

Town of Steady Brook

Municipal Sustainable Development Plan 2010-2020

October 2010





Prepared for:

Town of Steady Brook

Municipal Sustainable
Development Plan

2010-2020

Final Document Review	 Gordon Smith, MCIP	10/01/10	Mary Bishop, FCIP
<i>Issue or Revision</i>	<i>Reviewed By:</i>	<i>Date:</i>	<i>Issued By:</i>
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Urban and Rural Planning Act
Resolution to Adopt
Town of Steady Brook
Municipal Sustainable Development Plan
2010 - 2020

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Steady Brook adopts the Steady Brook Municipal Sustainable Development Plan 2010-2020.

Adopted by the Town Council of Steady Brook on the _____ day of _____, 2010.

Signed and sealed this _____ day of _____, 2010.

Mayor: _____

Clerk: _____

Canadian Institute of Planners Certification

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

M. Bishop, F.C.I.P.

Urban and Rural Planning Act
Resolution to Approve
Town of Steady Brook
Municipal Sustainable Development Plan
2010 - 2020

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Steady Brook

- a) adopted the Steady Brook Municipal Sustainable Development Plan 2010-2020 on the _____ day of _____, 2010.

- b) gave notice of the adoption of the Steady Brook Municipal Plan by advertisement inserted on the _____ day and the _____ day of _____, 2010 in the Western Star.

- c) set _____ at the Community Centre, Steady Brook, 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 Steady Brook approves the Steady Brook Municipal Sustainable Development Plan 2010- 2020 as adopted.

SIGNED AND SEALED this _____ day of _____, 2010.

Mayor: _____

Clerk: _____

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1.0 Introduction

1.1 Purpose

The Steady Brook Municipal Plan is Council's comprehensive policy document for the sustainable management of growth within the municipal planning area over the 10-year planning period 2010 to 2020.

The Plan sets out policies for the management of growth and development in the community. It incorporates plans to address the environmental, social, cultural and economic needs of the community over the next decade and identifies infrastructure, facilities and research priorities that will help the community achieve its goals and objectives.

The Plan contains Council's goals, objectives and policies regarding development in the Municipal Planning Area. It is Council's aim, through the Plan, to promote the health, safety, and economic well-being of the community and to protect the environment through the efficient utilization of land, water and other resources. The Municipal Plan consists of written text and a Future Land Use Map.

1.2 Plan Preparation

The first Municipal Plan for the Town of Steady Brook was prepared by the Department of Municipal Affairs and approved in 1988. In 2000, the *Urban and Rural Planning Act* was changed to place responsibility for adopting and approving plans on local governments. The Department of Municipal Affairs reviews Plans for conformity with provincial policy and law, and registers plans as they are approved at the local level.

This Municipal Plan reflects a 2010 review of the 1988 Plan and subsequent amendments, and other relevant planning documents. The Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*. Relevant planning issues have been reviewed including an evaluation of current land use, demographics and economic data.

1.3 Community Consultation

Business owners and residents of Steady Brook were consulted and given the opportunity to provide feedback throughout the review process. On January 21, 2010, a public meeting was held in the Community Centre. Notices of the meeting were distributed to households, posted at the Town Council office and in local businesses and were published in the local newspaper. Approximately 50 members of the community were in attendance. Following the meeting, residents had the opportunity to provide further input by email and telephone. Referral letters were also sent to provincial and federal agencies, including, Departments of Municipal Affairs, Fisheries and Oceans, and Environment and Conservation.

The public meeting included a brief presentation about the municipal plan review process and community sustainability issues. Participants identified community goals and discussed issues and opportunities for community improvement. Specific actions that could be taken in order to

improve the Town's sustainability were also explored. Public input was summarized in a two-page newsletter that was provided to Council.

Further meetings were held with local business owners, representatives of regional organizations, provincial and federal agencies as part of the Plan review process. Input from these meetings is incorporated into this plan.

1.4 Approval

When the Municipal Plan is formally adopted by resolution of Council under Section 16 (1) of the *Urban and Rural Planning Act, 2002* Council gives notice of a public hearing. At the public hearing a Commissioner, appointed by the Council, will hear objections and representations regarding the Municipal Plan, and will then write a report to Council together with copies of all submissions taken at the hearing.

After the Commissioner's report has been submitted, Council considers the recommendations and may approve the Plan, or approve it with changes that may be recommended by the Commissioner. Council then submits the Municipal Plan and accompanying Development Regulations to the Minister of Municipal Affairs to be registered. The Plan comes into effect on that date and notice of its registration is published in the *Newfoundland and Labrador Gazette*.

1.5 The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect, it is legally binding upon Council and upon all other persons, corporations and organizations proposing to develop or use land within Steady Brook.

1.6 Plan Implementation

When a Municipal Plan comes into effect, Council is required to develop regulations for the control of the use of land, in strict conformity with the Municipal Plan, in the form of *Land Use Zoning, Subdivision and Advertisement Regulations*. These "Development Regulations" are prepared and approved at the same time as the Municipal Plan, and like the Plan, may be amended at any time to include new land uses and specific regulations.

Day-to-day administration of the Municipal Plan and Development Regulations will be conducted by staff members authorized by Council, who will issue permits for developments approved by Council. Staff will also make recommendations to Council on matters pertaining to development in accordance with the Municipal Plan and enforce the regulations.

1.7 Review and Amendment

Under the *Urban and Rural Planning Act, 2000*, Council must review the Plan every five years from the date on which it comes into effect, and if necessary, revise it to reflect changes in the community that can be foreseen during the next 10-year period. The Plan may be amended as necessary prior to the five-year review in response to new development proposals, changed policies, or community priorities. Such amendments must follow the process outlined in Sections 14 to 24 of the *Urban and Rural Planning Act, 2000*.

1.8 Interpretation

In this Municipal Plan:

“Council” shall mean the Council of the Town of Steady Brook.

“Development Regulations” shall mean the Steady Brook Land Use Zoning, Subdivision and Advertisement Regulations.

“Municipal Planning Area” shall mean the Steady Brook Municipal Planning Area.

“Town” shall mean the Town of Steady Brook.

The boundaries between the different land uses designated in the Municipal Plan are meant to be general, except in the case of roads or other prominent physical features, in which case they are intended to define the exact limits of each category of land use.

Nothing in the Plan shall affect the continuance of land uses, which are lawfully established on the date that this Plan comes into effect.

1.9 Municipal Planning Area

Figure 1 shows the Municipal Planning Area for the Town of Steady Brook. The Planning Area is governed by Town Council, which exercises control over all development within the Planning Area.

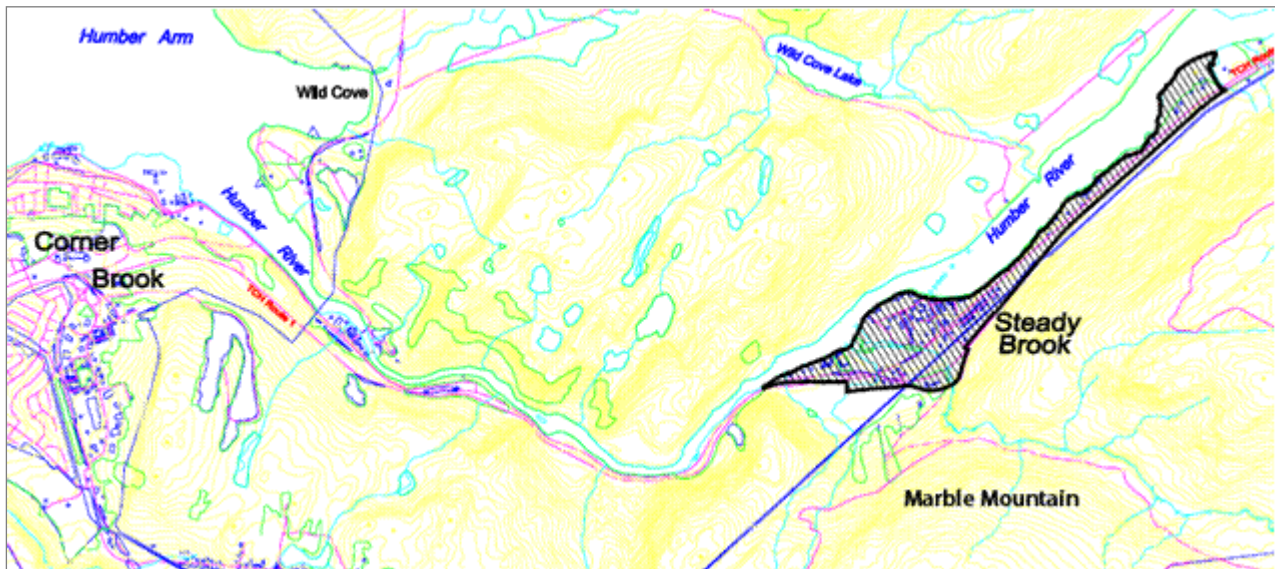


Figure 1: Steady Brook Municipal Planning Area

2.0 Planning Context

2.1 Introduction

Consideration of the social, cultural, economic and environmental aspects of a community and how these elements are interconnected and essential is necessary in planning for a community’s future sustainability. The following section identifies the issues, anticipated challenges and opportunities that the Town of Steady Brook will need to address in order to ensure its long-term sustainability.

2.2 Planning for Social and Cultural Sustainability

The Town of Steady Brook has a population of 435 (2006) Census). After experiencing a decrease in population between 1996 and 2001, the town grew in population by 10.4% over the next census period. This growth saw an additional 23 new homes being built in the community. These positive changes in the community’s population can be attributed to an improved provincial economy, or increased employment opportunities in Corner Brook, the regional employment centre in which many residents of the town are employed. Unlike many communities in the province, Steady Brook has a healthy proportion of younger citizens, particularly in the 5-14 and 15-19 age cohorts (Figure 2). However, the town also has an increasing proportion of older citizens. With limited land area for future development, the challenge for Steady Brook is to ensure that the town can continue to attract and retain families with children and older residents by offering amenities that appeal to a broad spectrum of age groups.

