

Norman's Cove Long Cove



Municipal Plan

2012-2022

Prepared for:
The Town of
Norman's Cove - Long Cove

Prepared by:
CBCL Limited



Date:
November 2012

Project #:
113044.00

Urban and Rural Planning Act Resolution to Adopt

Town of Norman's Cove - Long Cove Municipal Plan 2012 – 2022

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Norman's Cove - Long Cove adopts the Norman's Cove - Long Cove Municipal Plan 2012-2022.

Adopted by the Town Council of Norman's Cove - Long Cove on the ^{2nd} day of *January*,
201~~2~~³.

Signed and sealed this ^{11th} day of *April*, 201~~2~~³.

Mayor:

Eva Bennett

Clerk:

Quanne Hudson

Canadian Institute of Planners Certification

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

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

Urban and Rural Planning Act Resolution to Approve

Town of Norman's Cove - Long Cove Municipal Plan 2012 - 2022

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Norman's Cove - Long Cove

- a) adopted the Norman's Cove - Long Cove Municipal Plan 2012-2022 on the 2nd day of January, 2013
- b) gave notice of the adoption of the Norman's Cove - Long Cove Municipal Plan by advertisement inserted on the 13th day and the 23rd day of March, 2013 in the Telegram.
- c) set March 28, 2013 at the Town Hall, Norman's Cove - Long Cove, 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 Norman's Cove - Long Cove approves the Norman's Cove - Long Cove Municipal Plan 2012- 2022 as adopted.

SIGNED AND SEALED this 11th day of April, 2013

Mayor:

Eva Bennett

Clerk:

Quanne Hudson

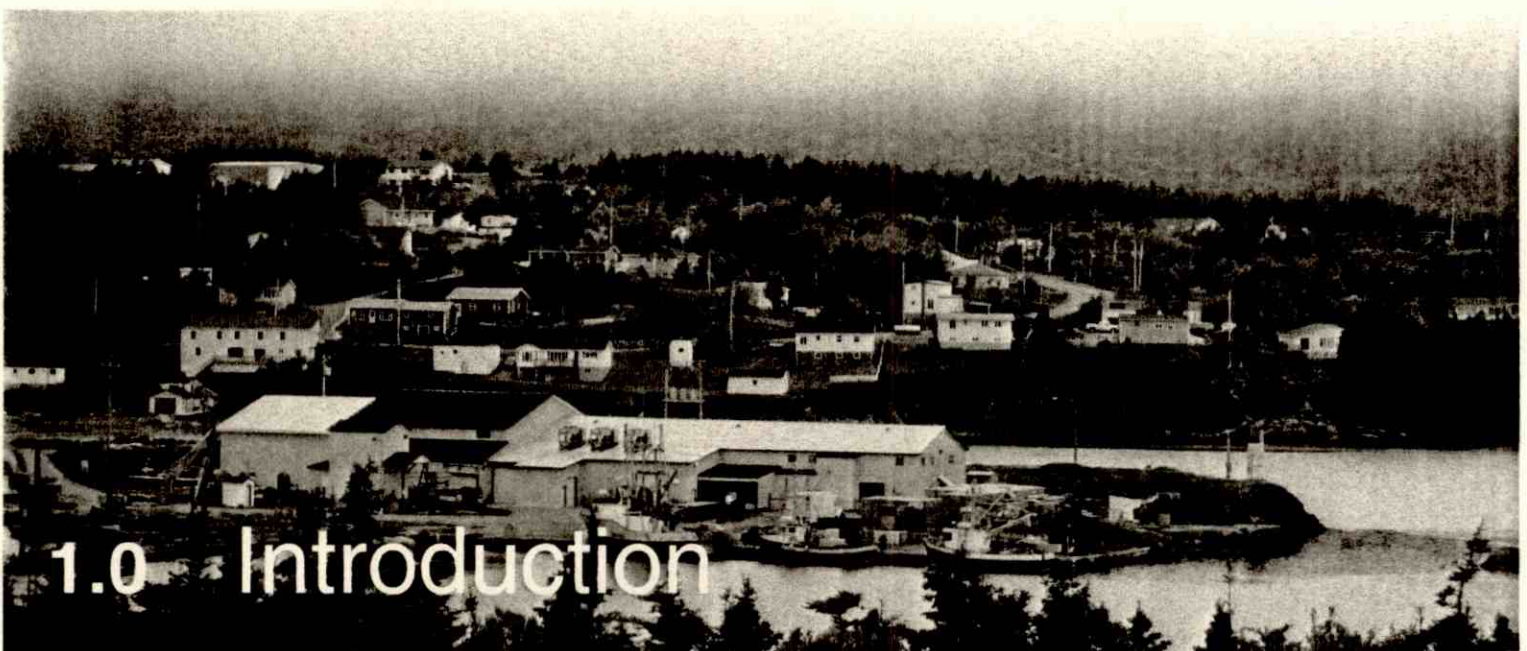
Municipal Plan/Amendment	
REGISTERED	
Number	<u>3500-2013-006</u>
Date	<u>July 19, 2013</u>
Signature	<u>[Signature]</u>



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1.0 Introduction

The Norman's Cove-Long Cove Municipal Plan is the Town's main policy document that will be used to guide future decision-making regarding land use and development matters within the Town.

This introductory section provides more detail on the purpose of municipal planning and the process that is involved in designing a Municipal Plan for Norman's Cove-Long Cove. This section also identifies the boundaries of the Town and the strategy involved in engaging the people that live there.

1.1 The Purpose of a Municipal Plan

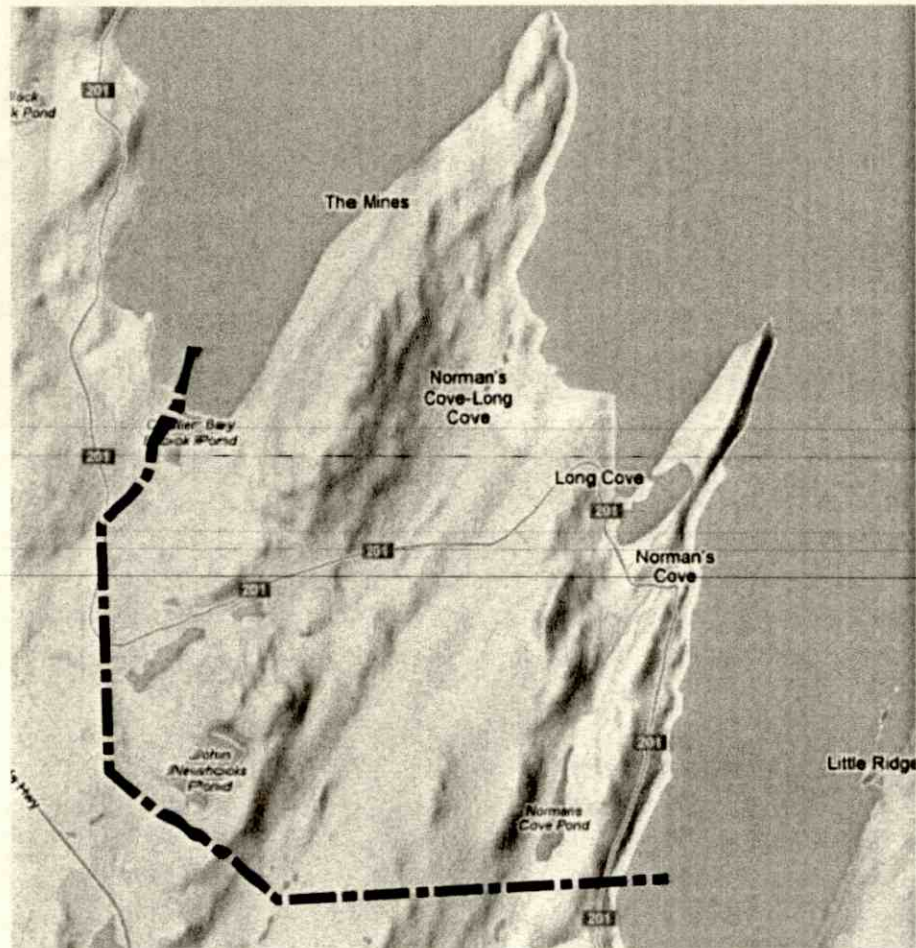
The Municipal Plan sets out policies for the management of growth and development in the community, including policies to protect the character and built form of Norman's Cove - Long Cove's, promote the health and safety of residents, support the local economy and protect the environment through the efficient utilization of land, water and other resources. The Municipal Plan sets the vision, goals and objectives for community development and includes written policies and the Future Land Use Map. The Development Regulations implement Town policies through specific requirements that ensure land is controlled and managed in accordance with the Plan.

