

**TOWN OF CORMACK MUNICIPAL PLAN
2007 - 2017**

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WITH CONSOLIDATED AMENDMENTS

Updated as of July 22, 2014

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CORMACK
MUNICIPAL PLAN 2007 - 2017**

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

- a) adopted the Cormack Municipal Plan on the 13th day of September, 2007.
- b) gave notice of the adoption of the Cormack Municipal Plan by advertisement inserted on the 22nd day and the 29th day of September, 2007 in the Western Star newspaper.
- c) set the 10th day of October ²⁰⁰⁷ at 7:10 p.m. at the Town Hall, Cormack for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Cormack approves the Cormack Municipal Plan 2007 - 2017.

SIGNED AND SEALED this 11th day of October, 2007

Mayor: Warwick Hewitt
Warwick Hewitt

Clerk: Cynthia Fry
Cynthia Fry

Municipal Plan/Amendment
REGISTERED
Number 1195-2007-001
Date 13 NOVEMBER 2007
Signature [Signature]

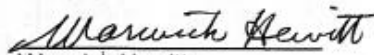
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CORMACK MUNICIPAL PLAN**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Cormack adopts the Cormack Municipal Plan 2007 - 2017.

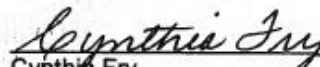
Adopted by the Town Council of Cormack on the 13th day of September, 2007.

Signed and sealed this 11th day of October, 2007.

Mayor:


Warwick Hewitt

Clerk:


Cynthia Fry

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP:



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1 INTRODUCTION

This document is a municipal plan for the Town of Cormack that has been prepared in accordance with the provisions of the Urban and Rural Planning Act of Newfoundland and Labrador. It is accompanied by the Town of Cormack Development Regulations which provides the land use controls necessary to implement certain land use policies of this municipal plan.

This municipal plan is a review of the Cormack Municipal Plan that was approved by the Minister of Municipal Affairs in 1987. The Urban and Rural Planning Act requires that a review be carried out every five years.

The Appendix to this Municipal Plan includes a review of the 1987 Municipal Plan and its relationship to the 2007 Municipal Plan, together with background material and estimates of development and future population.

2 INTERPRETATION

Sections 5 and 6 and the Future Land Use Maps, constitute the legally effective parts of the Cormack Municipal Plan. These sections set out the land use policies for the Cormack Municipal Planning Area. These policies are given effect under the Urban and Rural Planning Act and the Cormack Development Regulations.

The boundaries between the different land use designations 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. Therefore, where necessary, minor adjustments may be made to these boundaries for the purpose of implementing the Plan or the Development Regulations.

3 RATIONALE

The Town of Cormack decided to proceed with the review of its 1987 municipal plan because the plan had become badly out of date and increasingly difficult to administer well.

Also, the Town has become very interested in promoting development of the community's resources in a way that still retains the community's focus on the agriculture industry. This development focus includes fostering compatible tourism activities and developing an agricultural centre of excellence at the site of the Community Centre and Town Hall. The Town hopes that the Plan will play a role in furthering this objective.

4 KEY ASSUMPTIONS - DIRECTIONS FOR THE FUTURE

Based on research, observation, preliminary consultations and planning practice, certain major assumptions are made which help to guide the objectives and policies governing land use in Cormack. These are set out below.

Cormack is expected to remain largely stable in population within a range of six to seven hundred persons because of a strong agricultural industry base that has potential for diversification and tourism and related employment opportunities being created in the Humber Valley and Gros Morne National Park.

Housing activity is going to remain limited insofar there are constraints on residential development in the form of:

- < agricultural land use policies which affect the locations available for non farm residences and the attractiveness of Cormack for residential development due to the impacts of agricultural operations;
- < lands set aside for forestry and minerals related activities and impacts of such activities of such uses on residential development;
- < the hydrogeology of the area which creates water supply and quality issues in certain areas, high water tables.

However, Cormack is a well-located attractive community that can attract a certain type of residential development, and that with careful planning can overcome manage some of the constraints.