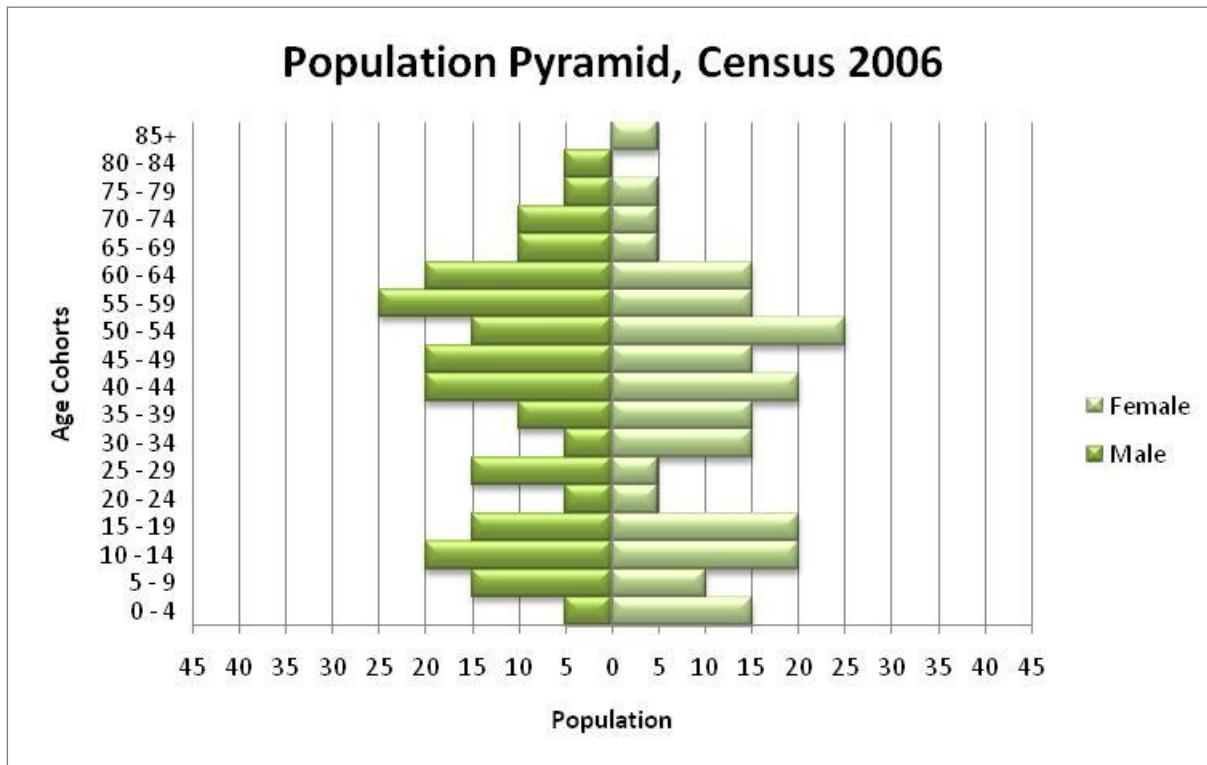


Figure 2: Steady Brook’s Population Pyramid

Within Steady Brook there are both long-time and new residents, including young families. At the public meeting, it was noted that there are a number of new families in the community that come from diverse cultural backgrounds. It was suggested that the community should work to ensure their integration into the town. Community members also identified a decline in social interaction within the community. It was suggested that the Community Centre be used more actively as a hub for activities that bring the community together such as social events and events where community matters can be discussed and debated. It was suggested that a dedicated recreation committee be established to plan and organize such events.

The Town of Steady Brook, by virtue of its location in the Humber Valley, offers residents the opportunity to enjoy an active lifestyle. Residents reported that one of the main reasons they choose to live in Steady Brook is that they highly value an active outdoor lifestyle. Activities available to residents include skiing/snowboarding at Marble Mountain, fishing in the Humber River, hiking and snowmobiling. In this regard, improvement of the walkability of the community along Town streets and the expansion of existing walking trail systems will support the residents' interest and participation in active and healthy lifestyles.

Community Heritage

The Town of Steady Brook's heritage is tied to the pulp and paper industry. In 1927, the area now called Steady Brook was chosen as the site for a holding boom for logs destined for the Corner Brook pulp and paper mill. The area was chosen due to the confluence of Steady Brook and the Humber River. In 1930, a tourist lodge was established nearby, catering largely to sport fishermen. Permanent settlement began during the construction of the road from Deer Lake to Corner Brook. With the completion of the road in 1938 other families began to settle, while several families from Corner Brook built cabins. When the Corner Brook Ski Club began developing Marble Mountain, which opened to the public in 1963¹, Steady Brook was already largely dependent on providing accommodation and other services to travellers.

The original Warden's Cabin was granted to the Town and subsequently renovated to become a small museum that presents and interprets the recreational fishery in the Humber Region. The location of the Wardens Cabin, when built, enjoyed a full view of, and direct access to, the Humber River. As the community matured, streets were built as was the current Town Office/maintenance garage. As a result, the building now appears out of context, with no obvious historical or physical connection with the river. Moving the building across the road and positioning it so that it again has full



¹ Encyclopedia of Newfoundland and Labrador, 1994.

view and direct access to the river, would set it back into its historical context and prominence as an important part of the community's built heritage. Combined with other amenities such as restrooms and access to museum artefacts, this site has potential to become an important part of the Town's open space network, for both residents and visitors.

For a small community, Steady Brook is fortunate to have a library – the Gen Hansen Library – currently housed in the Town Hall building. The operation of the library is the full responsibility of the Town and is not associated with the Newfoundland and Labrador Public Library.

2.3 Planning for a Sustainable Economy

Residents of Steady Brook enjoy a higher rate of employment and median household income compared with the rest of the province. The proximity to the City of Corner Brook - within fifteen minutes drive - provides residents with employment in Retail Trade, Business Services, Health Care, Social Services and Education occupations.

With its park-like setting and proximity to Corner Brook, Steady Brook is a sought after community in which to live. As the economy of the province and the region has improved, the town has experienced a demand for housing, and as a result, higher than average property values. High property values can be expected to continue, as there is limited land area in which to accommodate new development and increase the supply of housing within the community.

Local Economy

For a small community, Steady Brook has a number of business enterprises that provide a good commercial tax base. Most businesses in the community are accommodation establishments that cater to tourists who are attracted by the Marble Mountain Ski Resort, recreational fishing in the Humber River, and other adventure tourism attractions offered in the immediate area and Humber region. Access from the Trans Canada Highway supports other businesses such as a coffee shop and service station that cater to both tourists and the travelling public.

At the present time, there are three proposals for new/expanded tourism accommodation developments in the town along Dogwood Drive. Accommodation establishments are heavily dependent on the tourism industry and, as such, are vulnerable to fluctuations in the provincial, local and global economy that affect the travel trade. In terms of long-term sustainability, it is in the interest of the Town to support provincial and regional tourism marketing initiatives designed to attract visitors to the region so that these businesses remain viable.

With limited vacant land for expansion of its commercial sector, it is desirable for the Town to build close relationships with the business sector in Steady Brook, including the Marble Mountain Development Corporation. Identifying ways for the Town and its business sector to support each other in a manner that ensures continued business success, will benefit the community through a sustained commercial tax base.

In this regard, opportunities exist for the town to partner with tourist establishments for the use of recreation facilities such as a swimming pool for community recreation programming.

2.4 Planning for Environmental Sustainability

The quality of the environment is an important factor for the sustainability of Steady Brook. The Town will benefit economically and socially from placing a high priority on protecting its natural assets. These assets are key to the town's attractiveness as a place to live as well as a place to visit.

Humber River

Much of the Town's beauty, character and prosperity come from its location on the shores of the Humber River. A world-renowned salmon river, it provides opportunities for fishing, boating and river rafting. The wetland area created where the Steady Brook flows into the Humber River provides a natural habitat for flora and fauna, and an attractive visual feature in the community.



Protection of the Humber River from pollution caused by human activity should be a priority for the Town and development along the river managed so that it does not cause destabilization of the riverbank from increased stormwater runoff or sediment entering the river.

The Town currently meets Federal and Provincial standards with respect to acceptable wastewater discharge quality for release into the Humber River. However, it is expected that these standards will be raised in the future. It is the view of the current council that the Town must be proactive in taking steps to continuously improve the quality of wastewater released into the Humber to meet or exceed required standards.

Flood Plain and Flood Fringe

The rivers that provide such aesthetic appeal and recreational opportunity also represent a threat to the community. In the mid-1980s, the provincial government carried out a number of studies throughout the province to map areas at risk of flooding. The Steady Brook and Humber River were studied and a flood risk map prepared. In 2004, this work was incorporated into the Town's Municipal Plan and policies were added to prevent development within the floodplain. While there have been few instances of serious flooding in recent years, known impacts of climate change such as increased intensity and duration of storm events, suggest that more severe flooding is likely to occur. New and up to date mapping of the flood plain is required to re-examine the magnitude of the flood plain and



limit development within it, thereby preventing damages to persons and property. New mapping should be incorporated into the Plan as it becomes available, and efforts made to continuously monitor the shoreline of the Humber River for natural erosion.

While land within flood plains is not suitable for many types of urban development, it can be used for activities that can withstand periodic flooding. The Town has the opportunity to use such land for passive recreation. For example, walking trails, interpretive signage, and small structures for viewing wildlife could be considered and developed in a manner that could withstand periodic flooding should it occur.

