

Town of Labrador City Municipal Plan 2018-2028

Prepared for:
Town of Labrador City

Prepared by:
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St. John's NL
A1B 0L2

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LABRADOR CITY MUNICIPAL PLAN

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Labrador City adopts the Town of Labrador City Municipal Plan, 2018-2028.

Adopted by the Town Council of Labrador City on the 12 day of June, 2018.

SIGNED AND SEALED this 12 day of June, 2018.

Mayor: Wayne Button
Wayne Button, Mayor

Clerk: Cathy Etsell

Cathy Etsell, Town Clerk

(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*.

MCIP: Lesley Cabot [name and signature]

Lesley Cabot

(MCIP Stamp or Seal)


URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF LABRADOR CITY MUNICIPAL PLAN

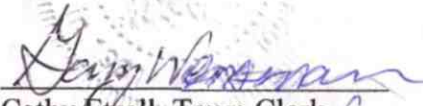
Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Labrador City:

- a) Adopted the Town of Labrador City Municipal Plan on the 12 day of June, 2018;
- b) Gave notice of the adoption of the Town of Labrador City Municipal Plan by advertisement inserted on the 18th day and the 25th day of June, 2018 in *The Aurora* newspaper;
- c) Set the 12th day of July, 2018 at 7:00p.m. at the Labrador City Town Hall, 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 Labrador City approves the Town of Labrador City Municipal Plan as adopted as follows.

SIGNED AND SEALED this 7 day of Aug, 2018.


Wayne Button, Mayor


Cathy Etsell, Town Clerk *for*

(Council Seal)

Municipal Plan/Amendment	
REGISTERED	
Number	<u>2638-2018-001</u>
Date	<u>7 DEC 2018</u>
Signature	

(Provincial Registration Stamp)

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INTRODUCTION
April 19, 2018

1 INTRODUCTION

This document and the Future Land Use Map comprise the Municipal Plan of the Town of Labrador City (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 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 Labrador City Municipal Plan 2007-2017.

1.1 PURPOSE OF THE MUNICIPAL PLAN

A Municipal Plan guides growth and development within a planning area. It provides a means of preventing incompatible land uses, it directs future growth to ensure the use of municipal services and land resources efficiently and it considers aspects of land development like safety, aesthetics, and environmental protection.

1.2 PLAN PREPARATION

The Municipal Plan was prepared as per 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, which Council will administer through development and subdivision control.

1.2.1 Changes to the Municipal Plan

The Municipal Plan and Development Regulations update process was conducted by planners with Stantec Consulting Ltd. between April 2016 and April 2017. The Municipal Plan update for Labrador City 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 structured development within the region. Specifically, Labrador West Regional Growth Strategy (Plan BIG) identified opportunities in community planning to make responsive policies to mitigate the boom and bust cycle that characterizes the region's resource-based economy while protecting the built integrity of its communities.

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1.2.2 Aligning with Other Plans

In addition to Plan BIG, other plans considered in the update of the Municipal Plan and Development Regulations include:

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 and 2014-2016
- Wabush Municipal Budget Submission Forms and Auditor's Reports, 2009-2014 and 2014-2016
- 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 Labrador City and Town of Wabush Integrated Community Sustainability Plan, Plan-tech Environment, March 2010
- Labrador West Recreation & Parks Master Plan for the Labrador West Region, July 2011

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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1.2.3 Public Review/Consultation

The public consultation process for this Municipal Plan began with the Labrador West Regional Growth Strategy (Plan BIG), which involved 14 different public events alongside a website and social media. The 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 the Municipal Plan and Development Regulations, interested persons, community groups, municipalities, local service districts, were provided an opportunity to provide feedback. The existing Facebook page and 420 followers were used to create a new Municipal Plan Engagement Website. A community meeting was held January 2017 to consult on the Draft Plan.

2 COMMUNITY BACKGROUND INFORMATION

2.1 INTRODUCTION

2.1.1 History & Planning Context

Labrador City 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 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. The Carol Project at Labrador City was the first mining development in the region. The Carol Project became incorporated as the Local Improvement District of Labrador City in 1961. Labrador City began as the temporary worker camp in 1960 which followed a master plan designed by Iron Ore Company of Canada (IOC). Camp-style housing was later replaced with single-family homes and the campsite became a community. Originally, IOC had control over the quality and configuration of the community, and built high quality facilities and planned the community using the most progressive principles of the era. In the early 1960's, the privately-owned company Town of Labrador City became incorporated as a municipality, with its respective elected officials, administrators, governance, and tax schemes.

2.1.2 Economy

Mining is the backbone of the economy in Labrador West and the boom and bust economy has weathered great successes and challenges. 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 decline in the price of iron ore which resulted in approximately 500 jobs lost in the region. IOC is the largest employer in the region, and production has continued despite cutbacks, and a delay in expansion and construction of the Wabush three pit. 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.



2.2 CONSTRAINTS AND OPPORTUNITIES

The availability of land is vital to the health, growth, and sustainability of Labrador City. Growth can be hindered when land is scarce and opportunities cannot be realized. The availability and suitability of land is vital to support industry, commerce, and amenities and necessities of life that create communities in which people chose to live, to raise families and to retire.

2.2.1 Labrador City Constraints

The Town has been built upon ore deposits and may be considered for active mining sometime in the future; however, the Town has progressed beyond a mining Town. With mineral activity surrounding the Town and both Little Wabush and Harrie Lakes to the south, the Town of Labrador City is confined to its existing administrative boundary and should strive towards a reduced boundary. There are several areas within the Town which are suitable for infill development, but are either privately owned or may require subdivision.

2.2.2 Land Ownership

Although various areas seem available for potential land use activities, many of the larger parcels more suited to development, are in fact privately owned. The municipality is undertaking negotiations for the sale or conveyance of lands. Smaller parcels of land, such as the rear yards of block housing, are also owned by IOC and Wabush mines and this network of green space in the rear yards has been eroded by the extension of residential uses to develop sheds, garages, and private gardens.