Two major areas have been set aside for housing by the Town in the two nodes - one south of Veteran's Drive and bounded by Willow and Juniper (Lot 49 area), and the other located across from the Community Centre next to Aspen Avenue (Lot 13).

- ◆ Senior's Housing/Retirement Community Concept - The Town is planning to expand activities and services for seniors while attracting seniors to the Town. (Source: Town of Cormack Web Site)

Cormack is well situated with respect to the services, amenities and recreational facilities required by retirees and those persons simply seeking a lifestyle change.

- ◆ Commercial and public development is going to be modest insofar Cormack residents and visitors have ready access to services provided elsewhere. Major public and commercial services are available nearby in Deer Lake.

❖ Agriculture is an extremely important activity. While dairy farming is on the upswing, there is also a mix of agricultural activities in Cormack, including beef production, mink farming, mixed crops - and possibly specialty crops in the future.

Agriculture also provides a basis for research related activities, such as a centre for agricultural excellence and the environmental excellence initiative. It could also have a role in the sustainable communities initiative. Several of these initiatives are currently being pursued by the Town Council and volunteers.

❖ Forestry is a relatively minor industry in Cormack. Forest lands include private and crown land forestry areas and include several Federal-Provincial research sites. There are a number of sawmills in Cormack, but the number is being reduced.

The area north of Dead Water Brook is set aside for forestry. It is anticipated that this area will be eventually converted to agricultural uses. Also, there is a forest resource management area between the Viking Trail and the western boundary of Cormack. Exclusive of the quarry and highway commercial uses, this area is used for domestic cutting. This area also may be converted to other uses over time. Part of the area has already been taken over for a quarry and highway commercial development.

❖ Mineral Resources

Except for quarry materials - namely construction aggregates, and an agricultural limestone quarry there is as yet no commercial deposits of mineral resources. Exploration is being carried out for oil and gas and uranium.

The expectation is that commercial finds of oil and gas or other minerals are some years off. It will be assumed that there are no commercial finds during the life of this Plan. However, should this assumption prove incorrect, then a major amendment to this Plan will be required.

❖ Waterways and wetlands - There are significant waterways within Cormack, not the least of which are the branches of the Rocky Brook and Dead Water Brook -the latter a designated salmon river. Rocky Brook West, Rocky Brook Main, Rocky Brook Middle and Rocky Brook West are deemed to be salmon and trout (salmonids) bearing tributaries of the Upper Humber River.

Major wetlands near the Town's boundary with Reidville are identified and protected.

The conservation and protection of waterways is essential, as is the protection of major wetlands feeding these waterways. However, consideration has to be given to allowing the agricultural development of certain wetlands adjacent farming operations.

◆ A regional solid waste disposal system (Cormack presently uses the Deer Lake Landfill) may be put into operation during period covered by the Municipal Plan. In line with contemporary thinking as articulated in the recently released Provincial solid waste strategy, it will place a very heavy emphasis on recycling and consolidation of landfill sites.

CORMACK MUNICIPAL PLAN
OBJECTIVES AND POLICIES

5 OBJECTIVES

The basic objective of the Plan is to create a set of policies a policy are to ensure that Cormack:

- a) remains a vibrant and progressive agricultural community, a centre of agricultural excellence through measures that foster and protect agriculture and develop agriculture related research, heritage and tourism activities;
- b) maintains a strong population base, that includes retirees, seniors and part-time residents;
- c) realizes the potential of its mineral resources;
- d) retains the landscape and beauty of the natural setting that defines the community - which includes the tree screen along Veteran's Drive, the sheltered areas along the major streams and brooks and the major wetlands.

6 LAND USE POLICIES

6.1 General Development

6.1.1 Future Land Use Designations and Policies

All development within the Cormack Planning Area shall be managed in accordance with the general land use policies and designations set out in the ensuing sections. These designations are shown on the Future Land Use Maps.