The Municipal Plan and Development Regulations will guide future sustainable growth and development over a ten year period – remaining in effect until 2022. It repeals and replaces the Plan established in 2001.

1.2 The Planning Area

The policies of the Municipal Plan apply to all lands within the Municipal Planning Area for the Town as shown in the following figure.

Municipal Planning Area Norman's Cove – Long Cove



1.3 The Planning Process

The process to review a Municipal Plan takes place in several steps as shown in the figure below. The first step involves researching all relevant planning issues, including a review of current land use, demographic and economic data and gathering the most recent mapping for the Town. The research also involves assessing other Town initiatives, reports and studies and, when appropriate, incorporating them into the Plan.

The second step involves consulting with the public. On October 24, 2011, a consultation meeting was held at the Town Hall. Several residents attended and were given the opportunity to provide input which was considered in drafting Plan policies. Input from various government departments and agencies was also sought and incorporated into the planning documents.

Next, draft versions of the Municipal Plan and Development Regulations are written based on the information provided during the research and public consultation stages. The Draft Plan is submitted to the Minister of Municipal Affairs for review to ensure that the Plan conforms to

provincial policy and law. Following the completion of the provincial review, Council may by resolution formally adopt the Plan in accordance with Section 16 (1) of the Urban and Rural Planning Act (2000). Council will then give notice of a public hearing on the Municipal Plan. At the public hearing, a Commissioner is appointed by the Council who will hear objections and representations, 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 recommended by the Commissioner. Council will then submit the Municipal Plan and Development Regulations to the Minister of Municipal Affairs to be registered in a planning registry established in the Department. The Plan comes into effect on the date notice of its registration is published in the Newfoundland Gazette (Section 24(3)).

Planning Process for the Norman's Cove – Long Cove Municipal Plan



1.4 Effect and Implementation

When the Municipal Plan comes into effect it is binding upon Council and upon all other persons, corporations and organizations. Also, 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 Development 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.

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 where 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.

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. Details about the Implementation of the Plan can be found in Section 7: Implementation.

1.5 Reviewing and Amending the Plan

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).

1.6 Organization

This Municipal Plan consists of the Plan document and the Future Land Use Map which is included in Appendix A. Section 1 of the Plan outlines the process required to prepare a Municipal Plan and the accompanying Development Regulations. Section 2 presents background information about the Town and sets the context the Vision, goals and objectives of the Plan contained in Section 3. Section 4 sets out land use policies that apply throughout the community, followed by policies that apply to specific areas of the Town as identified on the Future Land Use Map. Section 6 presents policies for services and infrastructure and the final section deals with how the Plan will be implemented.

1.7 Interpretation

Throughout this document, several terms are used on a regular basis and shall be interpreted as follows;

- Council shall mean the Council of the Town of Norman's Cove - Long Cove.
- Development Regulations shall mean the Norman's Cove - Long Cove Development Regulations.
- Municipal Planning Area shall mean the Norman's Cove - Long Cove Municipal Planning Area.
- The Plan shall mean the Norman's Cove - Long Cove Municipal Plan.



2.0 Planning Context

Planning for the future of Norman's Cove-Long Cove requires an understanding of the assets and potential liabilities of the Town, as well as the forces that will influence the region in the future. This section of the Plan briefly outlines the context for planning in Norman's Cove - Long Cove.

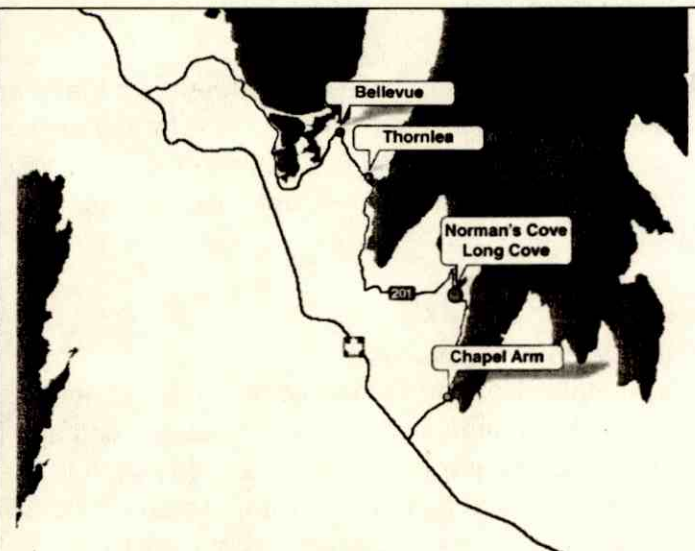
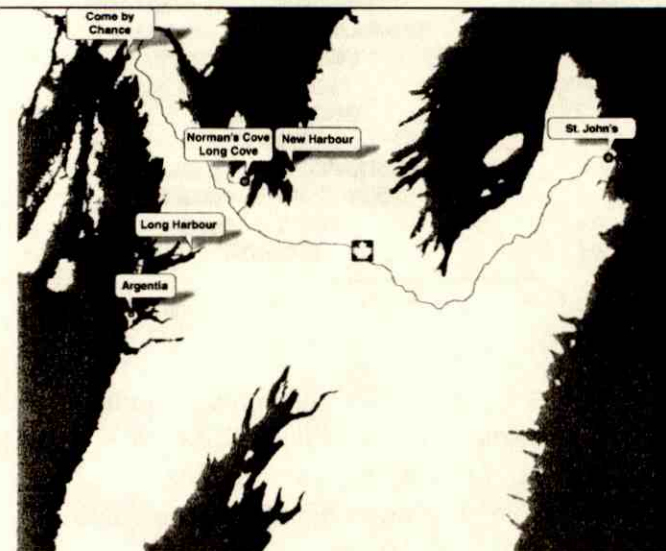
2.1 Spatial Context

Norman's Cove – Long Cove is located on the Isthmus of Avalon along the shores of Trinity Bay. Highway 201 links the town to the communities of Bellevue, Thornlea and Chapel Arm and to the Trans Canada Highway, which is approximately seven kilometres to the south.