2.2.3 Land Suitability

When assessing land availability, land suitability is also considered. Constraints to growth and development can 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 Labrador City. Criteria such as size, slope, geology, water, proximity to infrastructure, ecological value, and other site analysis tools must be applied to the lands which are not impacted by major constraints.

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 permitted in environmentally sensitive areas such as shorelines, waterways, steep slopes, drainage areas and bogs.

2.2.6 Protected Watershed Area

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. Any application for development may be referred to the Water Resources Division of Department of Municipal Affairs and Environment for comments and recommendations to protect the water quality and integrity.

2.2.7 Municipal Wetland Stewardship Agreement

The Municipal Wetland Stewardship Area protects significant wetlands and waterfowl habitat. Prior to approving a development within the Stewardship Area, Council will refer application to Department of Municipal Affairs and Environment, Wildlife Division for review. Council may establish mitigation techniques to be used by the developer to reduce any habitat degradation.

2.2.8 Habitat Management Unit

Land in the Habitat Management Unit requires a 15 metre buffer from the high-water mark along shorelines of ponds, rivers or identified wetlands. Any proposal for development will be sent to Wildlife Division of the Department of Municipal Affairs and Environment for review.

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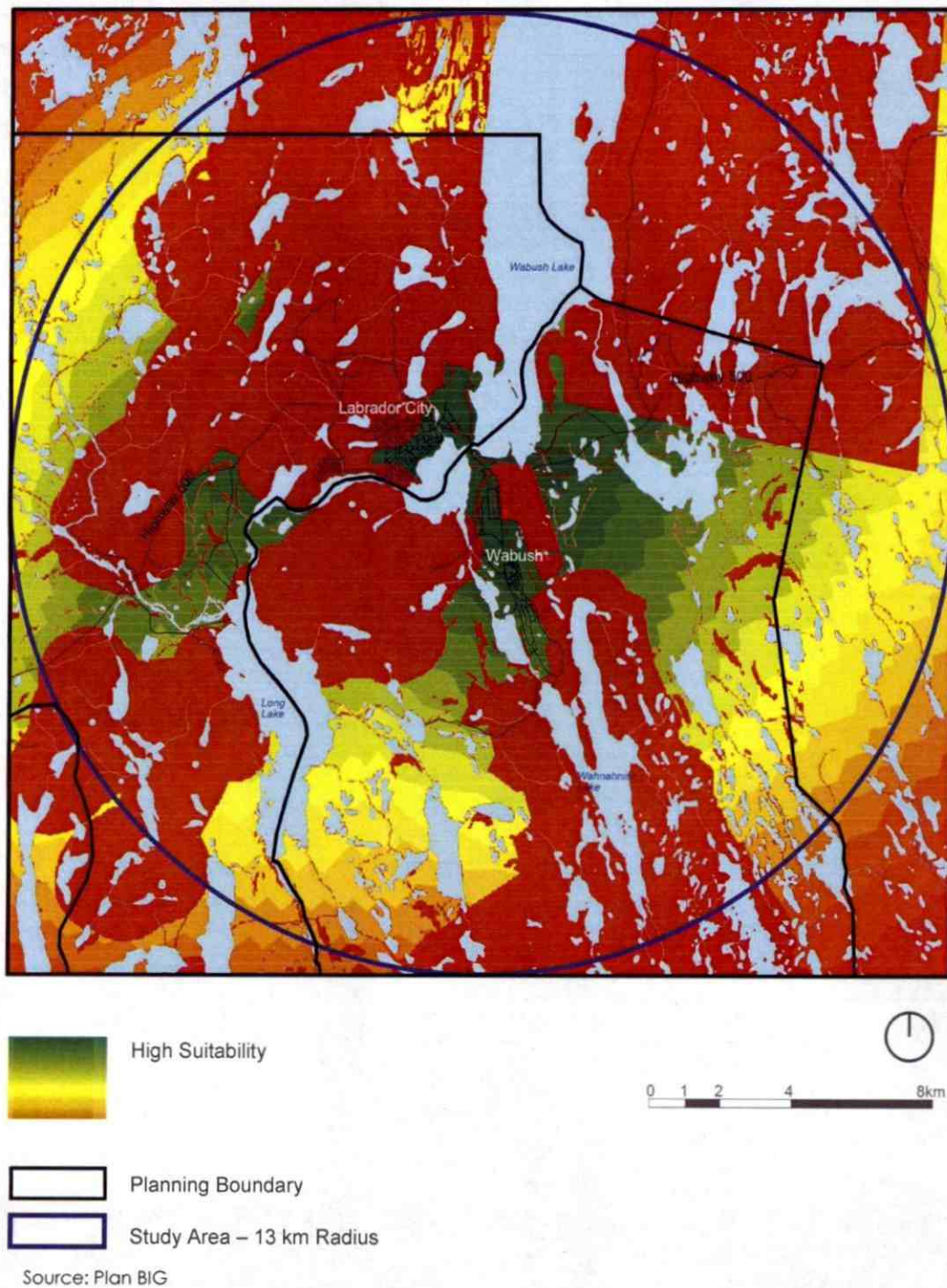


Figure 2-1 Labrador West Land Suitability Analysis

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2.3 POTENTIAL FOR GROWTH

2.3.1 Population

Population demographics and population projection is shown in Table 2.1. 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 City 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 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 Population Projections

	1996	2001	2006	2011	2016	2021	2026	2031	2036
Based on 1996-2011									
Lab West	10,490	9,630	8,995	9,210	9,126	7,330	6,725	6,370	5,835
Lab City	8,460	7,745	7,245	7,360	7,220	5,610	5,045	4,710	4,240
Based on 2006-2011									
Lab West	10,490	9,630	8,995	9,210	9,126	9,485	9,610	9,650	9,885
Lab City	8,460	7,745	7,245	7,360	7,220	7,220	7,070	6,825	6,745
Based on 2001-2006									
Lab West	10,490	9,630	8,995	9,210	9,126	7,285	6,410	5,540	4,975
Lab City	8,460	7,745	7,245	7,360	7,220	5,830	5,155	4,365	3,900

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 the residents. A boom in the mining industry results in increased land demand, 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 occurred on a 10-year cycle. The recent boom and subsequent bust cycle has oversupplied the region with housing, although industrial land is still in demand. It is important to identify land to meet temporary needs that does not impact the long-term sustainable growth.