Water Supply

The Town's water supply comes from the Steady Brook, via an intake located at the top of the Steady Brook falls. The watershed is a Protected Water Supply Area (PWSA) under the provincial *Water Resources Act* covering approximately 76km² outside the Town's municipal boundary. The Steady Brook PWSA also supplies drinking water to the Marble Mountain Resort. In the past, winter snowmaking at Marble Mountain caused reductions in water pressure in Steady Brook. This issue was subsequently rectified by the addition of a separate water line for snowmaking operations. To ensure the long-term quality and quantity of its water supply, the Town formed a Watershed Monitoring Committee in 2002 that was subsequently recognized by the Minister of Environment under the *Water Resources Act*. The committee includes representatives from the Town, the Marble Mountain Development Corporation, and the provincial Departments of Environment and Conservation, Municipal Affairs, and Government Services as well as the local MHA. The main purpose of the Committee was to "ensure the quality of the Town's drinking water through the development of guidelines for resource utilization"². In 2003, with the help of the Western Newfoundland Model Forest, the Town began developing a watershed management plan. The goal of the process was to develop a comprehensive integrated watershed management planning methodology with specific reference to the Steady Brook basin, which could be used to protect and maintain source water quality and to allow for the sustainable development of natural resources. The Steady Brook Watershed Monitoring Committee meets on a regular basis, responding to issues and reviewing applications for resource development within the watershed area.

Solid Waste

Presently, waste from the town is transported to a landfill operated by the City of Corner Brook in Wild Cove. It is currently participating in efforts of the Western Regional Waste Management Committee to identify options for a new landfill. As such there is a possibility that a new site could be located much further from the town than the present location. The location of the regional dumpsite could affect the cost of waste management for the Town, as it will determine how far waste will need to be transported.

² Western Newfoundland Model Forest. Steady Brook Watershed Management Plan. 2005.

In the interest of economic and environmental sustainability the Town of Steady Brook has already implemented a recycling program. The program allows residents to recycle glass, cans, plastic, rigid plastic containers, corrugated cardboard and paper. All proceeds from the program go to the Gen Hansen Library. In the past, the town had a small compost yard and while this was discontinued, there is renewed interest in re-establishing and improving the previous program. The Town also encourages backyard composting and compost bins are available at the Town Office. These efforts help reduce the amount of waste deposited in the landfills, and the cost of transporting it.

2.5 Planning for Sustainable Built Environment

Form and Pattern of Development

Steady Brook is divided by several physical features that separate the commercial and residential areas of the town. The Trans Canada Highway divides the community north to south, while the Steady Brook separates tourism accommodations in the western end of the town from the predominantly residential part of town to the east. The town is bounded to the north by the Humber River.

Development on the southern side of the Trans Canada Highway, next to the Marble Mountain Resort, is predominantly commercial, consisting of uses that cater to tourists and the travelling public. The mix of uses includes a gas bar, convenience store, coffee shop, adventure tourist business and tourism accommodations. Access to this area is via off-ramps from the Trans Canada Highway, a service road, and for some establishments, direct access back to the east bound lane of the highway.

To the north of the Trans Canada Highway, west of the Steady Brook, a second commercial area has been evolving along Dogwood Drive that consists mainly of tourist accommodation establishments and a few older homes. At the time of this Plan Review, there are three proposed tourism developments in this area of the town. The first is a 150 room hotel with 80 townhouse units, proposed in two phases. The second is for a 72-room resort hotel, the third is an expansion of the Marble Inn. As this area continues to evolve there may be opportunities to integrate elements of access, parking, landscaping, amenity space and signage within the private developments to achieve a visually attractive streetscape.

The Steady Brook provides a physical separation of the commercial area of the community from the residential core to the east. The compact residential core is characterized by single detached dwellings situated on large lots, particularly those backing onto the Humber River. A mix of mature trees throughout this area gives it a pleasant, park-like feeling. While some residential infill has taken place, this is limited



due to the lack of available land. For the most part, the built form of the town is homogenous and the density low. A few homes are also Bed and Breakfast establishments.

Infill development has taken place east of the main residential core, where homes have been constructed on the north side of Marble Drive, backing on the river. Development in this area is on large lots with deep building setbacks.



Marble Drive, which is Steady Brook's main street, dominates the street network. Branching off from Marble Drive are several pleasant single lane streets that are part of the main residential core of the Town. Dogwood Drive provides access to commercial tourism establishments in the western part of the Town. All roads in Steady Brook are paved and the Town is considering construction of sidewalks on a portion of Marble Drive and Wilton Street to provide a safe pedestrian link from residential parts of the town to the commercial areas. As tourist accommodations on Dogwood Drive are planned and developed, opportunities exist to link the system of sidewalks and trails with the rest of the community.

Near the intersection of Wilton Street and Marble Drive, there is an area that includes the Fire Hall, the Community Centre, a park and an open space. This area has the potential to become a focal point for the community. Consideration is being given to consolidating Municipal Administration, Fire Services, the Community Centre, the Library and the Museum into one wheelchair accessible building, possibly through redevelopment and expansion of existing buildings. Such a project would provide the opportunity to replace old, energy inefficient buildings with a renovated or new structure that is efficient, accessible and which contains spaces that are appropriate to the current and future needs of the Town.



There is very little land remaining in Steady Brook that can be developed for residential use. The Town is small, and physical constraints such as flood-prone areas along the Humber River and the Steady Brook, and areas of excessive soil moisture, poor drainage and high water table, mean that there is little, if any opportunity for new development and growth. Residential development will occur primarily through renovation and redevelopment of existing residential buildings, and limited infill development primarily along Marble Drive. As such, the population of Steady Brook is not expected to increase considerably over the planning period.

Community Open Space

Recreational Open Space in Steady Brook is located next to the Community Hall and includes a basketball court and playground. This is linked to a larger, undeveloped open space opposite the Community Hall between Wilton Drive and the brook. Opportunities exist to link these areas with the existing Steady Brook Trail and a former transmission line corridor to the south of Mountainvale Park in a system of pedestrian pathways. Other vacant lands to the west of the Steady Brook also have potential to be used for community recreational open space and the Town is currently considering the possibility of constructing a park and walking trail in this area. Consideration is also being given to identifying an appropriate location for a community garden.

Signs and Advertisements

With small, concentrated areas of business activity, issues over the impact and regulation of commercial signage in the Town have arisen in recent years, particularly on the Marble Mountain side of the Trans Canada Highway. At the main intersection with the Trans Canada Highway, a proliferation of large, commercial off-site advertising and directional signs resulted in the Town creating a consolidated fingerboard sign display for Town businesses. This initiative improved the visual appearance of the intersection.

On the south side of the Trans Canada Highway, businesses attract traffic travelling on the highway by erecting large signs that are easily read at high speeds. Some of these signs have been placed on the roof or sides of buildings. For traffic that stops within the commercial area, smaller signs, some free standing, some temporary, compete for attention.



The challenge for the Town is to ensure signage is of high quality, visually pleasing and of a density that does not obscure visibility or detract from the visual attraction of this area, the Marble Mountain Resort, or the Town in general. At the same time, there is a need to permit a range of signs that allow business establishments to continue to attract customers.

Municipal Water and Sewer Infrastructure

At present the entire Town is serviced with piped water and most homes (except for a few on the east end of Marble Drive) and businesses are connected to piped sewer services.

Sewer Infrastructure

Sewage is collected and discharged into a lagoon located on the south side of the Trans Canada Highway west of the Marble Mountain Resort, where it undergoes primary treatment. The effluent is discharged into the Humber River. While the Town currently meets Provincial and Federal guidelines for the discharge of effluent to receiving waters, it is expected that the Federal standards will be changed in the near future, becoming more stringent. As a result, the Town may be required to upgrade its system to a secondary treatment plant.

Water Distribution

To facilitate the expansion of the Marble Mountain resort area and to protect water quality, a new water system was installed in 1995. The system was installed to provide drinking water for the Town of Steady Brook and water for drinking and snow-making at the Marble Mountain Resort. The intake structure is located approximately 1.5 kilometres above the Steady Brook falls. From here water flows through a screen chamber to a transmission main that runs for 1600 metres to a junction where one line provides flow to the water treatment system. A separate (un-chlorinated) line services the Resort's snow-making system. The system is configured so that the line owned by Marble Mountain Resort can be chlorinated if required. A water treatment building, added at the time of installation, houses chlorination and filtration systems. While past problems with water pressures and sediment in the system



have largely been corrected, aesthetic issues such as discolouration due to high organic content in source water are not addressed by chlorination alone. This issue is also a concern among the tourist accommodation establishments who require high quality water for their customers.

The Town is in the process of studying alternatives to address this issue, including drilling an artesian well near their current intake or investing in additional treatment of the current source to determine the most appropriate manner in which to address water quality issues. Opportunities may also exist to partner with the Marble Mountain Resort to identify and resolve the issue.

2.6 Regional Co-operation

In addition to its participation in the Western Regional Waste Management planning process and Watershed Management Committee, the Town of Steady Brook also participates in other regional initiatives, including the Humber Valley Joint Council and the Humber Valley Regional Planning Advisory Authority. This latter group is in the process of overseeing the preparation of a regional plan for the Corner Brook-Humber Valley Region. At a more local level, the Town has a number of service agreements in place. Through such agreements the Town and the Local Service District of Little Rapids provide fire protection to both of their areas as well as Humber Village. Snowclearing is also provided to Little Rapids through a service agreement with the Department of Transportation and Works. A service agreement is also in place with the Marble Mountain Development Corporation for water services and fire protection.

3.0 Community Planning Goals and Objectives

3.1 Community Vision

The Community Vision for Steady Brook, developed through the planning process is:

A jewel in the heart of the Humber Valley, Steady Brook will be a safe and inclusive community, where protection of the natural beauty and environment of the town are a priority, where active and healthy lifestyles are encouraged, and local businesses thrive. This will be achieved through continuous improvement of municipal services, sensitive development, strong partnerships and good governance at the local level.