Spatial Context

Regional

Local

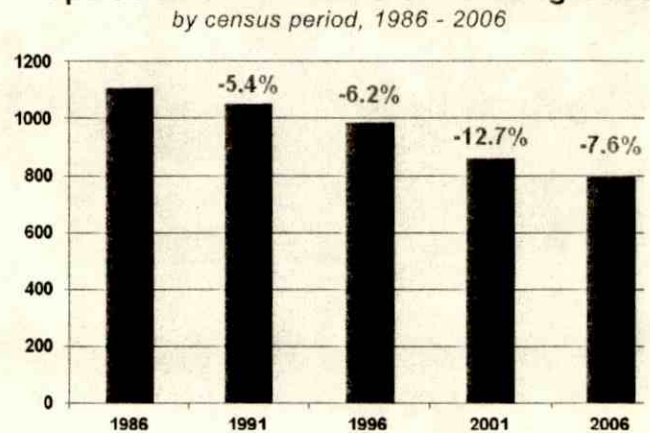


2.2 Historical Context

Norman's Cove – Long Cove was incorporated in 1974 as an amalgamation of the Towns of Normans Cove and Long Cove. Settlement began around 1826 when James Newhook started a shipyard in Norman's Cove. Ship building and timber harvesting were the first two major sources of employment in the area. By 1836, Norman's Cove had a population of 37, which grew to 147 by 1874. Around this time, Long Cove became home to its first settlers, the Callan family who appeared in the Census of 1884. In the early 1900s, employment in shipbuilding gradually gave way to construction in other sectors as railways and roads were constructed. In 1966, a phosphorus plant was built in the neighbouring town of Long Harbour, which was also a major source of employment.

Today, industrial growth and development in the region provides employment for many residents of the Town.

Population of Norman's Cove-Long Cove



2.3 Social Context

Population

In 2006, Norman's Cove – Long Cove had a population of 795, which has been declining consistently for two decades. In 1986, the Town had a population 1110. Since then, over a quarter (28.4%) of the population has departed. The current population is largely middle aged and older, with a median age of 45.

The challenge for the Town will be to ensure that there is adequate services and infrastructure for the growing population of elderly residents while at the same time trying to retain current and attract new, younger families to the Town.

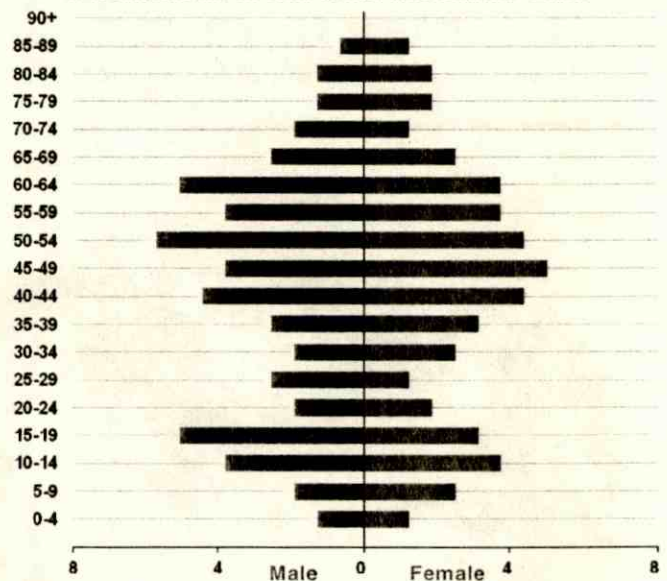
2.4 Economic Context

Employment and Labour

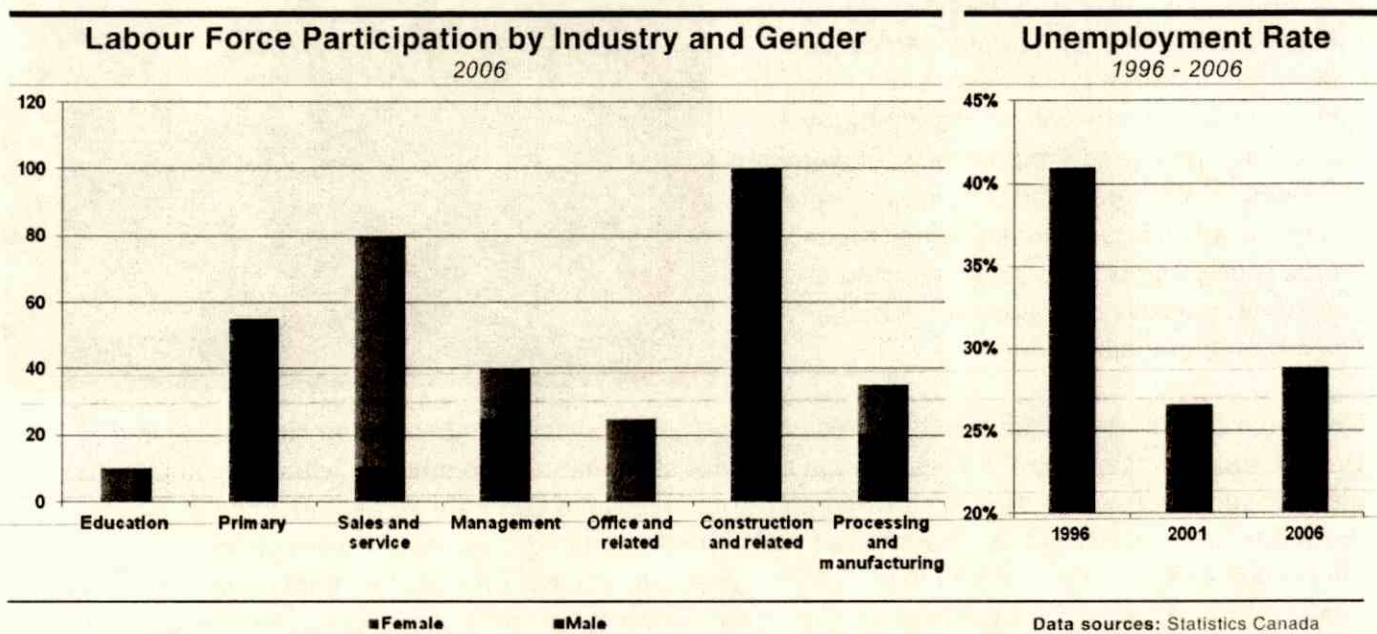
Traditionally, Norman's Cove-Long Cove has been a blue-collared community, with workers finding employment through ship-building, forestry, road and railway construction and mining. Today, this trend continues, particularly for males (as seen in the table below). In 2006, the construction industry employed 26.0% of the population – all of which were male. The primary industry was also completely male dominated and employed 15.6% of the population. Females, on the other hand, worked mostly in the sales and services and office industry. Both males and females found work in the processing industry – at plants like the fish processing plant in Long Cove. During the past two decades, the job market has been unstable, which is evident in the 1996 Census when 42% of the

Population Pyramid

% of population by age group and gender, 2006



workforce were unemployed – a likely consequence of the collapse of the cod stock and the effects it had on the provincial economy. Since then there have been improvements as the provincial economy has improved and employment opportunities in the region have increased.