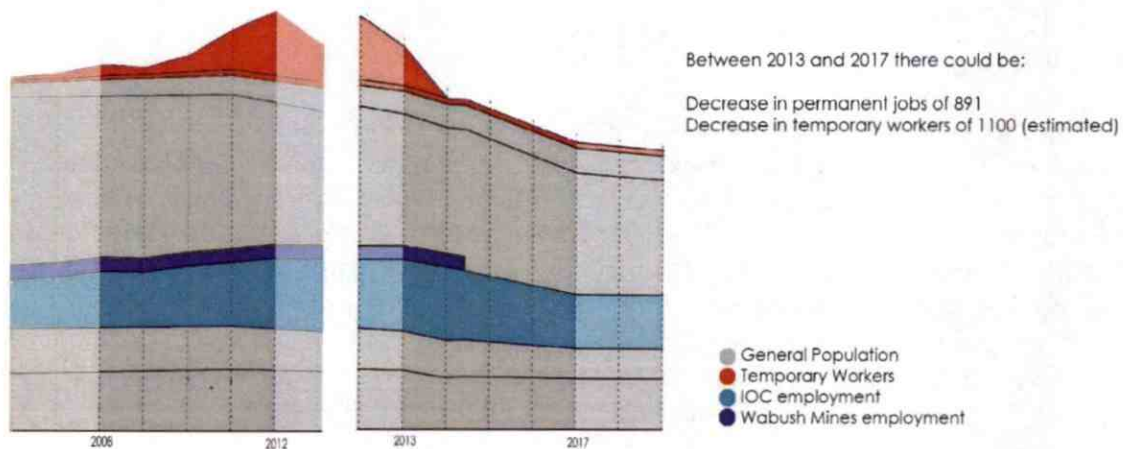


Figure 2-2 shows potential regional population decline and actual population growth due to fluctuations in the iron ore industry.

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 Labrador City is the original housing from the construction of worker's housing for IOC in the 1960's, 70's and 80's. During the recent boom, many of these existing structures were renovated, extending their lifespan, and enhanced the quality of the housing stock; however, in general the stock is aging. The 2011 census indicates a total of 2,860 dwelling units in Labrador City. Half of the existing dwellings are single detached family homes, and the other half are row houses and duplexes (30%), or apartments (20%), allowing for a variety of options to accommodate the population.

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Recent development has mainly occurred to the west of the Town, with Osprey Ridge development expanding the residential areas, and several hotels, camps, and apartments built to meet the boom demand for temporary accommodations. The Osprey Ridge development has a planned 196 dwelling units including a mix of single detached, apartments and duplexes. Since the 2011 census, 78 new dwellings, 138 apartments and 108 hotel/motel units were developed in Labrador City. There have also been dwellings added within the Harrie Lake Subdivision.

With developments since 2011 not yet occupied, and the potential build-out of Osprey Ridge, there should be more than sufficient residential land to accommodate future development. These developments should not be started until there is sufficient demand, and although greenfield developments have been planned, focus on infill and densification should take priority to reduce infrastructure costs.

2.4.1.1 Infill and Densification

Labrador City 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 condominium 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. The community can enhance economic opportunities by encouraging denser building types, walkable commercial areas, and revitalizing the centralized business district.

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. There are currently approximately 435 temporary camp rooms in Labrador City.



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2.4.1.3 Cabin Development

There is a demand for new cabin lots. The Towns of Wabush and Labrador City shall work with Province to identify new cabin areas within the planning boundary. Cabin development is meant to be seasonal and is non-serviced.

2.4.2 Commercial

The need for new commercial land is closely tied to the 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 Municipal Plan. Vacancies in existing commercial properties should satisfy demand in Labrador City. Commercial demand is anticipated to have a five-year lag in responding to growth for businesses to enter the market, purchase and develop land. With recent layoffs in the mining sector, there has been an increase in the number of registered home based businesses. Most commercial activity in Labrador City is within in the Town Centre.

2.4.3 Industrial

Unlike commercial land in Labrador City, the demand for industrial land has shown not to be solely dependent on population increase. There continues to be inquiries for industrial land in Labrador City despite the decline in the mining industry. The Town of Labrador City has completed the concept design of a 27-ha industrial park to meet future light industrial demands. Data centres are also a potential growth area which could be accommodated within the park.

2.4.4 Recreation

The Town of Labrador City has several recreation areas and facilities for community use, including parks, trails, gymnastics club, arena, beaches, curling club, ski clubs, and skate park. The Town has recently been investing in its community recreation infrastructure including upgrades to the trail system around Tanya Lake, and the design of a new regional recreation facility as an addition to the existing arena, alongside outdoor assets such as a softball field, and basketball courts. The programming and costing of the new facility has been completed. The Town hosts annual events and maintains local park areas in the community.

2.4.5 Public Use

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



2.5 MUNICIPAL SERVICES

Much of the water distribution and waste water collection systems in Labrador City were constructed in the 1960s and 1970s. The water distribution systems are primarily constructed of cast iron pipe ranging in size from 100 mm to 400 mm. The waste water collection systems are primarily constructed of asbestos cement pipe ranging in size from 200 mm to 450 mm. Based on the construction period of construction much of this infrastructure is nearing the end of its service life.