3.2 Community Goals

The following community-wide goals are consistent with the Vision and will guide the growth of Steady Brook over the next decade:

Sensitive Development - To preserve the community's scenic landscape, park-like setting and residential character.

Community Health and Well-being - To continuously improve quality of life for all residents, foster community pride, well-being and active lifestyles through improved municipal services and amenities.

Environmental Protection - To ensure that development is integrated into the natural setting of the community in a manner that respects, enhances and protects sensitive natural areas and avoids areas where natural hazards may exist.

Sustainable Economy - To encourage growth and development of businesses that cater to the tourism industry in identified areas of the community.

Sound Fiscal Management - To manage growth, development and provision of services in a manner that is in keeping with the financial resources of the community.

Open and Accessible Government Decision-making - Increase citizen input and interest in civic affairs through open and accessible government.

3.3 Community-Wide Land Use Objectives

The Town will pursue the following land use objectives in order to achieve the community wide goals:

- Ensure the safety of residents by restricting development in flood-prone areas.
- Protect the natural and scenic assets of the community by ensuring that development occurs in an environmentally safe and responsible manner, is of high quality, sensitive to scale and appropriately sited.

- Identify and concentrate commercial development in areas where it can benefit from access to the Trans Canada Highway and the Marble Mountain Resort.
- Facilitate healthy and active living by designating and developing lands for community open space and recreation facilities.
- Maintain and improve the quality of residential areas through sensitive infill development, provision of services and appropriate development standards.

3.4 General Land Use Policies

The Municipal Plan designates land within the Planning Area Boundary for general land uses that are deemed most appropriate for future development. The Future Land Use Map identifies the major land use categories for the Town of Steady Brook.

The following policies shall apply throughout the municipal planning area:

Policy G-1 - Building Design and Town Character - It shall be the intention of Council to ensure that new development is consistent with current style, size, scale and form of development in the town.

Policy G-2 - Protection of Views - It shall be a priority of Council to ensure that new development does not occur so as to obstruct views from public vantage points to the mountains surrounding the community.

Policy G-3 - Preventing Development in Hazardous Areas - Council shall prohibit development in areas that may be susceptible to erosion, flooding, or any other hazards. In areas designated for development, Council may require detailed engineering studies to evaluate the suitability of the land for a development, where backfilling is proposed, or where there may be potential for flooding, erosion or other hazard to occur.

Policy G-4 - Property Maintenance, Landscaping and Tree Retention - Unless financially prohibitive or physically impossible, all development shall take place in a manner in which mature trees are retained on building lots. Council may specify individual trees and other vegetation to be retained, particularly if needed as a part of a buffer between differing kinds of development or to maintain local aesthetics.



Policy G-5 - Home Occupations - It is Council's intention to permit a limited range of small businesses as home occupations in a manner that is compatible with surrounding land uses. Businesses in the form of home occupations may be considered in any residential dwelling in any land use designation within the community. Businesses that consist of only a small office in a dwelling will be permitted. Businesses operating as home occupations shall not be highly visible, generate traffic, noise, odours or create any potential hazards by virtue of the nature of the business to surrounding properties.

Policy G-6 - Frontage on Publicly Maintained Street - Except for accessory buildings, all new buildings shall have appropriate frontage on a publicly maintained road. Back lot development will not be permitted.

Policy G-7 - Servicing Cost Policies - As the Town is bound by a **Limit of Servicing Agreement** with the Province for cost-shared funding for construction and maintenance of municipal infrastructure, it is the policy of Council to require all proposed development located outside the Limit of Servicing to construct any new streets and services (or extensions to existing streets/services) to the highest level of town standards, at the developers expense.

Policy G-8 - Servicing Requirements - All new development should be serviced from the piped municipal system, except where sewer service is not available. Buildings (with the exception of accessory buildings, or any other building not intended for human use or occupancy) are to be connected at the developer's expense. If they cannot be integrated with the town's sewer system they must be capable of meeting the requirements of the Sanitation Regulations administered by the Government Service Centre with regard to provision of sewage service.

Policy G-9 - Development Agreements - It shall be a policy of the Town to enter into agreements for new developments involving the subdivision and/or consolidation of lands for development. Such an agreement will be negotiated between the developer and the Municipality for financing and development of services provided to the site, constructed to municipal standards and consistent with the policies of this Plan and the Development Regulations.

Policy G-10 - Public Utilities - It shall be a policy of Council to permit the location and placement of utilities throughout the Planning Area provided that they do not cause pollution, present danger to health, create a nuisance to residents, or cause unsightliness. If deemed necessary by Council, adequate screening and buffering or other measures to minimize negative visual impacts may be required.

Policy G-11 - Signs - Signs and advertisements erected in the community shall be of high quality, and located and constructed in a safe manner in accordance with standards set out in the Development Regulations.

Policy G-12 - Protection of Archaeological Resources – Council shall consult with the Provincial Archaeology Office, Historic Resources Division, Department of Tourism, Culture and Recreation, before undertaking municipal works such as water and sewer projects, or considering applications for development that is proposed to occur on land within the community that has not been disturbed by previous development.

Policy G-13 - Non-Conforming Uses and Development - In accordance with Section 108 of the *Urban and Rural Planning Act, 2000*, Council shall recognize that any development or land use that legally exists on the day in which the Plan came into effect, may continue. Where a building or use exists that does not comply with the intent of the Plan and the designated use, it shall not be substantially expanded. Minor extensions may be approved provided there will be no adverse effects on surrounding properties or the environment. A change from one non-conforming use to another more acceptable use may be permitted.

Policy G-14 - Public Consultation on Development Applications – If, in the opinion of Council, a development that could have undesirable off-site effects is proposed near developed or undeveloped residential areas, primary consideration shall be given to protection of the safety and amenity of the residential areas when evaluating the application. In that regard, Council shall hold public meetings or otherwise consult with surrounding residents and property owners to ensure they are aware of the potential effects of the proposal and shall take any concerns they express into consideration before any decision to approve or refuse is made.

4.0 Land Use Designations

This plan sets out a number of land use designations that reflect both current land use and potential future use of land. The Future Land Use Map shows the following Land Use Designations:

Residential

Commercial

- Commercial-Tourism
- Commercial-Highway

Open Space

- Open Space Conservation
- Open Space Recreation

Transportation

Flood Risk Areas

- Designated Floodway
- Residential Floodway Fringe
- Open Space Floodway Fringe

4.1 Residential

Residential development in Steady Brook consists primarily of single detached dwellings. In recent years, the Town has experienced some new and larger dwellings being constructed even though there are limited opportunities for new residential development. Over the next decade, it can be expected that small, older dwellings will be renovated or replaced, or properties consolidated and lots combined to create opportunities for infill development. In cases where this is proposed, the intent of this plan is to ensure that development remains compatible with the traditional size and scale of existing development so that the built form and character of Steady Brook is preserved.

4.1.1 Residential Objectives:

- Maintain the quality of residential neighbourhoods by ensuring new development is managed so that it is consistent with existing density and form of housing.
- Provide opportunities for a limited range of home-based occupations.

4.1.2 Policies:

Policy R-1 - Primary Uses - The Future Land Use Map identifies areas for residential uses in the Town. Within this land use designation the principal housing style shall continue to be single detached dwellings. A dwelling may be permitted to have a subsidiary apartment, such as a basement apartment or conversion of a portion of a dwelling to create a small residential suite where the lot size is large enough to accommodate additional parking. Mobile homes, apartment buildings and row housing will not be permitted in the Residential Land Use Designation.

Policy R-2 - Non-Residential Uses as Home Occupations - A limited range of non-residential, personal service and light industrial uses in the form of a **home occupation** may be permitted. Such uses could include a small beauty salon, childcare, a teaching studio, or the manufacturing of specialty products or crafts. Bed and Breakfast establishments may also be permitted. Such uses must be contained within the dwelling, and not generally be visible in the neighbourhood, generate additional traffic or cause any nuisance by virtue of noise or odour to adjoining properties. Where lots back on to the Humber River, construction of wharves or docks may also be considered.

Policy R-3 - Accessory Uses - Uses that are accessory to the primary residential use of a property will be permitted. Sheds for vehicles, storage of materials related to the residential use of the property, small greenhouses, gardens, gazebos, and swimming pools are considered accessory uses in this land use designation. The size and placement of an accessory building or structure on a lot must be complementary in appearance to the dwelling with which it is associated, and in compliance with standards set out in the Development Regulations.

Policy R-4 - Subdivision and Redevelopment of Existing Building Lots - Redevelopment, expansion or renovation of existing residential dwellings must be done in a manner that is consistent with standards set out in the Development Regulations with regards to building setbacks, yards, height and servicing.

Policy R-5 - Lots backing onto the Humber River - Where any development is proposed for residential use where the lot backs onto the Humber River, Council shall require a geotechnical report, prepared by a qualified engineer or geoscientist to certify that site conditions (stability of the soil, location of water table and flood risk) are such that it can safely accommodate the development. Development may be refused where, in the opinion of the Authority, conditions are not suitable for development.



Policy R-6 - Recreational Uses - Recreational uses in the form of small parks, walkways and trails may be permitted in the residential land use designation as a means of adding to the amenity of the town. In the planning of parks and trails, Council shall consult with residents to ensure that such development does not create a nuisance to surrounding residential properties.

4.2 Commercial

Commercial areas in the town are physically separated from residential areas of the town by the Steady Brook and the Trans Canada Highway. Tourist accommodation establishments are located on the north side of Dogwood Drive and on the south side of the Trans Canada Highway, particularly on the east side of the Steady Brook. Other tourism uses that cater to the travelling public are located on the south side of the Trans Canada Highway and west of the Steady Brook.