Within the isthmus of Avalon Region, it is likely that The Town of Norman's Cove will continue to be a rural residential community. Its proximity to other major industrial developments at Bull Arm, Long Harbour and Come By Chance for example, will continue to provide long term, stable employment for the foreseeable future. As such, the Town has an opportunity to promote itself to workers in the region based on offering a quality living environment.

Tourism

The Town of Norman's Cove – Long Cove is a scenic community whose challenge is to lure visitors off the Trans Canada Highway to visit the community, experience the natural beauty, recreational trails and the harbour. The Long Cove Harbour Authority, supported by the Town Council, has plans to improve local tourism by marketing the Town as the home of the "Three Jolly Fishermen". Their plans include construction of a traditional fish stage, a cookhouse, washroom, laundry facilities at the harbour. In addition, there are plans to increase berth space for pleasure boats in the harbour. The Town also has an annual summer beach festival. Community coastal trails – the Ocean View Trail and the trail to Chapel Head provide opportunities for residents and visitors to experience the community. A third trail – the Lookout Trail – has fallen into disrepair and its use discouraged.

The Municipal Plan will need to accommodate uses that support tourism and economic development at the Harbour and so that economic development initiatives such as this can succeed and attract new business investment to the Town.

2.5 Environment Context

Landform and Geology

Norman's Cove – Long Cove features a long, meandering coastline with dramatic elevation changes. While this topography can cause challenges to urban development, it creates an interesting landscape with views of nearby islands, icebergs and the possibility of whale sightings. At an area near Long Cove, there is a geologically unique spot known by the locals as the "Long Rocks", featuring pink and green limestone, massive rock conglomerates and Cambrian quartz sandstone.



Two main river systems run through the community - Murphy's Cove Brook and Norman's Cove Brook. Norman's Cove Brook runs through an older section of the community where development along Riverview Avenue, Riverside Drive and Norman's Cove Lane are located in close proximity to the brook. In 2010, Hurricane Igor caused these brooks to flood, resulting in damage to infrastructure and buildings. The town is also vulnerable to other effects of climate change such as sea level rise. Combined with storm severe weather events that also cause storm surges, the low lying harbour and other coastal areas will be subject to erosion and flooding.

Environmental issues in the Town include the discharge of untreated sewage into the ocean. The Town's main sewage outfall is located on Norman's Cove Beach, a popular location for residents and visitors. As federal requirements for ocean discharge of sewage into marine receiving waters are made more stringent, the Town will have to consider alternative means of treating and disposing of wastewater.

Municipal solid waste was formerly disposed of at a Town owned and operated waste disposal facility which was also used by the neighbouring communities of Thornlea, Chapel Arm and Bellevue. However, as part of the Eastern Region Waste Management Committee, solid waste from Norman's Cove – Long Cove is transported to the Regional Integrated Waste Facility located at Robin Hood Bay in St. John's. The Norman's Cove – Long Cove waste disposal site was closed.

The former Colliers Bay Barite Mine located on the eastern side of Colliers Bay is now closed and the site rehabilitated.

Built Environment

The development pattern of the Town as it was in 1993 shown in the figure below has changed little over the past two decades. Development in the Town is spread out along Highway 201 which is the main route through the community. To the south, topography limits development to uses that front onto the main road. In Norman's Cove, residential sideroads extend inland and towards the coast line. Lands at the mouth of the harbour and around the sheltered inland harbour are dominated by fisheries and marine-related uses, including recreational boaters. Residential development

continues along the main road with several sidestreets to the limits of existing services. A new development known as the Murphy's Cove development has been approved for large lot single dwelling residential development serviced by wells and onsite septic systems. Phase I has been approved and is currently under development. The Town has also been approached to open up land for development on the northeastern end of the inner harbour for residential development. Previous amendments to the Municipal Plan also redesignated land for development in several areas of the town that are currently serviced or which could be serviced from the existing municipal water and sewer system.

Limited commercial development is located along the main road near the centre of the community. Community uses and open space areas consist of the area around the Lion's Club Recreation Centre and Swimming Pool and there are three playgrounds, a tennis court, basketball and volleyball courts.

Development Pattern of Norman's Cove – Long Cove

1993



2.6 Infrastructure

Roads, Water and Sewage

The Town continues to invest in water and sewer and servicing through a program of municipal capital works. This included a new water supply when the Town switched from reliance on community wells to a surface water supply from John Newhook's Pond which currently supplies water to approximately 65% of the Town's households by gravity feed. A new chlorination facility was constructed in 2006 and is located close to Murphy's Brook. The Town continues to invest in sewer servicing and road upgrading within the community through an annual capital works program. Stormwater is handled through open roadside ditches.

Emergency Response Services

The Town has a volunteer fire department, serving the Town and Chapel Arm. The department has twenty six volunteers, a training facility and three fire trucks.

Education

School age children in Norman's Cove – Long Cove travel to South Dildo for high school and Chapel Arm for elementary school. The town once had both a high school and an elementary school but they were both closed in 2000 and 2003 respectively.



3.0 Vision & Planning Goals

This Plan will provide important policies that will guide future development and allow for a more prosperous and sustainable future for Norman's Cove – Long Cove. A community vision and several key goals have been created to inform the Plan policies for the next ten years.

3.1 Community Vision

The Town of Normans Cove-Long Cove aspires to be a Town that provides a quality rural residential living environment within the isthmus of Avalon region, where the natural environment and scenic qualities of the town are valued and protected, and where a sense of community is fostered through community events, celebrations of heritage and good governance.

3.2 Community Wide Goals

Sustainable Growth and Management

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

Community Health and Well-Being

To enhance the physical and social well-being of residents by insisting on high standards for development so that the Town remains a pleasant place in which to live, work and visit.

Environmental Protection

To protect the long term health of our natural environment, the ecology of our streams, forests, coastlines and wetland areas for future generations.

Economic and Tourism Development

To foster a vibrant commercial sector that creates employment in marine industries, tourism and other sectors by working with community partners, business operators, the public and neighbouring communities.



4.0 Community Wide Policies

The Municipal Plan designates land within the Planning Area Boundary for general land uses that are deemed most appropriate for future development. Future Land Use Maps 1 and 2 identify the major land use categories for the Town of Norman's Cove - Long Cove.

Within the Municipal Planning Area, there are a number of policies which will apply generally to all types of development regardless of the location. The following policies shall apply throughout the municipality.

Objectives

1. Ensure that development occurs in an efficient, environmentally safe and responsible manner.
 2. Provide opportunities for home based businesses, and for the continuation of existing uses.
-

Community Wide Policies

Policy G-1 Growth Management

Infill development and development along existing roads are the preferred forms of new development. Empty buildings and lots provide an opportunity for new residential and commercial adaptive reuse within existing built-up areas of the Town.

Policy G-2 Servicing

Council will ensure that new development will not create unreasonable servicing demands or costs, and endeavour to encourage connection to existing municipal services wherever feasible. Council may require that any development within the Residential, Mixed-Use and Industrial Marine designations be connected to available municipal water and sewer services. Where it is not feasible to provide municipal sewer and water services, the Council may permit development subject to the approval of the Government Service Centre (Service NL).

Policy G-3 Public Utilities

The location and placement of utilities, including telecommunications structures may be permitted throughout the Planning Area. Council may require appropriate screening and buffering or other measures to minimize any negative visual or other impacts.