Harrie Lake Waste Water Treatment Plant (WWTP): The Harrie Lake WWTP is a contact stabilization package plant including an integral clarifier. Chlorine gas is used for disinfection. The plant is rated at an average day flow 1,323 m³/d. While the tank and piping process infrastructure is in average condition, the electrical and chlorination equipment are in very poor condition and require upgrades. In 2016, improvements have been implemented to upgrade the system including the construction of a new pre-engineered building, interior space development and building systems to current applicable codes. Additional improvements are in process and scheduled for 2017.

Drake Waste Water Treatment Plant (WWTP): The Drake WWTP is a primary treatment plant that consists of the following unit processes:

- Aerated grit removal
- Primary clarification
- Chlorine disinfection
- Aerobic digestion
- Sludge filter press

Based on limited flow data, the existing average daily flow experienced at the plant is approximately 4,000 m³/day. The approved average daily flow in the operating permit is 8,172 m³/day. Based on a unit process evaluation from an earlier study, all unit processes are sized to meet at least the permitted flow of 8,172 m³/day except for the chlorine and aerobic digestion systems which can only accommodate average daily flows of 1,200 m³/day and 5,000 m³/day. Therefore, these two processes will require upgrades in the future.

2.5.1 Public Works

Public Works are responsible for the following services: snow clearing, blackfly control program, 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.

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2.5.2 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 which is administered by the Town of Labrador City.

2.5.3 Fire Protection Services

The Labrador City Fire Department is a composite department consisting of six fulltime staff (including the Fire Chief) and forty-five dedicated volunteer firefighters. The fire station is staffed twenty-four hours a day, seven days a week, providing immediate response in fire protection to residents and, when required, serves as back up to the Iron Ore Company of Canada and the Town of 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 services Labrador City and Fermont, and sometimes provides connections to Schefferville. Fly-in/fly-out practices are a major factor for the Town as it is projected that 75% of new jobs in the region will be fly-in/fly-out (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. Figure 2-3 illustrates air traffic in the region.



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

Figure 2-3 Wabush Airport: Passenger Movements

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2.6.2 Railway

Labrador West is connected by railway that runs from northeastern Quebec and western Labrador. The railway was built between 1951 and 1954 to service the mine and ship iron ore to Sept Îles for distribution and export. It is operated by QNS&L, the Quebec North Shore, and Labrador 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 213.2 km of railway connecting Emeril Junction (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 and 5-hour trip, respectively. 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. As there are currently no sidewalks, dedicated cycling lanes, or multi-use pathways along this bridge connection and this represents a large barrier to active modes of travel. Through anecdotal observations it has been noted that this barrier is circumvented during the winter months when snowmobile riders ride across the frozen Little Wabush Lake.

2.6.4 Alternative Transportation

To encourage the residents to use alternative transportation modes (i.e. cycling, walking, snowmobiling etc.), the Towns of Wabush and Labrador City have provided numerous walking trails, pathways, and snowmobile trails throughout the Towns. There is currently a project to connect Labrador City to Wabush with a multi-use trail separating alternate modes from highway traffic. There are sidewalks along one side of most 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 prevalent outdoor 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 wilderness 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.

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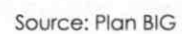


Figure 2-4 Transportation

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 fires such as the 1990s, 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 late-nesting sea ducks 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 were conducted by Alderon (2012) which indicated extensive recreational activity throughout the Labrador West area primarily by residents. Fishing within the 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 and other accessible areas.

2.7.3 Climate Change

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 Labrador City (2006) in cooperation with the Eastern Habitat Joint Venture (EHJV). The Habitat Management Plan aims to restore, enhance, and protect the important wetlands in Labrador City, promote a greater appreciation of wetlands and wetland values, and have wetland values included in the Municipal Plan.

2.8 MUNICIPAL FINANCE

2.8.1 Tax base and Budget

Of the 25 million-dollar budget for 2016, a grant in lieu of the taxes from Rio Tinto (IOC) comprises approximately 25% of revenue at just over six million. The municipality receives nearly half of its revenue from its own sources, taxes, businesses and services, and government and other transfers make up approximately 30% of revenue.

2.8.2 Expenditures

Municipal expenditures have doubled from 2009-2013, mainly due to capital expenditures. Expenditures continue to increase from 2014 and 2016 by 24.4%. While municipal services have increased at a 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.

3 REGIONAL VISION AND SHARED PLANNING OBJECTIVES

3.1 VISION

The following 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 shared resources and the development of opportunities considering the region.

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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 a variety of transportation options allowing for residents to 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 will be promoted, making 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 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 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 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 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 Centre 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.

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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, including 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 Municipal Plan to support development takes on a regional approach with Wabush and contributes to efficient growth of Labrador City through infill, intensification, and revitalization of existing buildings, infrastructure, and lands.

4.2.2 Town Land Use

Land uses are in accordance with the Future Land Use Map attached to this Municipal Plan. It is the policy of Council to promote Labrador City as an attractive and healthy residential and commercial community within the Labrador West Region.

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.

Zone	Abbreviation
Residential Medium Density	RMD
Residential Small Lot	RSL
Cabin Development	CD
Commercial – General	CG
Commercial - Highway	CH
Commercial - Core	CC
Industrial – General	IG
Industrial – Light	IL
Public Use	PU
Open Space	OS
Conservation	CON
Protected Watershed	PW
Mineral Workings	MW
Mining Reserve - Rural	MRR

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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 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 Centre. New infills are encouraged to provide ground floor retail with up to eight storeys of residential or office space above ground floor 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 Council 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.

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4.2.6 Development Design

The Town is committed to improving the quality and design of development:

1. 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 Municipal Development Standards.
- a. 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 Municipal Plan, the Development Regulations, and/or the Municipal Development Standards.

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 Municipal 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. Incorporation of winter city design principles.
- 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.

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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 regarding 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 Town 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 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 in rear yards where there could be security concerns and to ensure the visibility of the park.
- b. Land is not located in 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. Other attributes as determined by Council.