4.2.1 Commercial Objectives:

- Encourage commercial growth in the hospitality and tourism industry by identifying areas for development of commercial uses in appropriate locations.
- Identify locations where businesses that cater to the travelling public can be located.
- Ensure a high quality of development in commercial areas through good site design and signage control.

4.2.2 Policies:

Two distinct areas of commercial development within the town are identified on the Future Land Use map:

Policy C-1 - Commercial Tourism - Lands designated for Commercial Tourism use on the Future Land Use Map are primarily for accommodation uses that complement the tourism development at Marble Mountain Resort. Within this area, commercial residential uses in the form of hotels, apartment and row dwelling units will be permitted, including accessory uses associated with such accommodations, such as a restaurant, personal service uses such as a spa, beauty salon, small shop or fitness centre. Other uses that may be considered in this land use designation include seniors' accommodations in the form of rest/retirement homes.



Policy C-2 - Commercial Highway - Lands designated for Commercial Highway use on the Future Land Use Map are primarily for uses that cater to the travelling public and provide services that are complimentary to the Marble Mountain Resort. Service stations, convenience stores, shops, restaurants, take-out food establishments, and uses that cater to tourists such as outfitter/adventure tourism businesses, will be permitted. Tourist accommodations may also be permitted in this land use designation.

Policy C-3 - Tourist Accommodation Development Plans - Approval for tourist accommodations will require a comprehensive development plan showing the boundaries of the property, location and height of proposed buildings, servicing, utilities, access, parking, landscaping, accessory buildings, any wharves, docks, amenity space, location and design of proposed signage, and how the development relates to the street and adjoining properties. Council reserves the right to hold a public meeting to receive input from citizens prior to making a decision on any development proposal.

Policy C-4 - Development Backing onto the Humber River and the Steady Brook - Where development backs on to the Humber River or the Steady Brook, the plan must show how the development relates to the river between known floodways and the location of any proposed wharves, docks, deck or landscaping. Council shall require a geotechnical report, prepared by a qualified engineer or geoscientist to certify that site conditions (stability of the soil, location of water table and flood risk) are such that it can safely accommodate the development. Development may be refused where, in the opinion of the Authority, conditions are not suitable for development.

Policy C-5 - Signage - Commercial Highway Land Use Designation - It is a policy of this plan to control signage in the Commercial Highway Land Use designation by allowing free-standing, on-site advertising signs that are of high quality construction, and limited in number so as to prevent a clutter of signs that are visually unattractive. Erection of short term, temporary signs may be considered provided they are of quality construction, are placed on the same lot as the business to which it is associated, and will not pose a traffic hazard. Signs must be approved and constructed according to standards set out in the Development Regulations.

Policy C-6 - Signage - Commercial Tourism Land Use Designation - Signage for commercial tourist accommodations shall be of high quality construction, integrated into the overall development plan for the site, and be visually pleasing. Signs must be approved and constructed according to standards set out in the Development Regulations.



Policy C-7 - Off-site Directional Signs - Free standing, offsite directional signs for commercial uses are not permitted within the planning area. However, directional signage to commercial uses will be permitted where they are part of an established sign kiosk, constructed and managed by the Town.

4.3 Open Space

The combination of prominent natural and physical features in Steady Brook results in pockets of land unsuitable for development. Such lands are designated as Open Space Conservation on the Future Land Use Map and are essentially lands along streams, or areas of known hazards, that are unsuitable for other development, or part of a former hydroelectric transmission line/ Trans Canada Highway corridor where development is restricted.

Other lands in the Town are identified are designated Open Space Recreation on the Future Land Use Map where parks, recreational and community facilities are, or will be located.

4.3.1 Open Space Objectives:

- Retain in a natural state, undisturbed lands along streams, areas of known natural hazard, and the former hydroelectric/ Trans Canada Highway corridor.
- Identify lands for use as community open space for parks, recreation facilities, and trails.
- Use the open space network of the town to provide linkages between residential neighbourhoods, community recreation facilities and commercial areas of the town.

4.3.2 Policies:

Policy OS-1 - Open Space Conservation - Lands designated Open Space Conservation on the Future Land Use Map are primarily for the protection of areas of physical instability (steep slopes, areas of high relief and/or unstable soil), protection of streams, and to reflect areas where development is restricted. Within areas designated for Open Space Conservation, lands will remain generally undisturbed. However, limited passive recreational uses such as walking trails can be permitted.

Policy OS-2 - Open Space Recreation - Lands designated Open Space Recreation on the Future Land Use map can be used for parks, playing fields, facilities for organized sports, community recreation centres and walking trail networks. Uses that are complementary to the primary recreational use, such as small catering facilities and storage sheds associated with facilities may also be permitted.

Policy OS-3 - Park and Trail Development - Over the planning period, it is Council's intention to upgrade recreational amenities and facilities in the town and to expand the walking trail network of the town. It is Council's intention to develop a park on the existing open space west of the Steady Brook.

Policy OS-4 - Municipal Complex - It is Council's intention to pursue development of a Municipal Complex in the centre of the community along Wilton Drive. Such a complex could include redevelopment of the existing Community Centre to house the community hall, fire hall, town office, library and maintenance garage and serve as a focal point for community activities, integrated within the open space network of the town.

Policy OS-5 - Community Garden - It is Council's intention to establish a Community Garden Program on suitable Open Space Recreation lands.

Policy OS-6 - Warden's Cabin - It is Council's intention to relocate the Warden's Cabin to the site of the existing Town Office. The existing Town Office building will be demolished. Council will develop a park to support the new location of the Warden's Cabin. Council will sell the current location of the Wardens' Cabin.

4.4 Transportation

Transportation and utility corridors are dominant features of the structure of the community. The Trans Canada Highway and particularly its access ramps into and out of Steady Brook are recognized in the Plan. Limited changes to the existing road network are envisioned in the future.

4.4.1 Transportation Objectives:

- Ensure the continued functioning of the Trans Canada Highway and its access points with the Town.

4.4.2 Policies:

Policy T-1 - Permitted Uses - The Trans Canada Highway within the boundaries of the Town is designated on the Future Land Use Map. Within this land use designation, no development will be permitted, except that which is necessary to the functioning of the highway and movement of people. No development shall be permitted which would restrict the free flow of traffic.

Policy T-2 - Highway Corridor - Any development or subdivision of land proposed within 100 metres of the centre-line of the Trans Canada Highway shall require approval from the Department of Government Services. Proposed developments requiring access off the Trans Canada Highway require approval from the Department of Transportation and Works.

Policy T-3 - Signage - All signage shall be approved by the Department of Transportation and Works in accordance with the Provincial Highway Sign Regulations. Off-site directional signs shall only be permitted where they are part of a sign kiosk constructed and managed by the Town.

4.5 Flood Risk Areas

The Municipal Plan policy on Flood Risk Areas and their designation on Future Land Use Map is based upon the Canada - Newfoundland Flood Reduction Program as implemented through Department of Environment and Conservation' policies on flood risk areas under the *Water Resources Act*.

Three Flood Risk Area designations are identified on the Future Land Use Map. These are:

- Designated Floodway
- Residential Floodway Fringe
- Open Space Floodway Fringe



4.5.1 Flood Risk Area Objectives:

- Prevent loss of human life and avoid personal hardships.
- Minimize flood damage to properties and the environment.
- Restrict activities that would degrade water resources.
- Maintain the natural capability of waterways to convey flood flows.
- Minimize disruption of transportation, social and business activity.

4.5.2 Policies:

Policy DF-1 - Designated Floodway - Lands designated as Designated Floodway are primarily meant for conservation, docks, recreational open space. Development of any structures such as homes or businesses is strictly prohibited.

Policy DF-2 - Residential Floodway Fringe - Lands designated as Residential Floodway Fringe are meant primarily for residential use. All structures within areas designated as Residential Floodway Fringe must conform to **Policy DF-6 and Policy DF-7**.

Policy DF-3 - Open Space Floodway Fringe - Lands designated as Open Space Floodway Fringe shall be used for the protection of areas of physical instability (steep slopes, areas of high relief and/or unstable soil and areas susceptible to flooding). Limited passive recreational use may be considered for these areas. All structures within areas designated as Open Space Floodway Fringe must conform to **Policy DF-6 and Policy DF-7**.

Policy DF-4 - Additions and Modifications to Existing Development - Additions, modifications, enhancements and improvements to existing structures where there is an increase in the floor area within the flood plain, will be assessed for suitability in the same way as new development in the project category would be assessed.

Policy DF-5 - Flood Risk Mapping - It shall be a priority of Council to undertake new floodrisk mapping for the Town, in cooperation with the Departments of Environment and Conservation and Municipal Affairs and incorporate any changes in the areas affected into the Municipal Plan and Development Regulations as the information becomes available.

Policy DF-6 - Approvals and Certification - All development within a Flood Risk Area designation is subject to the written approval of the Minister of Environment and Conservation under the *Water Resources Act*. In order to minimize personal and property damage, particularly within the Residential Floodway Fringe designation, Council may require that soil conditions be assessed by a competent professional and that certain classes of buildings have been certified by a professional engineer.



Policy DF-7 - Structures in the Flood Risk Areas Designations - A structure in any of the three Flood Risk Areas designations can only be permitted where:

- a) The ground floor elevation of the structure is higher than the 1 in 100 year flood level;
- b) The structure will not interfere with the flow of water or displace water such that it creates a worse flooding situation for other properties;
- c) The structure and the associated utilities have been designated and constructed in accordance with the approved flood proofing guidelines of the Department of Environment and Conservation and entrances and exits from the building can be safely used without hindrance in the event of a flood;
- d) The proposed use of the building and site will not involve any storage of pollutants such as fuels, chemicals etc., and;
- e) The development is in accordance with any additional conditions which may be set out for the specific project and included in a permit issued under Section 48 of the *Water Resources Act*.