Policy G-4 Road Frontage and Access

All development must have proper road access and standard frontage onto a public road, the standards for which are set out in the Development Regulations. Where new roads are proposed, they must be constructed to Council standards before any building construction commences. Development requiring new streets, street extensions and services located outside the limits of servicing shall be constructed to Town standards at the financial responsibility of the developer. Ownership of new streets and service infrastructure will be required to be transferred, at no cost to the Municipality upon satisfactory completion.

Policy G-5 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.

Policy G-6 Development Agreements

The Town may require agreements for new developments involving residential, commercial, industrial or resource developments, and for the subdivision of land. Such an agreement will be negotiated between the developer and the Town, and include conditions for development and for financing of any services provided to the site which shall be constructed to municipal standards and consistent with the policies of this Plan and the Development Regulations.

Policy G-7 Home Occupations

It is Council's intent to foster growth of small businesses as home occupations in a manner compatible with surrounding land uses. Businesses in the form of home occupations may be considered in any residential dwelling in any land use designation. Business uses that consist only of an office in a dwelling will be a permitted use. 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-8 Non-Conforming Uses

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 this Plan comes into effect, may continue. Where a building or use exists which does not comply with the intent of this Plan, it shall not be substantially expanded. Minor extensions may be approved, and a change from one non-conforming use to a more acceptable use may be permitted.

Policy G-9 Signs

All signs within the Planning Area shall be developed in accordance with the standards set out in the Development Regulations.

Policy G-10 Waste Disposal Site Referral Buffer

All proposed development within the 1.6km buffer shown on the Future Land Use Map of the decommissioned Norman's Cove-Long Cove waste disposal site shall be referred to the Department of Environment and Conservation for evaluation.

Policy G-11 Protection of Community Trails

New development in Norman's Cove – Long Cove must take into account and provide for the continuation of traditional footpaths, right of ways, and trail networks in the community. In considering applications for development, or the use of a public right of way for access to private property, Council will ensure that pedestrian pathways remain open and accessible as a condition of approval. New development may be required to provide a separation buffer between a proposed development and existing trail or pathway. Over the planning period, it shall be a policy of Council to formally identify and map all traditional footpaths, right of ways and community trails which shall be protected when assessing future proposals for development.

Policy G-12 Conservation and Recreational Open Space

In order to preserve natural open space areas of land, conservation and recreational open space uses intending to leave the land in its natural state are permitted in all land use designations.

Policy G-13 Waterways, Waterbodies and Wetlands

The Town recognizes the natural and recreational value of rivers, streams, wetlands, and ponds. It shall be a policy of Council to protect the quality of local streams, rivers and wetlands by ensuring that all necessary Federal and Provincial approvals for development, including appropriate building setback requirements, have been obtained prior to issuing approvals or permits for development near these sensitive areas.

Policy G-14 Groundwater Protection

Where development is proposed that will rely on private wells and septic systems, it shall be a policy of Council to require an assessment of groundwater quantity and quality in accordance with the Provincial Department of Environment and Conservation Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Services by Individual Private Wells.

Policy G-15 Planning for Climate Change

It shall be the intention of Council to information and professional advice about the effects of climate change in the community and municipal infrastructure. Council shall ensure that proposed development in vulnerable areas are protected and appropriate for their area.

Policy G-16 Tourism and Heritage Development

Council will investigate opportunities for tourism development and establish a heritage committee with the goal of opening a museum. As part of this strategy, the Town will be marketed as "the home of the three jolly fishermen" and Council will protect and enhance the natural beauty of the Town and upgrade and maintain its trails.

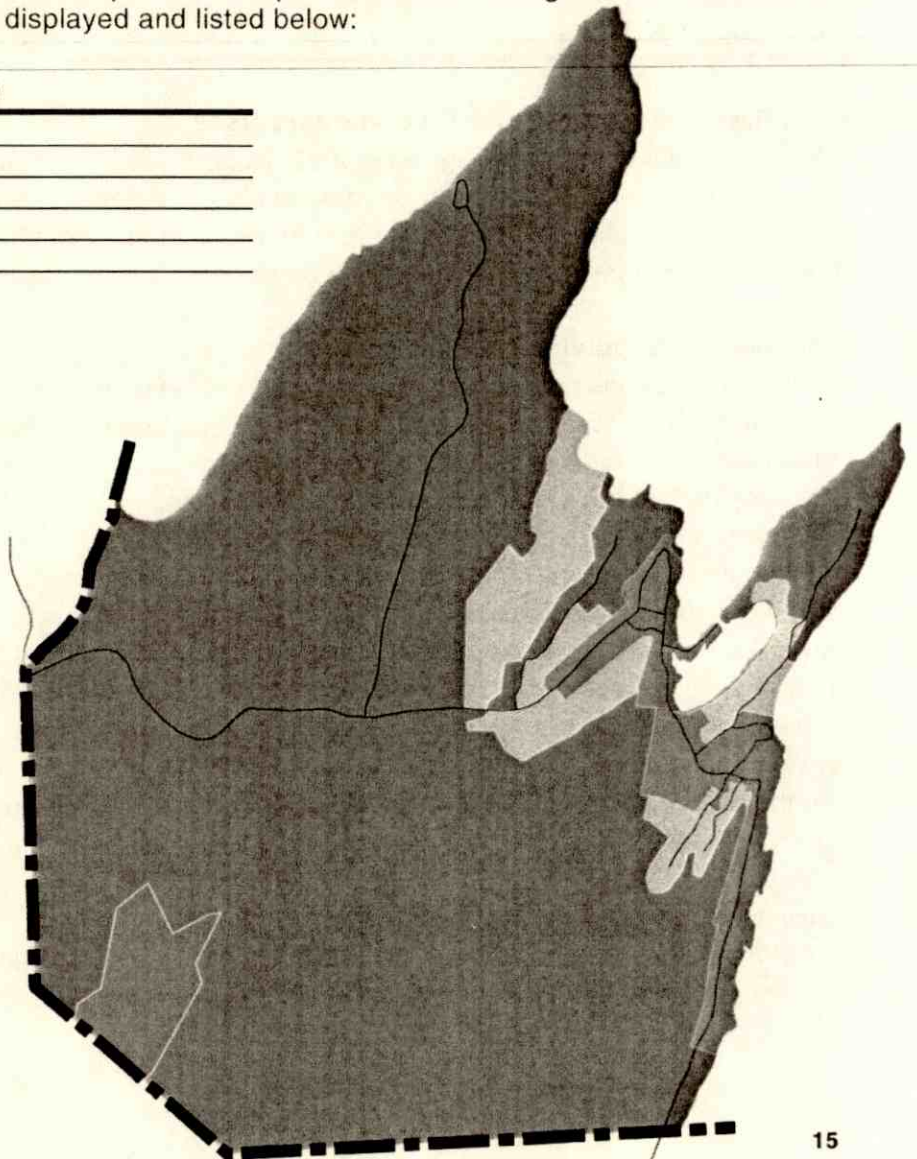


5.0 Managing Land Use

Land uses in Norman's Cove - Long Cove will be managed in accordance with the general land use policies set out in Section 4 of this Plan and policies for specific land use designations illustrated on the Future Land Use Map which are displayed and listed below:

Land Use Designations

Residential
Mixed Development
Industrial Marine
Rural
Protected Water Supply

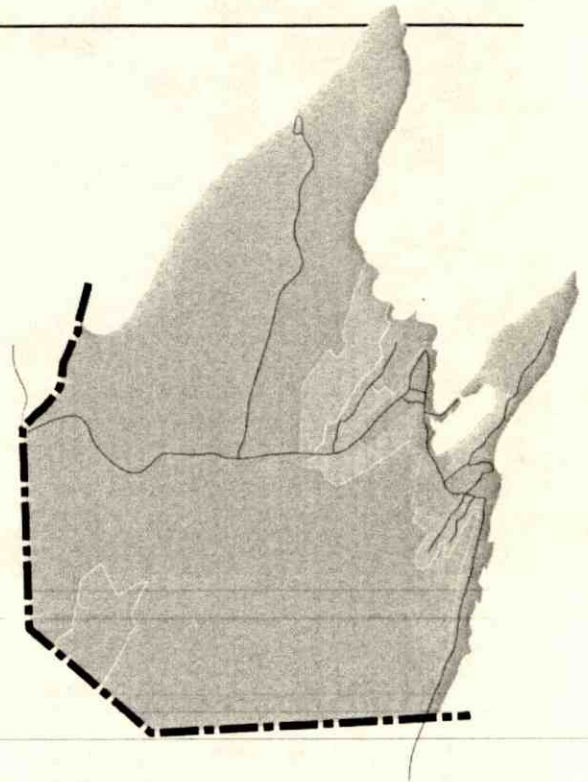


5.1 Residential

The designation is applied to existing residential areas, backland areas that are available for new development, and the previously approved but not yet developed Murphy's Cove residential development.

Objectives

1. To provide a sustainable residential area for future growth in the community.
2. To encourage and facilitate new residential developments in backland areas which are serviceable from the existing municipal water and sewer system.
3. To ensure a high quality of development that will attract new families to the community.



Residential Policies

Policy Res-1 Permitted and Discretionary Uses

The Residential land use designation shall accommodate primarily single and double dwellings. In this area, subsidiary apartments, residential boarding houses, home offices, medical, child care establishments, small scale agriculture and antennas are permitted. Mobile homes and home based professional and personal services may be permitted at the discretion of Council.

Policy Res-2 Subdivision Development

Residential subdivision development will only be considered for approval as part of a development agreement with a layout approved by Council. Proposed subdivisions will be subjected to evaluation for conformity with the goals, objectives and policies of this Municipal Plan and the requirements set out in the Development Regulations.

The developer shall be responsible for the cost of development, including all road, water and sewer extensions in accordance with Policy G-2. Preparation of land for subdivision development will be carried out in a way that respects the environment and provides for proper site drainage, avoids erosion does not contribute to pollution on or off site. Because mature trees prevent erosion, shield houses from wind and blowing snow and provide aesthetic benefits, developers will have regard to preserving mature trees when preparing a site for subdivision development. Council may require that the developer have an engineer or other qualified professional assess the impact that the subdivision development may have on the environment on site and on surrounding land and water.

Policy Res-3 Back Lot Residential Development

Notwithstanding Policy G-4, back lot development may be considered on a limited basis in areas designated for residential use on the Future Land Use Map. Such development may be considered where:

1. There is sufficient land for a lot to be developed, but topography or other constraints would preclude development of adjoining lands on a more comprehensive basis;
2. The lot will be serviced by municipal piped water and sewer;
3. The lot will have adequate access to an existing public street; and
4. There is no objection from abutting property owners who may be affected by the proposed development.
5. The development it would not prevent future development of adjoining undeveloped lands.

Policy Res-4 Development along Norman's Cove Brook

New residential development adjacent to Norman's Cove Brook in areas known to be susceptible to flooding, shall not be permitted. While the lands along the brook may be used for non-intensive uses such as nature trails, picnic areas and other passive recreational uses, new buildings such as sheds, and extensive renovations to existing dwellings shall be forwarded to the Water Resources Division, Department of Environment and Conservation for review and recommendation prior to approval by Council.



Policy Res-5 Rural Residential Subdivision – Murphy's Cove Development

An area of land to the north of Murphy's Cove Brook has received approval in principle by the Town for development of single detached dwellings on large lots. The area, known as the Murphy's Cove Development will be subject to the following conditions:

- a) The development shall be in accordance with a development plan, submitted and approved by the Town for the entire site;
- b) Notwithstanding Policy Res-1, permitted uses in this development are single dwellings (including subsidiary apartments, home office, conservation, recreational open space and antennas; Home-based business professional and personal service uses may be considered.
- c) The land shall be developed in phases in accordance with the development plan, beginning near the intersection with the main road, and progressing in adjacent phases towards the coastline;
- d) Each phase shall consist of not less than 14 lots, and no new phase shall commence until the previous phase is substantially built up;
- e) Each phase shall be subject to a subdivision development agreement between the Town and the developer
- f) A sufficient quantity and quality of groundwater must be available and shall be assessed in accordance with the Provincial Department of Environment and Conservation Groundwater Supply Assessment and Reporting Guidelines for Subdivisions.
- g) Historic public access to streams and ponds and the ocean-front is to be maintained, although in order to accommodate the residential development, certain paths and trails may be altered and/or incorporated into the recreational trail network of the development – these are to be identified on the approved comprehensive plan;

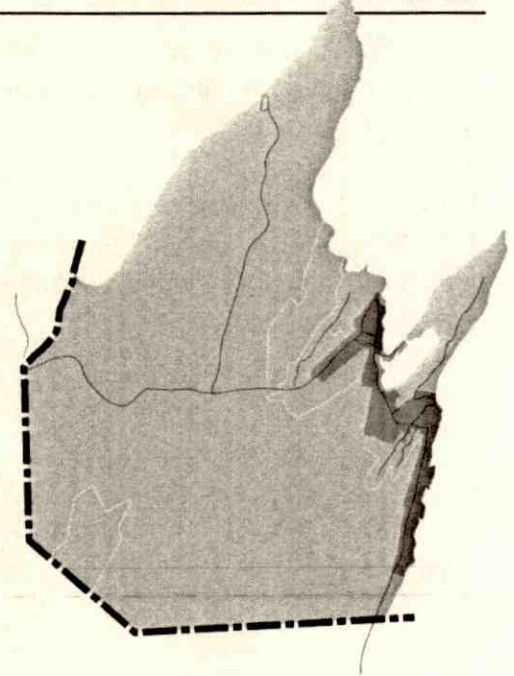
- h) waterways and wetlands are to be protected and suitably buffered from development.
- i) significant waterways and wetlands as identified on the comprehensive development plan and the coastal area are protected by a buffer of 30 metres as measured from the ordinary high water mark – if the embankment is steep, then the buffer is measured from the top of the embankment;
- j) all other waterways and wetlands as identified on the comprehensive development plan shall be protected by a buffer of at least 15 metres as measured above, although intermittent streams and drainage courses are exempted from this buffer unless otherwise protected under Provincial and Federal regulation.

5.2 Mixed Development

The Mixed Development land use designation applies generally to lands along Route 201. The area is one where a mixed-use pattern of development has evolved over time to include single detached homes, public uses, home-based businesses, restaurants, and commercial activity.

Objectives

3. To encourage infill development along existing public roads.
4. To continue the pattern of mixed land use along the main highway corridor.
5. To provide areas where highway-dependent commercial uses can locate in the Town.