4.2.11 Protection of Archaeological Sites

No archaeological sites have been identified within the Labrador City 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, Duley/Long Lake, Mills Lake, Lac Viot, 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

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the Planning Area Boundary shall be reported to the Provincial Archaeology Office as soon as possible.

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 Municipal 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 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 Department of Municipal Affairs and Environment 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.

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4.2.13 Habitat Management Plan

The Town of Labrador City signed a Municipal Wetland Stewardship Agreement in March 2006 and is now an important component in wetland conservation. Through this agreement, the Town agrees to manage wetlands within its authority 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 Labrador City; promote a greater appreciation of wetlands and wetland values; and incorporate wetland values in this Municipal Plan. The Town has committed to providing habitat protection within the policies of this Municipal Plan. The following policies shall provide protection for sensitive wetland habitats within the Town of Labrador City Planning Area.

4.2.13.1 Stewardship Area

A Stewardship Area has been established within the entire Town of Labrador City 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 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 Fisheries and Land Resources, for review and comment. Council may use mitigating measures to reduce any habitat degradation that may result from development within the Stewardship Area.

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 Labrador City Habitat Management Units consists of nine 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 Fisheries and Land Resources for review and comments. 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 Management Unit shall be compensated either by improving

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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.

Habitat Management Unit Development Proposal Process:

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, to realize the growth potential of Labrador City. The Town shall establish a listing of priorities for servicing and new infrastructure.

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 Labrador City Municipal Development Standards. Council may establish future road reservations 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 if 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) during approving subdivision or other development applications.

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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.

5 LAND USE

5.1 LAND USE DESIGNATIONS

The lands within the Planning Area shall be managed per 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 – General
 - Commercial – Highway
 - Commercial – Core
- Industrial
 - Industrial – Light
 - Industrial – General
- Open Space
- Mineral Resource
 - Mineral Workings
 - Mining Reserve-Rural
- Public Use
- Conservation
- Protected Watershed

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. Residential areas include the original Labrador City Town site, which includes the lands east of Tanya Lake and Quartzite Lake, south of the Trans Labrador Highway and north of Little Wabush Lake and Harrie Lake Subdivision area. The Town has lands designated Residential to accommodate future residential development and are indicated on the Future Land Use Map.

It is the goal of the Town to provide housing options that supports families, and continues 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 future 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 areas designated for residential development shall be single and double dwellings. Other types and densities of residential development such as row dwellings and apartment buildings may be permitted in some residential areas.
2. Other uses such as open space and conservation shall also be permitted.
3. Within areas intended for residential development, non-residential uses that are complimentary to and serve the everyday convenience needs of residential neighbourhoods may be permitted. Complementary uses such as row dwellings, apartment buildings, child care facilities, home based businesses, bed and breakfast establishments, personal and long term care homes, churches, and schools, may be permitted in some residential areas 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 a Residential designation provided that there is adequate screening from nearby properties, and safe setback distances from the roads can be obtained.

5.2.1.1 Home Based Businesses (Office Use)

1. Where permitted, home based businesses must be contained inside the residence, 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.

5.2.1.2 Childcare Facilities

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

5.2.1.3 Bed and Breakfast Establishments

1. Bed-and-breakfast business may be permitted within some residential designated lands.
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 Residential Medium Density Designation

1. The intent of the Residential Medium Density 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 and these areas will be zoned Residential Medium Density. Permitted uses shall include single dwellings, double dwellings, recreation open space and conservation. Discretionary uses shall include row dwelling, apartment building, garden suite, child care, boarding house residential, office, personal service, medical and professional, convenience store, place of worship, educational, medical treatment and special care, general service, antenna, catering, and commercial residential in the form of temporary workers' accommodation.

5.2.2.1 Multiple Dwelling Units

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

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.
 - b. There must be sufficient on-site parking to accommodate tenants and visitors.
 - c. There must be adequate, landscaped buffers along any property line that adjoins residential properties which have lower density.
 - d. There must be adequate water, sewer, and other municipal services available at the site to accommodate the proposed development.

5.2.2.3 Medical Treatment and Special Care

1. Medical Treatment and Special Care shall be limited to personal or long term care homes and homes for children.
2. The scale and the number of residences shall be compatible with the surrounding neighbourhood.

5.2.2.4 Convenience Store

1. Convenience stores may be permitted at the discretion of Council provided the use does not compromise the residential character of the neighbourhood.

5.2.3 Residential Small Lot Designation

1. Within the Residential Small Lot 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. Small lot development will be encouraged within the Residential Small Lot zone, providing the opportunity for a single dwelling on a smaller lot. Permitted use shall include mobile home, single dwellings, recreation open space, and conservation. Discretionary uses shall include double dwelling, child care, boarding house residential, office, general service, personal services, medical and professional, antenna, catering, and commercial residential.

5.2.3 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 within the Cabin Development Zone by Council in 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 shall include single dwelling, recreation open space, and conservation. Discretionary uses shall include RV park.

5.2.4 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.

5.2.5 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

Labrador City 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 an urban park, mixed use buildings with commercial and residential uses with a civic focus and an improved pedestrian environment.

OBJECTIVES:

- Encourage infill and serviced greenfield development for commercial land uses.
- Provide access to land or leasing opportunities within the Town Centre 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 Town Centre 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 - Highway
- Commercial – General

5.3.1 Commercial – Core Designation

1. The Commercial - Core designation shall be developed as a central, consolidated, commercial core within the Town and the area shall be zoned Commercial Core. Permitted uses shall include shop, convenience store, shopping centre, theatre, culture and civic, passenger assembly, office, catering (not lounges), 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, catering, and antenna.

5.3.2 Commercial - Core Development and Design Standards

1. It is the intent of this Municipal Plan to develop the lands within the Commercial - Core area in a planned, comprehensive manner, with the result being a high quality commercial centre capable of attracting retail facilities.