5.0 Municipal Services Infrastructure

The provision of municipal infrastructure such as streets, sidewalks, water treatment and distribution systems, sewers and sewage treatment facilities, and waste collection and disposal are the primary responsibilities of municipal government. This infrastructure supports growth and development of the community and contributes to community safety, health and well being.

5.1 Municipal Services Infrastructure Objectives:

- Ensure continued safety, supply and distribution of potable water in the community.
- Ensure long term capacity in the sewage treatment system.
- Improve community walkability and safety by providing sidewalks in key areas of the town.
- Implement long term plan for maintenance and or replacement of municipal buildings and equipment.

5.1.2 Policies:

Policy MS-1 - Street Standards and Functions - Council shall adopt road design standards specified in the Development Regulations implementing this plan. All new road development shall conform to these standards.

Policy MS-2 - Street Right of Ways - All development, including but not limited to buildings, fences, sheds, and parking lots shall be set back from the right of way of a road far enough to provide an adequate level of public safety and space for snow clearing and maintenance. Setback requirements shall be set out in the Development Regulations.

Policy MS-3 - Potable Water Distribution System - Over the planning period, Council will undertake an engineering study to examine options for improving the aesthetic quality of the Town's drinking water.

Policy MS-4 - Sewage Collection and Treatment - In anticipation of new standards for the quality of wastewater discharges into receiving waters, Council will investigate the need to upgrade the Town's current sewage treatment system to meet the new requirements.

Policy MS-5 - Sidewalks - Over the planning period, Council will invest in the installation of sidewalks – first along Marble Drive and Wilton Street - to improve pedestrian safety, and walkability in the town.

Policy MS-6 – Municipal Buildings – Consistent with Policy OS-4, Council will further pursue the removal/relocation of the existing Town Office/Maintenance Garage as part of updating and managing aging municipal building assets.

6.0 Implementation

The Steady Brook Municipal Plan lays out a ten-year vision for efficient, safe, sustainable and well-designed development within the Town. Municipal Services, regulations and expenditures are a means to encourage the extent and form of new development.

Successful implementation of the Plan involves:

- Effective administration of the Plan;
- Adoption of Development Regulations;
- Adoption of annual budgets and five-year capital works budgets;
- Preparing and implementing recommended studies;
- A consistent procedure for considering amendments to the Plan and Development Regulations; and
- Working in partnership with citizens, groups and organizations to achieve the collective goals of the community.

6.1 Administration of the Municipal Plan

The Municipal Plan must serve as a continuing reference and guide to Council and its officials in order to achieve the goals, objectives, and programs it contains.

Where possible, land use designations coincide with roads, fences or property lines or other prominent physical features, or as a specified offset from physical features. It is intended that no amendment of this Plan will be required to permit minor adjustments to these boundaries where it is reasonable to do so in response to a proposal for development.

All proposed development within the Planning Area must conform to the policies of the Plan and Development Regulations, and be approved by Council. Council will ensure that development proposals are given a comprehensive review, including circulation to appropriate public departments and agencies.

Council may refuse or approve applications, with or without conditions. Decisions of Council made according to the provisions of this Plan and the accompanying Development Regulations may be appealed to the appropriate Appeal Board established under Part VI of the *Urban and Rural Planning Act*.

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

6.2 Public Consultation

Council is committed to consultation with citizens and will seek input from the public on planning and development matters that:

- Require an exercise of Council discretion in arriving at a decision on a development application.
- Involve significant development proposals that are of interest to the community at large;
- Would require a change of Town policy, amendment to the plan of Development Regulations; and
- Would result in significant expenditures of town resources for implementation.

Council will develop a policy to guide its consultation processes that are consistent with the requirements of the *Urban and Rural Planning Act*.

6.3 Amendment and Review of the Municipal Plan

During the planning period, conditions in the Town may change, and where necessary, amendments to the Municipal Plan may be adopted by Council. 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 that should be incorporated into the Municipal Plan;
- A Provincial Land Use Policy (such as the Humber Valley Regional Plan) has been released that requires a change in policy by the Town;
- There is a development proposal that provides sufficient information and rationale to support a change in the Municipal Plan.

In accordance with Section 27 of the *Urban and Rural Planning Act, 2000*, Council will charge a proportion of the cost of carrying out an amendment to the person or association of persons, who request an amendment. The proportion to be charged will be set by Council as part of its annual budget process in setting its Schedule of Rates and Fees. The costs may include, but are not limited to, research and preparation of amendments public notices and consultation, administrative processing costs and the costs associated with a Public Hearing.

6.4 Development Regulations

After adoption of the Municipal Plan, Council will adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act, 2000*. The Development Regulations will implement the goals, objectives and policies set out in the Municipal Plan.

All land within the municipal planning area is covered by land use zones which provide detailed requirements for such things as lot size, frontage, building setbacks and subdivision and parking standards.

6.5 Consideration for Re-Zonings

Development Regulations are amended in two ways: text and map amendments. Text amendments may include an addition of a permitted use within a use zone, addition to or changes in a condition, or a change in a definition. Map amendments usually mean a change to the zoning map, also called “re-zoning”.

In order for consideration of any proposals for an amendment to the Development Regulations, Council shall require a proposal to be submitted that clearly shows:

- The location of the subject property, to scale, showing lot dimensions, area, street frontages;
- The proposed means by which the site is/will be serviced;
- The proposed location of all driveways and parking areas;
- Areas that are to be used landscaped or left in a natural state to provide necessary buffers;
- The proposed location of all buildings on the site; and
- Identification of adjoining land uses, natural hazards or sensitive natural areas both on site and on adjoining properties that may be affected by the development.

When considering proposals for development that necessitate amendments to the text or maps of the Development Regulations, Council shall have regard to the goals, objectives, policies and programs outlined in this Plan, and whether or not the proposal is in conformance with the intent of the Municipal Plan, Development Regulations and all other Town policies and regulations. Council will also have specific regard to the following:

- Cost or revenue implications for the Municipality;
- Adequacy of municipal water and sewer services, or where on-site services are proposed, the adequacy of the physical site conditions to accommodate it;
- Adequacy of the road network and potential for generating traffic concerns adjacent to or leading to the development;
- Potential for causing negative impacts on the environment, including contamination or sedimentation of fresh or sea water, erosion, habitat disruption, water and soil pollution;
- Potential for causing negative impacts on surrounding land uses such as excessive noise or other nuisance;
- Previous uses of the site that may have caused contamination and render the site unsuitable until such time as proper site remediation can occur;
- Suitability of the site terms of grade, soil and bedrock conditions, proximity to watercourses and wetlands; and
- Compatibility of the proposed development with surrounding properties in terms of height, scale, lot coverage.

6.6 Municipal Land Assembly

Municipalities are empowered by the Municipalities Act, to acquire lands for municipal works or economic development purposes. Such projects generally entail the Town acquiring parcels of land from private landowners or other levels of government for a variety of reasons including:

- To facilitate new growth and development in an area which is actively being revitalized or redeveloped where such land assemblies cannot by virtue of time or money be assembled privately;
- To facilitate the development of municipal parks, recreation and conservation areas;
- To facilitate development of municipal parking lots;
- To encourage or make available lands which by virtue of ownership are not available for development but which are necessary for logical growth of the community; and
- To facilitate redevelopment of a major non-conforming use where the redevelopment is a conforming use or use consistent with the Municipal Plan.

During the planning period, the Town may undertake land assembly projects and transactions that are consistent with the objectives of this Plan.

6.7 Professional Advice

Council may obtain its own professional advice in regard to any proposed amendment to the Municipal Plan or Development Regulations. Council may also seek professional advice in regards to the evaluation of development proposals should circumstances warrant it.

6.8 Municipal Budgeting and Capital Works Program

The Town of Steady Brook has an annual operating budget of approximately \$830,000; through prudent fiscal management has a debt-servicing ratio of less than 30%. A number of capital works projects have been identified that need to be financed in order to achieve the goals and objectives of the community and implement this Plan. Over the planning period, the Town will:

1. Invest in capital works projects for upgrading of streets, water and sewer services, and the installation of sidewalks, by utilizing cost-shared federal-provincial infrastructure programs;
2. Partner with and encourage the appropriate government agencies to undertake an analysis of the extent of the flood risk in the community;
3. Through management of town assets, investigate and implement the most cost effective means of renewing town administration, recreation, emergency preparedness and operations facilities and equipment to meet long term community needs.
4. Work with community groups to undertake community development projects consistent with community vision, its goals and objectives.

Implementation of capital works projects will be undertaken as funding is available. In an effort to ensure that adequate funds are available at the appropriate time to implement capital projects identified in this Plan, Council shall prepare and submit every year, a five-year forecast of their anticipated capital expenditure requirements. This is required for compliance with Section 94 of the *Municipalities Act*.

The following tables identify priority works projects and studies that have been identified to implement the Plan over the Planning period. It includes municipal public works projects, identified studies, community partnership projects and initiatives. Projects will be pursued with due consideration of the financial position of the Town, its revenue sources, borrowing capabilities and available funding opportunities. Where possible, the Town will partner with community economic development agencies, local business and community groups to support and pursue funding opportunities for identified projects as necessary.

