same time as sanitary sewer services.
2. Priority areas are subject to change depending on the stages of new development and proposals received by Council.

### **6.4 STORM SEWER SYSTEM**

1. It is the policy of Council that curb and gutter, catch basins, and a storm sewer system be installed for new serviced subdivision developments and major upgrades of existing roads.
2. It is a policy of Council to preserve streams in their natural state if at all possible. In areas where stream improvement or re-alignment is necessary, fish habitat shall be preserved and all work is to adhere to the "Guidelines for Protection of Fish Habitat in Insular Newfoundland" published by the Federal Department of Fisheries and Oceans and to the requirements of the Provincial Department of Municipal Affairs and Environment.

**GOVERNANCE**

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## **7.0 GOVERNANCE**

Wabush is an isolated community in a vast wilderness and therefore it is vital that the Town work together with the Town of Labrador City to co-ordinate services and expenditures to assure the collective future of both Towns. The Towns of Labrador City and Wabush share the same vision and objectives.

### **7.1 SHARE INFRASTRUCTURE**

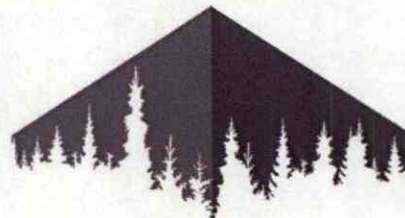
1. A wide variety infrastructure improvements are needed that would benefit from cost sharing between the Towns of Labrador City and Wabush. Sewage treatment plants and recreation centres are just some of the potential shared facilities.
2. The Towns will collaborate to share municipal infrastructure.

### **7.2 SHARED SERVICES**

1. Many municipal services would create cost efficiencies and user efficiencies if shared. Shared policies and bylaws would streamline development and permitting within each community.
2. The Town of Wabush will work explore the opportunities to share municipal services with Labrador City. Services to be examined include and are not limited to: planning, parks and recreation, engineering and fire and police. The opportunities should examine costs, efficiencies, capacity and duplication of services.

### **7.3 SHARED BRANDING AND IDENTITY**

1. Strengthen the Labrador West Region as a brand with common brand standards that shall include a signage strategy, eco-tourism enhancement initiatives, and shared regional festivals and events.



**LABRADORWEST**

**ECONOMY**

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**8.0 ECONOMY**

Wabush's economy was founded on the mining industry. There is an opportunity and need to diversify the economy to ensure long-term sustainability. Locally owned businesses create jobs and services and goods available locally keep dollars in the community. Diversity of services, jobs, amenities, housing, and residents is the formula for the long-term strength of a community. Diverse communities are more resilient.

The Town will explore new opportunities to develop the tourism industry as a way to diversify the economy.

**8.1 DEVELOPMENT POLICIES**

1. Engage in an active business recruitment strategy to identify gaps in potential businesses and encourage new businesses – locally and/or from away.
2. The Town will support economic diversity by supporting and developing the local small business community and entrepreneurship.
3. Support and encourage the private sector and governments and associates work together to implement Smart Growth.



**IMPLEMENTATION**

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## **9.0 IMPLEMENTATION**

It is the intention of Council to collaborate with Labrador City, where possible, to ensure the effective implementation of both Municipal Plans and Development Regulations respecting the shared vision and objectives. Proposed amendments to the Municipal Plan and/or the Development Regulations shall be considered, where applicable, by the Councils of both Wabush and Labrador City.

The Municipal Plan will be implemented over the next ten years through decisions of Council and affected agencies. Of particular importance to Council are the following:

- The shared vision and objectives
- The Labrador West Region
- Effective administration of the Municipal Plan
- Adopting development regulations, and development in keeping with this plan
- The adoption of annual budgets and the capital works programs
- Adopting comprehensive development schemes and
- The procedure for amending the plan and notifying the public as per the *Urban and Rural Planning Act (2000)*

### **9.1 ADMINISTRATION OF THE MUNICIPAL PLAN**

For the purposes of administering the Municipal Plan, the Future Land Use Map shall be read considering the objectives and policies outlined in this document. All development approved within the Planning Area must conform to the policies of this Plan. Nothing in this Plan shall affect the continuation of land uses that are lawfully established on the date that the Municipal Plan comes into effect.

#### **9.1.1 Development Proposals**

Council will ensure that all development proposals are given a comprehensive review, including circulation to affected members of the public, businesses, the Town of Wabush and government departments and agencies. All persons wishing to develop land for any purpose within the Planning Area shall apply to Council for permission through the established procedure. Council may refuse or approve applications, with or without conditions. Decisions of Council made according to the provisions of this Plan and the accompanying Development Regulations may be appealed to the appropriate Appeal Board as established under Section 40 of the *Urban and Rural Planning Act, 2000*.

Council shall require that a Development Agreement for major land developments within the Planning Area be agreed to and signed by the developer and Council. This agreement shall establish the conditions under which development may proceed and shall be binding on both parties. Conditions may also be attached to the development permit.

## **TOWN OF WABUSH MUNICIPAL PLAN 2018-2028**

### **IMPLEMENTATION**

September 2018

#### **9.1.2 Development Regulations**

Development Regulations ensure development takes place in accordance with the Municipal Plan pursuant to Section 35 of the *Urban and Rural Planning Act, 2000*. The Development Regulations will set out the administrative procedures for dealing with applications and will provide municipal-wide standards and requirements for land use development and zoning.