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2. The 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.

5.3.2.1 Pedestrian Mobility

1. Any development of land within this designation 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 Centre, 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. 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 outlined 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 Signage

1. One of the most distracting features in urban areas, particularly within the Town centre, 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 Central Business District, Council shall encourage designs that are more appropriate for the area and proper siting of signs.

5.3.2.6 Compatibility of Development

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

5.3.2.7 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 centre.

5.3.3 Commercial – General Designation

1. The Commercial - General 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. The Commercial - General designation shall accommodate the development of a compatible mix of commercial uses, assembly uses, and business and personal services uses and the area will be zoned Commercial General. Permitted uses shall include shopping centre, theatre, convenience store, office, communications, veterinary, general service, taxi stand, passenger assembly, personal service, catering (not lounges), medical and professional, police station, child care, cultural and civic, and indoor market. Discretionary uses shall include outdoor market, service station, commercial residential, collective residential, general assembly, indoor assembly, amusement, catering, educational, club and lodge, place of worship, funeral home, light industry, and antenna.

5.3.4 Commercial – Highway Designation

1. The Commercial - Highway designation shall accommodate commercial uses that are developed primarily as retail and service activities oriented toward highway users and these areas will be zoned Commercial Highway. Commercial Highway sites require locations with good visual exposure to passing traffic and efficient, safe vehicular access. Permitted uses shall include shop, convenience store, office, personal service, medical and professional, catering (not lounges), general service, commercial residential (excludes temporary worker's housing), medical treatment and special care, education, service station, passenger

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assembly, veterinary, and communications. Discretionary uses shall include catering, taxi stand, outdoor market, indoor market, amusement, automotive sales, collective residential, commercial residential, general industry, light industry, recreation open space, antenna, agriculture, theatre, and apartment buildings.

5.3.5 Commercial General and Commercial Highway Land Uses Development Policies

5.3.5.1 Site Plan

1. The Town Council may require developers to provide site plans for proposed developments within the Commercial – General and Commercial – Highway designations, 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.

5.3.5.2 Access Trans Labrador Highway

1. Development along the Trans Labrador Highway will require approval from Department of Transportation and Works.
2. 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.

5.3.5.3 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.

5.3.5.4 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 as 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.

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5.3.5.5 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.

5.3.5.6 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 within the urban development area to meet the industrial demands placed during the time of this Municipal Plan.

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 and serviced greenfield development for commercial land uses.
- 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

5.4.1 Industrial Development Policies

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 Industrial designations.
2. New greenfield industrial development shall comply with Smart Growth principles including mixed use cores, compact Town Centre, create a housing variety and increased density, walkable neighbourhoods, foster attractive communities with a strong sense of place, intensify and strengthen the Town Centre, provide a variety of transportation choices, make development decisions predictable, fair, and cost effective and encourage community and stakeholder collaboration in development decisions.

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5.4.1.2 Site Plans

1. Council shall require developers to provide site plans for proposed developments in areas intended for industrial development, indicating where building locations, delivery areas, parking spaces, accesses, landscaping, paving, buffer areas, and other development components are to be located. In assessing proposals, Council will review 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 outline in Section 4.0 of the Town Development Regulations.

5.4.1.4 Education

1. Only education uses associated with industrial training shall be permitted within areas designated for industry.

5.4.1.5 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.

5.4.1.6 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.
2. Where a proposed industrial development abuts, 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.

5.4.1.7 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, laydown areas or inoperable vehicles shall be screened from view from the street by appropriate fencing.

5.4.1.8 Temporary Workers Residences

1. Temporary worker's residences may be permitted in areas designated for industrial development at the discretion of Council.
2. Scale, location, and housing type shall be defined in the Town's Development Regulations.

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5.4.2 Industrial – General Designation

1. The Industrial - General designation is suitable for development of industries such as metal recycling, scrap yards and industries using hazardous products or having odours, etc., that may not be suitable in areas that have surrounding sensitive developments (i.e. residential, institutional). These areas will be zoned Industrial General. Permitted uses shall include general industry, light industry, service stations, office, and transportation. Discretionary uses shall include hazardous industry, commercial residential, scrap yard, education, antenna, shop, and data centre.

5.4.3 Industrial – Light Designation

1. The Industrial - Light designation is established to facilitate development of light industrial uses and compatible commercial uses and shall be zoned Industrial Light. The Industrial - Light designation shall accommodate a mix of light industry and commercial activities. Permitted uses shall include general industry, light industry, transportation, passenger assembly, service station, office, and agriculture. Discretionary uses include catering, taxi stand, shopping centre, shop, indoor market, outdoor market, convenience store, education, commercial residential, medical and professional, personal service, general services, communications, police station, take-out food service, veterinary, animal, recreational open space, antenna.

5.5 PUBLIC USE

Labrador City 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 public spaces and facilities are provided at suitable locations to meet the needs of residents.

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

- Public Use

5.5.1 Public Use Development Policies

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.

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5.5.1.2 Public Uses in the Town Centre

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

5.5.1.4 Redevelopment of Public Buildings

1. It is the intention of Council to see former public buildings, such as schools, repurposed for the benefit of the community.

5.5.1.5 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 residents.
2. Recreation development shall consider both the needs of the diverse local users as well as requirements for sports facilities that can handle larger regional scale sports activities.

5.5.2 Public Use Designation

1. Within the Public Use designation, the predominant use of land shall be for community-oriented facilities. These areas will be zoned Public. Permitted uses shall include cultural and civic uses, educational facilities, police station, places of worship, offices, general assembly, medical treatment and special care facilities, funeral homes, indoor assembly uses, outdoor assembly uses, conservation uses, clubs and lodges, and recreation open space.
2. Complimentary uses may be permitted, provided they will not conflict with the satisfactory operation of existing facilities or the future development of public uses. Discretionary uses shall include child care, transportation, collective residences, taxi stand, antenna and cemetery.