Municipal Infrastructure	Potential Funding Sources and Partners	Contribution to Community Sustainability
Water and Sewer Servicing:	Municipal Capital Works Funding Build Canada Fund FCM Green Fund Federal Gas Tax Agreement	
1. Partner with other levels of government to conduct risk assessment for wastewater discharge, determine need for increased capacity and level of sewage treatment to accommodate new commercial development and meet new regulatory requirements.		<ul style="list-style-type: none"> • Improved quality of water in the Humber River • Improved habitat for fish and wildlife populations • Support community economic development
2. Investigate measures to improve the aesthetic quality of the Town's drinking water.		<ul style="list-style-type: none"> • Improved drinking water quality
3. Implement measures to improve potable water quality.		<ul style="list-style-type: none"> • Helps accommodations establishments remain competitive
Sidewalks:		
4. Installation of sidewalks: <ul style="list-style-type: none"> • Marble Drive (south side) • Wilton Drive (east side) 		<ul style="list-style-type: none"> • Reduces of greenhouse gases through reduced vehicle usage • Improved community health • Improved pedestrian safety
Municipal Buildings:		
5. Develop plan for long term needs for municipal facilities for administration, operations, recreation, and emergency services with an eye to housing all in a centrally located Municipal Services Complex. 6. Implement recommendations of the Plan.	<ul style="list-style-type: none"> • Improved efficient delivery of municipal services administration • Improved physical access to facilities • Improved energy efficiency/reduction through locating municipal services and operations from a in single complex 	

Municipal Amenities	Partners	Contribution to Community Sustainability
<p>1. Design and construct improved network of local walking trails linking neighbourhoods, open spaces, conservation areas, recreation facilities, businesses.</p> <p>2. Assess potential for additional trail and park space off Marble Drive west of the Steady Brook.</p> <p>3. Conduct property research to identify town easements to facilitate future park and trail development</p>	<p>Local tourism businesses, Community recreation groups</p> <p>Community recreation groups, Local tourism businesses, Humber Regional Economic Development Board</p>	<ul style="list-style-type: none"> • Improved community health • Improved pedestrian safety • Supports healthy and active lifestyles • Protects natural areas • Increased environmental awareness • Supports tourism development by increasing things to see and do in the community
Research	Partners	Contribution to Community Sustainability
<p>1. Update Flood Risk Mapping</p>	<p>Department of Environment and Conservation, Department of Municipal Affairs, Environment Canada, Sir Wilfred Grenfell College, CNA Geospatial Network Green Funds</p>	<ul style="list-style-type: none"> • Improves community safety • Provides opportunity to incorporate flood proofing into new development as a means of adapting to climate change

Community Partnership Projects	Partners	Contribution to Community Sustainability
<p>1. Undertake a Civic Signage Initiative</p> <ul style="list-style-type: none"> • Develop Community wayfinding & interpretive signage • Prepare a community map <p>2. Develop Community Use Agreement with local Businesses</p> <p>3. Seniors Heritage Project</p>	<p>Humber Regional Economic Development Board, Community Heritage Committee</p> <p>Local Tourism accommodation establishments, Marble Mountain Resort</p> <p>Heritage Foundation of Newfoundland and Labrador, NL and Labrador Museum Association</p>	<ul style="list-style-type: none"> • Preserves community heritage, • Increases sense of community pride and well-being • Supports economic development
Other	Partners	Contribution to Sustainability of Community
<p>1. Develop and Implement a Public Consultation Policy</p>	<p>Department of Municipal Affairs, Municipalities Newfoundland & Labrador, Residents</p>	<ul style="list-style-type: none"> • Increased citizen engagement and involvement in decision making.
<p>2. Undertake a Community Garden project</p>	<p>Recreation groups, Interested citizens</p>	<ul style="list-style-type: none"> • Improves community health, well being, and social interaction
<p>3. Rebuild and Improve the Community Compost Program</p>	<p>Recreation groups, Interested citizens</p>	<ul style="list-style-type: none"> • Decreased the amount of garbage trucked to the landfill

Appendix A: Basic Questions of Sustainability Table

Basic Questions of Sustainability	Yes	No	Comments
In general are you able to get candidates to run for municipal council?	✓		
Does your council hold at least one public council meeting per month?	✓		
Has the municipality been able to avoid an operating deficit continuously in the past 2 years?	✓		
Is your debt servicing level within the Provincial benchmark of 30%?	✓		
Is your Municipal Plan up to date?		✓	Currently in Review process
Do you have adequate municipal buildings to meet your current needs?	✓		Existing municipal buildings not wheelchair accessible. Maintain two buildings. Opportunity to consolidate to achieve improved energy efficiency and plan for future space needs.
Do you currently meet <u>all</u> conditions of your permit to operate your water system?	✓		Current needs met. Water quality requires improvement. Of particular concern for tourist accommodations businesses in the Town.
Are you able to meet <u>all</u> Provincial and Federal requirements for sewage treatment?	✓		New guidelines will require risk assessment to determine if discharge able to meet standards. If not, additional treatment may be required.
Do you have sufficient water and sewer infrastructure to meet the needs of your residents?	✓		
Does your council keep at hand, adopted rules of procedure?	✓		
Do you currently employ <u>all</u> the staff you require to meet the operational needs of you municipality?	✓		
Is your sold waste collected at least once a week and disposed of at a department of Environment approved site?	✓		
Do you provide, or contract for, adequate emergency response services?	✓		Fire services provided on cost shared basis with Little Rapids

Appendix B: References

Centre for Forest and Environmental Studies. Interpretive Trails & Tours Master Plan Western Newfoundland Model Forest. 1995.

Department of Environment and Conservation. Water Resources Management. 2009. 24 Feb. 2010 <http://www.env.gov.nl.ca/env/Env/waterres/water_resources.asp>

Department of Municipal Affairs. Areas Subject to Federal-Provincial Flood Risk Mapping. 2009. 10 Feb. 2010 <http://www.ma.gov.nl.ca/ma/for/flood_policy/steadybrook_area.html>

Department of Municipal Affairs. Town of Steady Brook Land Use Zoning, Subdivision and Advertisement Regulations. 1988.

Department of Municipal Affairs. Town of Steady Brook Municipal Plan. 1988.

Town of Steady Brook. Garbage and Recycling Policy. 2006. 15 Feb. 2010 <http://www.steadybrook.com/images/garbage_collection_new.pdf>

Town of Steady Brook. Recycling Information. 2006. 15 Feb. 2010 <http://www.steadybrook.com/images/recycle_info.pdf>

Western Newfoundland Model Forest. Steady Brook Watershed Management Plan. 2005.

Appendix C: Consultation Materials

Vision for Steady Brook

Council wants your input
for the future of your
community

Bring the whole family out
to have your say
& share your vision

Be a part of
sustainability
planning

Thursday
January 21
7:00-9:00pm
Steady Brook
Community
Centre



society/culture



economy



government



environment

sustained

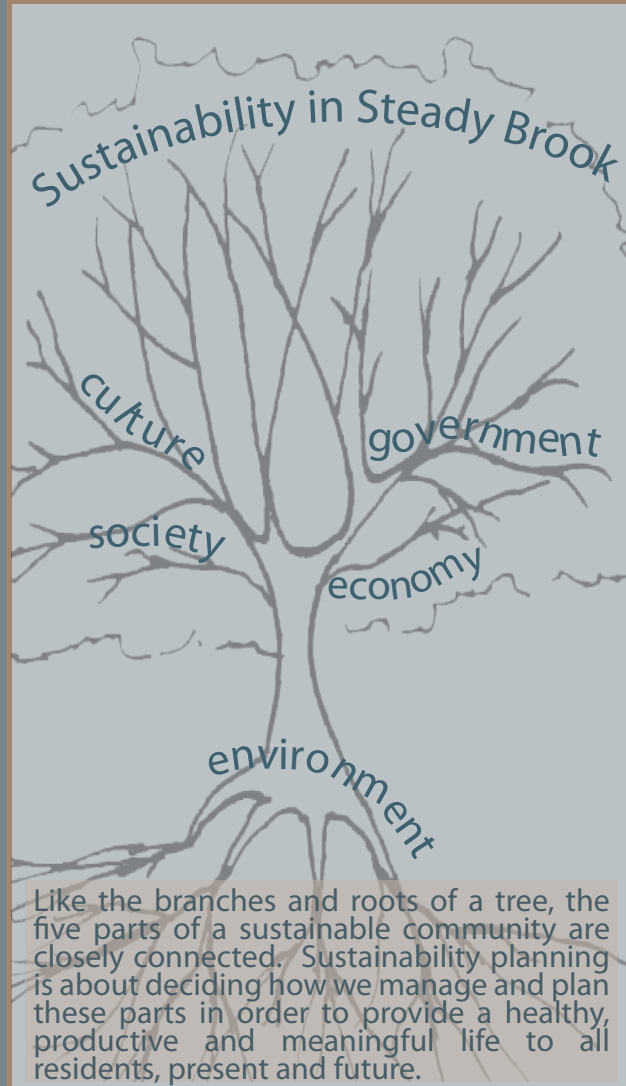
our community has an opportunity

participate in shaping the future

The Town of Steady Brook is creating an Integrated Community Sustainability Plan (ICSP). This is an opportunity to consider the future and to think about the full range of possibilities for sustainability in Steady Brook.

The ICSP is a tool to plan and prioritize things like water, waste management, energy, parks, research and more.

The ICSP for Steady Brook will be a 10 year visionary plan based on input from the community.



What kind of community do we want?

What are our strengths as a community?

What are our needs?

What does a sustainable Steady Brook look like?

How do we get to where we want to go?

seize the opportunity

Come out and discuss what sustainability means to you and share your vision for Steady Brook.

Mayor - Donna Thistle
Deputy Mayor - Brenda Duffy
Councillors:
Leona Gillette
Margie Howlett
Claude Wilton
Peter Roswell
Rob Perry

If you have questions, or if you cannot make it to the meeting but would like to give your input contact:

Hatim Zubair
Land Use Planner, CBCL Limited
Phone: (709) 364-8623 Email: hatimz@cbcl.ca



Town of Steady Brook

Municipal Plan Review and Integrated Community Sustainability Plan Visioning Workshop Summary

A Public Visioning Workshop was held on January 21 as a component of the Municipal Plan Review and Integrated Community Sustainability Plan (ICSP) being undertaken by the Town of Steady Brook.