Mixed Development Policies

Policy MD-1 Permitted and Discretionary Uses

Under the Mixed Development designation, residential land uses, such as single and double dwelling, apartments, townhouses, and subsidiary apartments are permitted uses. Non-residential permitted uses include home office, child care, medical, as well as small scale agriculture, antennas, conservation and recreational open space.

A variety of commercial, industrial, and public and assembly types of uses such as stores, banks, offices, schools, churches, cemeteries, arenas, civic, government buildings, and mobile homes may also be permitted in the Mixed Use land use designation.

Residential Uses

Policy MD-2 Residential Development

Residential development shall be in accordance with the Residential Land Use policies of this Plan.

Non-Residential Uses

Policy MD-3 Compatibility with Adjoining Uses

Non-residential uses in a Mixed Development Area may be considered where they will not cause a nuisance or hazard to adjoining residential properties. Such uses may be required to provide a buffer between the development and adjoining residential uses in the form of a fence, a separation distance, or other mean prescribed by Council. Adequate off street parking and loading space must be provided and pedestrian and vehicular access well-designed to ensure safety and efficient flow of traffic.

Council shall ensure that all areas for outdoor storage associated with commercial and industrial uses, including the storage of waste, is located in rear or sideyards, with appropriate screening and containment.

Policy MD-4 Access

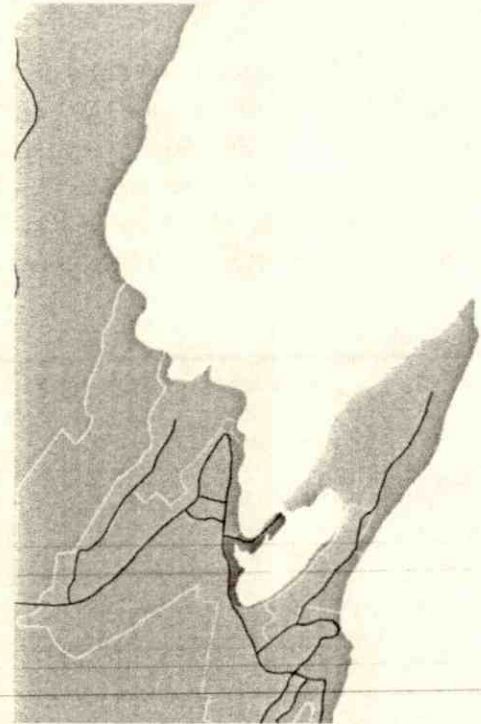
New development or redevelopment of an existing buildings, shall have well-designed access points that will enable the efficient and safe flow of vehicular and pedestrian traffic.

5.3 Industrial Marine

Lands around the inner harbour of Long Cove Pond are designated Industrial Marine. The area includes the existing wharf, associated buildings where commercial fisheries are based as well as the lands along the south eastern side of the inner pond where there are plans to develop facilities for recreational boaters.

Objectives

1. To ensure sufficient land for the continuation of the commercial fishery.
2. To encourage the development of recreational boating facilities in Long Cove Pond.
3. To develop the Harbour in a manner that encourages and supports economic development.



Industrial Marine Policies

Policy IM-1 Permitted and Discretionary Uses

Areas designated Industrial Marine shall permit marine uses associated with the fishing industry including wharves, docks, boat haul outs and storage yards, marine service facilities, offices, commercial and recreational boating, fishing sheds and other ancillary uses. This designation shall also permit restaurants and shops where they are part of a Harbour Development Scheme.

Policy IM-2 Harbour Development Plan

It shall be the intention of Council to support the Long Cove Harbour Authority in its efforts to develop tourism infrastructure around the harbour known as the "Three Jolly Fishermen Development" as well as development of the Marina. To facilitate this development, the following uses will be permitted in the Industrial Marine land use designation:

1. A fish stage, fish store and flake for use by local fishers, recreational boaters and the public;
2. Washrooms and laundry facilities, as well as a cookhouse for use by local fishers, recreational boaters and the public; and
3. A new Harbour Authority Office Building.

Policy IM-3 Waterways

Development of wharves or other structures within 15 metres from the highwater mark along Long Cove Pond shall be considered by Council in consultation with the Harbour Authority.

Policy IM-4 Planning for sea level rise

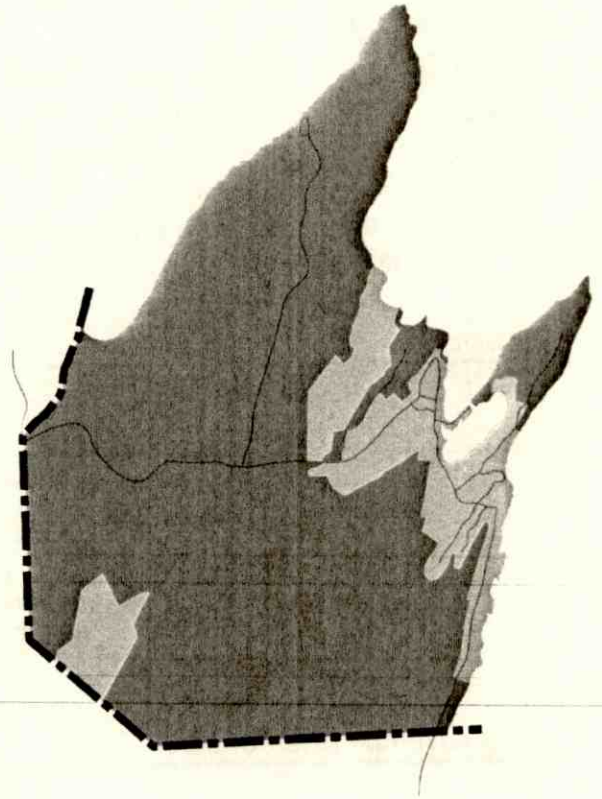
Construction of wharves, docks and marinas in the Industrial Marine designation, will be required to be designed to take into account the susceptibility of the area to the impacts of climate change such as sea level rise and storm surges.

5.4 Rural

The Rural designation includes areas outside the built up area of the community and lands identified for future development. Rural lands are set aside for rural resource uses such as agriculture, forestry and mineral working uses. Rural lands, where undisturbed, provide wildlife habitat and opportunities for passive recreation activities.

Objectives

1. To permit existing natural resource lands and associated uses to continue, and to preserve land for future development within the Town.
2. To allocate lands for resource development in a manner that is sustainable, ensuring their use by future generations.
3. To ensure that natural resource uses occur in a manner that is environmentally acceptable and does not conflict with the visual aesthetic of the community.
4. To address the visual impact of pits and quarries by requiring their rehabilitation once the aggregate material has been removed.



Rural Designation Policies

Policy R-1 Permitted and Discretionary Uses

Lands designated Rural are reserved for rural and resource based uses, such as forestry, agriculture and mineral exploration. Within the Rural Land use designation recreational uses such as hiking trails and parks will also be permitted. Other uses, such as cemeteries, general industry, scrap yards, mineral workings and antennas may be permitted. Single dwellings are not permitted unless they form a necessary part of an approved use such as an agricultural operation.

Policy R-2 Agriculture

Agriculture is permitted in the Rural land use designation subject to any requirements of the Department of Natural Resources and Agrifoods Branch. Agricultural uses shall be carried out in accordance with agricultural best practices for managing livestock wastes and general land use management.

Policy R-3 Chapel Head

It shall be the policy of Council to protect the coastal headland of Chapel Head and prohibit development, except for the development of public trails and other public trail-related amenities.