5.6 OPEN SPACE

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. Labrador City 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. Open spaces shall be connected using trails, greenways, widened sidewalks, linear parkways, and/or staggered park spaces.

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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.

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

- Open Space

5.6.1 Open Space Development Policies

5.6.1.1 Development Criteria

1. Council shall ensure that facilities are designed and maintained to a high standard regarding 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.

5.6.1.2 Existing Facilities

1. Existing recreational facilities shall be properly equipped and maintained.

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.

5.6.2 Open Space Designation

1. The Open Space designation shall include developed recreation areas such as hiking trails, groomed snowmobile trails, camping grounds, golf courses, and open natural spaces. This designation is intended to accommodate recreation uses that access large tracts of open spaces and these areas will be zoned Open Space. The designation takes a linear shape to accommodate trail corridors. Discretionary uses shall include: general assembly, outdoor assembly, indoor assembly, office, shop, transportation, catering, and antenna.

5.7 CONSERVATION

The Conservation designation is applied around the shorelines of Little Wabush Lake, Tanya Lake, Quartzite, Beverly Creek, and the unnamed brook adjacent to Circular Road as well as several wetlands through the Town. Along the shore of a water body, the Conservation area includes all land within 15 m of the high-water mark along the shoreline and along watercourses. The Conservation area around the Duley Lake Park Reserve will include all land as shown on the Future Land Use Map.

OBJECTIVES:

- Lands of environmental or aesthetic value shall be preserved and development shall be managed to minimize its impact on these important natural areas.
- 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 residents to take pride in their property and support greening of the Town through composting programs and 'plant a tree' campaign.

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

- Conservation

5.7.1 Conservation Development Policies

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.

5.7.1.2 Duley Lake Park Reserve

1. The Duley Lake Provincial Park Reserve is located within the southern planning area of the Town. This park reserve is 6.90 km² in size and is located 10km from Labrador City along the Trans Labrador Highway. The park reserve purpose is to protect the open lichen woodland which is representative of Ecoregion V (Labrador).

5.7.2 Conservation Designation

1. 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 should be

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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. Permitted uses shall include conservation. Discretionary uses shall include recreation open space and antenna.

2. Passive recreational uses such as walking trails may be permitted, if they will have minimal adverse environmental effect on the site. Council shall take into consideration the preservation of the lands around shorelines and water bodies and in issuing any development permits encourage landowners/developers to take it into consideration in their concept plans for site development these conservation areas.
3. 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.

5.8 MINERAL RESOURCE

The Labrador City Planning Area covers an area greater than 446 square kilometres in the Labrador West Region. Almost the entire landmass within the Town's planning area has either commercial mineral reserves or high potential to contain mineral resources that are economically feasible to develop. Because of these valuable mineral reserves, the Council's intent is to protect these areas from development that would hinder future developments of these mineral reserves.

The current Iron Ore Company of Canada mineral extraction area is located east of Carol Lake, west of Lorraine Lake and north of White Lake and covers an area of approximately 2800 hectares. The mining extraction site is on lands owned or leased by the Iron Ore Company of Canada and Labrador Mining and Exploration Company. Other mineral workings are located about 1 km northwest of Dumbell Lake. The quarry site is owned and operated by Shabogamo Mining and Exploration Limited, and mines quartzite.

Labrador City will continue to build on the history as a mining community, protecting 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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This Municipal Plan establishes the following land use designation to accommodate present and future commercial activity:

- Mineral Workings
- Mining Reserve-Rural

5.8.1 Mining Development Policies

5.8.1.1 Impacts on Adjacent Areas

1. Mineral Workings sites shall be located to minimize the impact of visual appearance, traffic, noise, and dust, on adjacent areas.
2. Minimum separation distances shall 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.

5.8.1.2 Environmental Effects

1. Mineral extraction shall not cause pollution or detract from the capacity of the existing Beverly Lake Protected Municipal Water Supply and Dumbell Lake back-up watershed.

5.8.2 Mineral Workings Designation

1. The intent of the Mineral Workings designation is to reserve land for mining, quarrying and associated processing and industrial production and to zone these areas Mineral Workings. Within this designation, no development shall be permitted except mineral workings and conservation. The general land use activities of the mining operation shall be permitted. The mineral working use shall be permitted within this mining industrial designation. Discretionary uses shall include general industry, light industry, antenna and commercial residential.

5.8.3 Mining Reserve-Rural Designation

1. The intent of the Mining Reserve-Rural designation is to protect areas of valuable mineral reserves from development that would hinder future development of these mineral reserves. Permitted land use in the Mining Reserve zone shall be limited to those mineral workings which do not required an Environmental Assessment under the *Environmental Assessment Act*, excepting the use class, quarry. Permitted uses shall include mineral workings, cemetery, agriculture, forestry, transportation, and conservation. Discretionary uses shall include animal, general industry, hazardous industry, recreation open space, antenna, and commercial residential.

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5.9 PROTECTED WATERSHED

The Protected Water Supply area includes the water catchments area for Beverly Lake as well as the water catchments area of Dumbell Lake. The Department of Municipal Affairs and Environment has designated the Beverly Lake Watershed area a protected public water supply area under the Water Resources Act. Beverly Lake is the water supply for the Town's municipal water system. The Town has designated the Dumbell Lake Watershed area a municipal backup protected water supply area. The lake is a backup reservoir to the main Beverly Lake municipal water supply system.

The Protected Watershed designation protects the public water supply area from the negative impacts of development. Land designated Protected Watershed around Beverly Lake shall be protected and the only permitted uses shall be conservation, municipal infrastructure associated with water supply and passive recreational pursuits. For land designated Protected Watershed around Dumbell Lake, existing uses may be maintained and continue to operate, however new development will be restricted to conservation uses and passive recreation provided there is no negative impacts.