In this workshop, citizens, town councilors, staff and representatives of local groups and organizations discussed and debated the kind of future they want for the community, the challenges that need to be overcome and opportunities that could be pursued to ensure future prosperity for the town and its citizens. Participants explored the steps that could be taken to ensure that Steady Brook remains a viable, safe and healthy community, and the role that citizens, the local council and others have in achieving this.

Mayor Thistle opened the meeting by welcoming residents and introducing the consultants from CBCL Limited hired by the Town to undertake the Plan Review and prepare the Integrated Community Sustainability Plan. After a brief presentation on sustainability, the Municipal Plan and the ICSP process, the workshop participants were asked to contribute words or phrases that would describe the kind of town residents want Steady Brook to be in the future.

- A unique community that
 - Has a rural character
 - Is in tune with the environment
 - Retains its natural beauty
 - Offers high quality of life for its citizens
- Family oriented community
 - That can be considered a life-long home
 - That is a safe place to live
 - An affordable place to live
 - Is able to meet the needs of residents of all ages
- Close to Corner Brook yet distant enough to feel autonomous
- Where there is a strong sense of community pride and volunteerism

For the remainder of the workshop participants worked in small groups to think about the Town's environment, culture, society and economy. For each area of discussion the groups created lists of the strengths/ opportunities, and weaknesses/ threats. The groups then identified goals and actions which would build on the identified strengths/ opportunities or mitigate the weaknesses/ threats. Each small group then reported back to the larger group to share their results. The following is a summary of what came forward as a result of these group

discussions, with particular emphasis on points that were mentioned by multiple participants and matters that will need further consideration.

Environment

There was much agreement that Steady Brook is nestled within an area of exceptional natural beauty - the Humber River, Marble Mountain, and the Humber Valley in general. The community itself is regarded as having a park-like feeling, with ample green space that citizens value. Lack of pollution, a short walking trail and a low density of development were also noted as strengths/assets of the community. In addition, the low density development pattern of the community was raised consistently among the groups as an important feature of the community to be preserved and protected.

Environmental concerns identified by participants included potential flooding of Steady Brook. The consultant noted that floodplain mapping for Steady Brook is outdated and may not be accurate today and into the future. Given what is known about the impacts of climate change, we can expect increased intensity and duration of storms that will affect floodplains .

The impact of climate change was also discussed in terms of possible impacts on the Ski resort. What if the climate changes to the point where there is not enough winter snow to maintain the resort? Such a situation would obviously have an impact on businesses in Steady Brook and have a significant impact on the commercial tax base of the town.

There was considerable discussion about drinking water quality. While the town has a good water supply in terms of volume, and a well maintained chlorination and distribution system, there are issues of taste and colour. Discussion of enhancing chlorination (disinfection) with a treatment system indicated that there is interest in exploring cost effective ways of improving drinking water quality in the community. In terms of wastewater, some groups raised a question of whether the sewage lagoon has sufficient capacity to accommodate future population or loading as the number of tourist accommodations in the area increases. In this regard, ensuring that the wastewater released into the Humber River from the Sewage lagoon does not have a negative impact on the river is important.

A number of participants felt that environmental sustainability and quality of life in the community would be enhanced by expanding the trail system, maintaining green space and providing environmental education. New trails would provide recreation and a means of pedestrian transportation and a draw for tourists. The wetland ecosystem along Steady Brook is also valuable and a number of participants felt interpretive panels describing these habitats would be beneficial.

Many of the participants expressed their desire for a modern recycling and composting program (that could be implemented through the regional waste management structure) and suggested that this could be done through enhancing the community composting program that the town has had for leaf and lawn clippings.

The use of pesticides in the town was raised as something that, for a community concerned about environmental protection, should be addressed.

In terms of development in the area, a number of points were raised about the apparent lack of control over development outside the Town's immediate municipal boundaries. Development in Little Rapids, and within the Marble Mount Resort area have potential to affect the environment of Steady Brook. There was a sense that development pressures in the Town as well as in the region in general, were having an impact on the town, causing a sense of uncertainty – with rising property values, potential for unwanted development and so on.

Society

Steady Brook is fortunate to have residents who are well educated, and have generally high levels of employment and income. As such, it was generally recognized that the Town could/should make better use of the knowledge and expertise of citizens in carrying out various initiatives/activities.

Discussions indicated that residents of Steady Brook consider their community to be a safe community to live in.

The consultants noted that the community has, compared to most communities in the province, a population structure that includes many young families with children as well as older residents. It was recognized that there are older long-time residents, young families moving in and a growing multicultural presence in the community. Needs that were identified by a number of participants included seniors housing, better use of the Community Centre, more volunteerism especially among youth.

Participants at the workshop almost unanimously expressed a desire to build a stronger sense of community spirit, and returned to this theme on several occasions. It was recognized that while there are differing points of view in the community, new ways need to be found to deal with those differences and resolve community issues in a positive manner. A need for more community events was mentioned frequently as a means of building a stronger sense of community and belonging for all residents. A range of events were suggested as a means of accomplishing this, including multi-generational events or programs, community social functions, and more frequent meetings with Council, such as Town Hall meetings to discuss things like the annual budget for example.

However, it was noted that attracting volunteers to organize events such as those suggested was becoming more challenging in the Town and that in order to hold events and run programs, ways to encourage people to volunteer would be required. It was recognized that the youth of the community are a resource that needs to be encouraged to volunteer and participate in civic affairs.

Culture

There was general agreement among most participants on the cultural assets of the community, such as the library, the Warden's Cabin, and community events such as July 1st celebrations. Seniors were recognized as a community resource and it was suggested that the community could undertake a project to record the stories of seniors about early days of the community and that such an initiative could be made available at the Warden's Cabin or the Public Library. Such a project could involve youth of the community.

Having an active lifestyle and spending time in the outdoors, are also regarded as part of the culture of the community, with residents involved in activities such as gardening, skiing, fishing, walking and so on. Participants identified a desire for more recreational opportunities for all ages, including a pool, soccer pitch, walking trails/sidewalks, and an improved boat launch. A need was also identified for more recreation programming, such as gardening (a community garden was suggested), swimming lessons, and a winter carnival. In addition, it was noted that the town has a growing percentage of youth and that recreational facilities in the playground, or recreational programming should be changed to respond to the needs and interests of youth.

There is a small municipal budget for arts, culture and recreation and some participants noted that in the past the town may not have had the capacity to take advantage of funding opportunities that might be available. It was suggested that forming a recreation or social committee for the town with volunteers who could assist in this regard, might be a means of securing additional resources for culture and recreation in the community.

While not indicated by statistics from the 2006 Census, participants identified that there are a number of residents who have moved to the town with various cultural backgrounds and it was suggested that there are opportunities to celebrate the increasingly diverse community with these new residents, as a means of inclusion and building a sense of community pride and belonging.

Economy

Participants recognize the economic advantages the town has by virtue of its location and appreciate the benefits that businesses bring to their town including services that are not usually available in towns the size of Steady Brook, employment, and the contribution to the

tax base. Tourism is regarded as the key economic driver of the community, and most of the businesses located within the town are associated with the hospitality industry.

The extent, type and location of commercial development in the town was an important topic of conversation. Some participants were opposed to all forms of new commercial uses locating in the community, while others were open to the idea of limited expansion. Most people in attendance recognize that new commercial development would benefit the Town, but there was general apprehension that commercial uses, depending on the form and location of it, could detract from the residential nature and park like setting of the town.

It is understood that there are few options for locating new commercial uses, and there was some debate regarding how to address this. During the discussion, there was a general consensus that the business area of the community should continue to be limited to the western portion of town, and that the bridge over Steady Brook serve as the dividing line between the residential and commercial sections of the Community. Concerns were expressed about existing commercial establishments to the south of the Trans Canada Highway that signage be controlled so that it not become unsightly.

Participants discussed the relationship between the residential area of the community and the local businesses and noted that there were things that the community could do to support local business. These included improving community amenities, such as walking trails, directional signage and a visitor's map. It was recognized that improving community amenities would not only benefit residents, but also hospitality businesses by providing visitors with more options for things to do and perhaps as a result, encouraging them to extend their stay.

Municipal Plan and Development Regulations

A number of points of discussion are directly relevant to the review of the Town's Municipal Plan and Development Regulations.

There was considerable debate about where new commercial development in the town should be located and the extent and type of development that should be permitted. The main options discussed included

- Limiting commercial development to the undeveloped area to the west Steady Brook (which is what the current plan does)
- Opening up an area shown to east of the Steady Brook bridge on the Municipal Plan Map as Comprehensive Development Area (CDA), to commercial development.¹

¹ It should be noted that some participants asserted that this area had been re-designated for open space a number of years ago. This has been double checked with the Department of Municipal Affairs who have no record of this change having been made to the Town's Municipal Plan.

In the case of the CDA there was debate as to whether the area should be used for commercial, residential, recreation or open space uses. On this point, there was no general consensus. However, as a principle, it was generally agreed that commercial development, regardless of where it is located, must be done in a manner that respects the residential character of the community, and is of an appropriate height (so as not to block views) and scale, and that there needs to be a balance between residential, commercial/tourism development. It was agreed that the planning consultants would study this particular area more closely and provide the Town with more specific options for further consideration by the community.

Other issues raised include a need for:

- Clearer regulations and standards for development, especially for commercial uses
- Better and clearer sign regulations
- Clearer definitions of uses, particularly those listed in the regulations as discretionary uses. There was a suggestion that discretionary uses be eliminated from the Zoning regulations
- Stricter regulations with respect to all types of development and enforcement of standards – particularly those related to fire and safety

Conclusion

The meeting concluded with a request by residents that the presentation materials from the meeting be placed on the Town's website, along with links to additional information about sustainability and the ICSP process. It was also agreed that the summary of results would be made available for feedback by the end of February.