Development Regulations includes General Regulations, General Development Standards, Advertisement, Subdivision of Land, and Land Use Zones. All land within the Planning Area will be covered by land use zones, which provide detailed requirements such as lot size, frontage, building setbacks, and parking standards.

#### **9.1.3 General Regulations**

Among other things, the General Regulations govern matters relating to the power and council of a municipality to regulate development within its Planning Area and establish conditions relating to the issuing of permits.

#### **9.1.4 General Development Standards**

The General Development Standards relate to such matters as the siting of building lots, building heights, setbacks from the street, buffers between certain types of development, parking and access requirements, non-conforming uses, and other related matters.

#### **9.1.5 Advertisements**

Advertisement regulations control the size, shape, location, siting, illumination, and material construction of advertisement for the protection of the safety and convenience of the general public and neighboring properties and the general aesthetics of the Planning Area.

#### **9.1.6 Subdivision of land**

Subdivision regulations govern the development and division of larger parcels of land into individual building lots. They include standards for street improvements, lot sizes, and lot layouts; procedures for dedicating land for public purposes; and other necessary requirements.

#### **9.1.7 Land Use Zones**

Zoning is a means of ensuring that development conforms with the Municipal Plan, and that it is properly situated and does not conflict with or adversely affect neighbouring uses. It can ensure that new growth is concentrated within or adjacent to developed area, promoting a compact form to make the most efficient use of public services and utilities. Land Use Zones are presented in Section 8 of the Development Regulations. For each land use district, a list of Permitted and Discretionary uses is presented, as well as conditions to which development must conform before it may take place.



## **TOWN OF WABUSH MUNICIPAL PLAN 2018-2028**

### **IMPLEMENTATION**

September 2018

#### **9.1.8 Capital Works Program**

A capital works program shall be adopted annually and implemented by Council. Capital works programs must conform with applicable policies and land use designations of the Municipal Plan. Capital works projects must not contribute to sprawl, since that would conflict with the Municipal Plan goal of promoting compact development. It should be recognized that extensions to roads/new roads required for or as a part of new development (including residential subdivisions) are the responsibility of developers and not the municipal or provincial governments. Improvements to local roads should be undertaken in accordance with the Town's financial capability (and in conformity with the Municipal Plan) on a priority basis. The scheduled completion of this work is dependent on the receipt of adequate capital works funding and municipal financing. The development of additional recreational facilities should also be carried out on a year-to-year basis subject to the Town's financial capabilities.

#### **9.1.9 Development Control**

The Municipal Plan is a legal document that is binding on all persons, groups, or organizations, including the municipal Council. Before any land development can take place, an application must first be made to Council. Development may take place only after Council has reviewed the application and granted approval. Anyone who fails to follow the required application process or who otherwise violates the Municipal Plan or Development Regulations can be prosecuted and ordered to remove any illegal structure, and restore the site and buildings on it to their original state.

Day-to-day administration of both the Municipal Plan and Development Regulations is the responsibility of Council and its staff. It is their duty to implement the Municipal Plan through the Development Regulations, to make recommendations to Council regarding compatibility of development proposals with Plan policies, refer development applications to outside agencies, and to issue all required permits when approval is granted.

An application to develop must be made on the proper application form prescribed by Council. All applications must show as accurately as possible the location of the proposed development and include a plot plan showing the location of existing and proposed buildings and structures on the proposed site. Council will examine the application and determine whether or not it conforms with the requirements of the Development Regulations, and the policies of the Municipal Plan. Development applications will be referred to appropriate government departments or agencies, or other organizations. Approval of the application will be subject to their recommendations. If the proposed development conforms with all requirements 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 or 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 determine that Council's decision be varied or reversed.

**IMPLEMENTATION**

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**9.1.10 Adoption of Development Schemes**

The Municipal Plan may also be implemented through development schemes adopted by Council. Development schemes may be prepared at any time during the planning period in order to amplify the policies of the Municipal Plan or specify the development of particular areas. Development schemes are prepared under Sections 30 and 31 of the *Urban and Rural Planning Act*. After being adopted by Council, they are subject to a public hearing in the same manner as the Municipal Plan and approval by the Minister of Municipal Affairs and Environment.

**9.1.11 Municipal Plan Amendment Procedure**

Since conditions in the Town may change during the planning period, amendments to the Municipal Plan may be adopted by Council from time to time. Council may consider amendments to the Municipal Plan when:

- there is an apparent need to change policy due to changing circumstances;
- studies have been undertaken which contain recommendations or policies which should be incorporated into the Municipal Plan;
- a Provincial Land Use Policy has been released that requires a change in policy by the Town; and
- there is a development proposal which provides sufficient information and rationale to support a change in the Municipal Plan.

If an amendment to the Municipal Plan is considered, it shall be subject to public consultation prior to being adopted, evaluated through a public hearing process, and approved in the same manner as the Municipal Plan. An evaluation of the proposed amendment will be compiled in a background report. The proposed amendment shall include a policy statement and an accompanying Future Land Use Map.

Any requests by an applicant for an amendment to the Municipal Plan or Development Regulations, the Town may charge the total cost to complete the amendment(s) to the applicant. The authority to charge and collect the total cost for the amendment(s) is granted to the Town under section 27, *Urban and Rural Planning Act, 2000*.

After five years from the date on which this Plan comes into effect, Council shall review the Municipal Plan and revise it if necessary. Revisions will take account of development which can be foreseen during the following 10 years.