OBJECTIVES:

- Labrador City will manage the watershed to ensure safe and healthy water quality for the communities.
- Protect the community watersheds, including their streams, tributaries, wetlands, and lakes.

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

- Protected Watershed

5.9.1 Protected Watershed Development Policies

5.9.1.1 Beverly Lake

1. Prior to the commencement of any development activity inside the protected water supply area, a proponent shall obtain a permit under section 39 (6) of the *Water Resources Act*.
2. Within the Protected Watershed area of Beverly Lake, part of the developed urban area of the Town lies inside this watershed area. The area is south of the Trans Labrador Highway, northeast of Vanier Avenue, northwest of the hospital annex, and the Labrador City Arena. This area of land is currently designated under other land use designations in the Municipal Plan.
3. Any application for development within this area shall be referred to the Water Resources Division of the Department of Municipal Affairs and Environment for approval under section 39 (6) of the *Water Resources Act*.

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5.9.1.2 Dumbell Lake

The Dumbell Lake protected water supply area is currently the location of two large recreation areas, Smokey Mountain Down Hill Skiing Club, and the Menihek Nordic Cross Country Skiing Club. Both these recreation facilities have existing infrastructure within the protected watershed area. These facilities have existed for many years and provide a valuable resource to the local community as well as the Labrador West region. It is the intention of this Municipal Plan to allow these recreation uses to continue within the area.

Future developments shall be reviewed to determine the long-term impacts on the quantity and quality of water in Dumbell Lake and its future potential as a back-up water supply for the Town. Operations and maintenance activities at these facilities should be reviewed to ensure that there is limited risk in any pollution entering the environment, in particular the surface and ground water discharges going into Dumbell Lake.

1. Prior to the commencement of any development activity inside the Dumbell Lake protected water supply area, a proponent shall obtain a permit from Council.
2. Council may also refer any development application to the Water Resources Division, Department of Municipal Affairs and Environment for review and comments.
3. Council shall take into consideration any comments received in processing an application for development.

5.9.1.3 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.

5.9.2 Protected Watershed Designation

1. Within the Protected Watershed designation, permitted uses shall include public utilities and conservation. Discretionary uses shall include recreation open space, antenna, and clubs and lodges.

6 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.

Private developers will be responsible for extension of roads, sidewalks, and municipal piped systems for newly designated areas for future development. Several areas of the Town have distinctive servicing issues that must be considered in future planning and development. These include increase in water pressure and upgrading of lines.

OBJECTIVES:

- To create environmental, economic, cultural, and socially sustainability infrastructure that responds to the needs of the people in the region.

6.1 GENERAL POLICIES

1. Examine the lifespan and feasibility of improving existing aging infrastructure, prior to building additional infrastructure.
2. Implement Smart Cities Coverage of Wi-Fi in public spaces to promote communications and business.

6.2 TRANSPORTATION POLICIES

1. Find a balance between improving and extending the existing road network.
2. Create opportunities for active transportation, such as a multi-use trail (i.e. walking/biking/skiing) between Labrador City and Wabush.
3. Improve signage on our roadways to communicate rules of the road to visitors and increase safety for residents.
4. Resolve conflicts between vehicles and skidoos.
5. Accesses from individual properties onto roads will be limited 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.
6. Council will encourage any future developments along the Trans Labrador Highway to share access to reduce the number of access and egress points considering safety and efficiency.
7. Future road reservations shall be identified and reserved by Council.
8. Developers shall provide public walkways for pedestrian access to recreational and public use areas.
9. Existing pedestrian corridors shall be protected and enhanced.

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10. Where deemed necessary by Council, 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.

6.3 SANITARY SEWER SYSTEM

1. It is the policy of Council to supply sanitary sewer services to the existing developed areas of the Town.

6.4 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.

6.5 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 possible. In areas where stream improvement or re-alignment is necessary, fish habitat shall be preserved and all work is to adhere to the requirements of the Provincial Department of Municipal Affairs and Environment.

7 GOVERNANCE

Labrador City is an isolated community in a vast wilderness and therefore it is vital that the Town work together with the Town of Wabush 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

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.

The Towns will collaborate to share municipal infrastructure.

7.2 SHARED SERVICES

Many municipal services would create cost efficiencies and user efficiencies if shared. Shared policies and bylaws would streamline development and permitting within each community.

The Town of Labrador City will work explore the opportunities to share municipal services with Wabush. Services to be examined include and are not limited to: planning, parks and recreation, engineering and fire and municipal enforcement. The opportunities should examine costs, efficiencies, capacity, and duplication of services.

7.3 SHARED BRANDING AND IDENTITY

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

8 ECONOMY

Labrador City's economy is 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 data centres 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.

9 IMPLEMENTATION

It is the intention of Council to collaborate with the Town of Wabush, where possible, to ensure the effective implementation of respective Municipal Plans and Development Regulations of both Towns. Proposed amendments to a Municipal Plan or Development Regulations shall be considered, where applicable, by 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:

- Effective administration of the Municipal Plan
- Adopting land use zoning, subdivision, and subdivision development standards
- The adoption of annual capital works program
- Adopting development schemes
- The procedure for considering amendments to 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 Municipal Plan. Nothing in this Municipal Plan shall affect the continuation of land uses that are lawfully established on the date that the Municipal Plan comes into effect.

9.1 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 Labrador City 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 Municipal 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.

9.2 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 consist of five parts: General Regulations, General Development Standards, Advertisement, Subdivision of Land, and Land Use Zones. The first four are similar for all towns and communities in the province; however, the Land Use Zone section (Section 6 of the Development Regulations) is tailored individually for each municipality. 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.

9.3 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.

9.4 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.

9.5 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.

9.6 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.

9.7 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

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form to make the most efficient use of public services and utilities. Land Use Zones are presented in Section 6 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.

9.8 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.

9.9 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 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

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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.

9.10 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 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.

9.11 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 Municipal 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.