Policy R-4 Norman's Cove Lookout and Long Cove Lookout

The Norman's Cove and Long Cove Lookout points are community assets that enhance opportunities for recreation. These highpoints of land and trailways to access them shall be preserved.

Policy R-5 Mineral Workings and Mineral Exploration

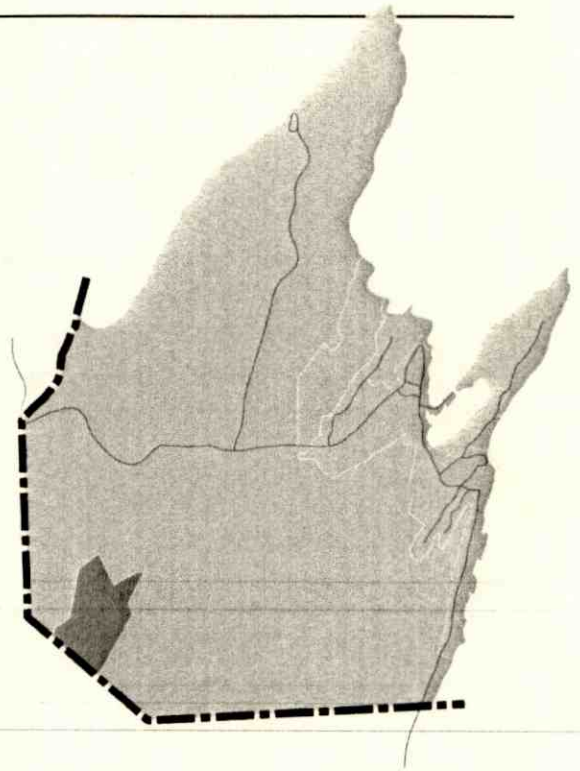
1. A separation buffer between residential and commercial development, and aggregate extraction or other mining operations shall be required to minimize land use conflict.
2. Accessory residential uses, in the form of employee accommodation may be permitted as a use accessory to the primary resource based use.

5.5 Protected Water Supply

The Town of Norman's Cove – Long Cove obtains its water supply from John Newhook's Pond, which is designated a Protected Water Supply Area under the Department of Environment Act. This important designation protects the water supply and its surrounding watershed.

Objectives

1. To ensure that Norman's Cove-Long Cove has an adequate supply of safe, high quality potable water.
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Protected Water Supply Policies

Policy W-1 Permitted and Discretionary Uses

Within the Protected Water Supply land use designation, only uses that are directly related to the functioning of the water supply system will be permitted. Other uses such as natural resource uses or passive recreation may only be permitted with the approval of the Department of Environment and Conservation Water Resources Management Division.

Policy W-2 Water Supply Protection

In addition to the protections offered under the Municipal Plan and Development Regulations, municipal water supplies are protected by the Water Resources Act. All proposed development in the Protected Water Supply shall be approved by the Department of Environment and Conservation before approval is granted by the Town Council.



6.0 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.

Objectives

1. Provide a safe, convenient and efficient street network in the community
 2. Investigate appropriate solutions for the collection and treatment of municipal sewage wastes.
 3. Ensure continued safety, supply and distribution of potable water in the community.
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Municipal Services Infrastructure Policies

6.1 Transportation

Policy MSI-1 Street Standards and Function

Council shall adopt road design standards specified in the Development Regulations in implementing this plan. All new road development shall conform to these standards. It is Council's intention to ensure the safety, maintenance and upgrading of Town streets as a priority for municipal capital works programming.

6.2 Water and Wastewater

Policy MSI-2 Drinking water distribution system

Council will monitor the capacity and quality of water in the Protected Water Supply Area of John Newhook's Pond and to ensure that the system provides an adequate supply of potable water to the community.

Policy MSI-3 Fire Flows

Council will ensure that the water distribution system in the community is maintained to provide sufficient water pressure in the event of a fire.

Policy MSI-4 Wastewater

Council will maintain the wastewater collection system to reduce the risk of damages due to extreme weather events by placing a priority on maintenance and upgrading before extending the piped sewer system.

Policy MSI-5 Waste Reduction Measures

The Town will continue to participate in provincial waste management strategies. To minimize costs of transporting and disposing garbage, Council will undertake initiatives to reduce household garbage encouraging residents and businesses to compost and recycle.



7.0 Implementation

The Norman's Cove - Long Cove Municipal Plan serves as the blueprint for the community's future development.

Successful implementation of the Plan involves:

- effective administration of the Plan;
- adoption of Development Regulations;
- adoption of annual municipal capital works budgets;
- preparing and implementing recommended studies;
- a consistent procedure for considering amendments to the Plan; and
- working in partnership with citizens, groups and organizations to achieve the collective goals of the Community.

7.1 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, policies and programs which it contains.

The boundaries between land use designations on the Future Land Use Map coincide where possible with roads, fences, property lines or other prominent physical features. Where a property proposed for development straddles more than one land use designation, minor adjustments to the boundaries between the land use designations may be made without amendment, to accommodate the 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, 2000*.

7.2 Development Regulations

To implement the goals, objectives and policies of the Municipal Plan, Council will prepare and adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act*.

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

In order for consideration of any proposals for an amendment to the Development Regulations (i.e., a rezoning), Council shall require a formal proposal to be submitted. Such a proposal must clearly show:

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

In its review of proposals for amendments to the Development Regulations, Council shall consider all appropriate policies set out in this Plan and have regard for the following:

- The financial ability of the Town to absorb any costs relating to the development;
- The adequacy of municipal water and sewer services, or where on-site services are proposed, the quantity of groundwater and physical site conditions to accommodate development;
- The adequacy and proximity of schools, recreation and community facilities;
- The adequacy of the road network in, adjacent to, or leading to the development;
- The potential for the contamination or sedimentation of watercourses or for erosion;
- Environmental impacts such as air, water and soil pollution and noise impacts;
- Previous uses of the site which may have caused soil or groundwater contamination;
- Suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses and wetlands;
- Compatibility of the development in terms of height, scale, lot coverage and bulk with adjacent properties; and
- That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town by-laws and regulations.

7.3 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 or Development Regulations; and

- Would result in significant expenditures of town resources for implementation.

Council shall follow the procedures and processes for public consultation as set out in the Development Regulations consistent with the requirements of the *Urban and Rural Planning Act, 2000*.

7.4 Amending and Reviewing the Municipal Plan

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

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

After five years from the date on which this Plan comes into effect, Council shall review the Plan and revise it if necessary. Revisions will take account of development which can be foreseen during the following 10 years. Amendment and review of the Plan shall be carried out in the same manner as this Plan was brought into effect.

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.

7.5 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 and contiguous growth of the community; and
- To facilitate redevelopment of a major non-conforming use where the redevelopment is either a conforming use or is consistent with the Municipal Plan.

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

7.6 Professional Advice

Council may obtain professional advice in regard to any proposed amendment to the Municipal Plan or Development Regulations or in regards to the evaluation of proposals for development within the community, where, in the opinion of Council, such advice is warranted.

7.7 Municipal Budget and Capital Works Program

Like most businesses, the Town has a budget which directs annual expenditures. Where and how the Town chooses to spend funds each year can have a significant impact on the future development. The various policies related to servicing in the Municipal Plan will be implemented through expenditures.



Appendices

Appendix A Future Land Use Map