To identify land for the future development needs of Cormack, the following land use designations are established in the Plan and designated on Future Land Use Maps:

- a) Residential Hobby Farm
- b) Mixed Use Development
- c) Community Centre
- d) Rural Mixed
 - e) Highway Commercial
- f) Agriculture
- g) Mineral Workings
- h) Resource Development
- i) Comprehensive Resource Development Area
- j) Environmental Protection – Highway
- k) Environmental Protection.

6.1.2 General Development Policy

The general development policy is largely continued from the previous Plan. The key elements are set out below.

- (1) Maintain a significant agricultural land base and allow for the expansion of this land base.
- (2) Development Nodes: Two intensive development nodes - concentrate nonfarm, predominantly residential, development in two nodes - one in the immediate vicinity of Larch, Oak Crescent, Willow and Veteran's Drive (designations Mixed Use Development and Residential Hobby Farm), and the other further east in the vicinity of the Town Hall/Community Centre (Community Centre designation) lying between Aspen and Maple (Mixed Development).

The Community Centre is to be that - a multi-purpose civic and cultural area that includes or will include civic offices, library, a church, cemetery, future museum, an agricultural centre of excellence and other important community and cultural facilities.

As demand warrants, these nodes can be expanded through the amendment process.

- (3) Rural Mixed Uses: As a continuation of the traditional land use pattern (Veteran's Drive used to be part of the Trans Canada Highway) allow a combination of commercial and rural uses along Veteran's Drive east up to where the major farms begin. Agricultural and forestry activities are permitted in this corridor along with single dwellings, while other uses, including various commercial uses are treated as discretionary uses under the Rural Mixed designation.
- (4) Highway Commercial Area: Concentrate highway commercial businesses along the Viking Trail (Highway 430) under the Highway Commercial designation.
- (5) Natural Environment: Protect the major water courses and wetlands under the Environmental Protection designation. Preserve the Crown Land Windbreak that runs along Veteran's Drive.

6.1.3 Conditions - All Development

(1) Uses Permitted In All Designations

Accessory buildings and uses, antenna, conservation, public utilities and recreational open space and trails are allowed in all designations as either permitted or discretionary uses.

(2) Development and Roads and Services

New development shall make efficient use of existing roads and infrastructure. Council shall further ensure that new development will not create unreasonable servicing demands or costs, or create a situation in which municipal water and sewer services are required. No new public roads shall be developed unless they are included under the Municipal Servicing Limits Agreement.

Council may refuse permission for a subdivision or any development where in its opinion it is uneconomical to provide all requisite services, including road maintenance, garbage pickup and fire protection.

(3) Water Supply and Waste Disposal Systems

Development on private water and/or waste disposal systems shall be approved by the Department of Government Services and all other appropriate agencies before a permit is issued by the Town.

(4) Compatibility of Uses, Buffers and Screening

Council shall ensure as much as possible that new development will not negatively affect existing and proposed land uses by creating a hazard or nuisance such as noise, dust, odour or unsightly appearance. Council may require a developer to provide appropriate screening or to undertake other measures to minimize negative off-site effects.

6.1.4 Accessory Buildings and Uses

Although allowed under Section 6.1.3 (2) of this municipal plan, accessory buildings and uses shall be subject to the conditions set out in this municipal plan and the development regulations.

An accessory use is defined under "Newfoundland Regulation 3/01 - Development Regulations under the Urban and Rural Planning Act, 2000" as "a use that is

subsidiary to a permitted or discretionary use and that is customarily expected to occur with the permitted or discretionary use.”

6.1.5 Advertisements and Signs

Advertisements and signs shall, while complying with requirements for safety and convenience and promoting the businesses and resources of Cormack, shall be designed and located in such a way as to contribute to the overall attractiveness of Cormack.

6.1.6 Agriculture

Agricultural uses are regulated by the Town and the Provincial Government, subject to the Farm Practices Act and other relevant legislation. Agricultural uses shall be approved by both the Department of Natural Resources and the Town, together with other appropriate agencies.

6.1.7 Residential Development and Agriculture

(1) The general policy is that regardless of the Plan designation, no residential development shall be allowed to impede the appropriate (Farm Practices Act) agricultural activities, and any permit for a dwelling shall contain a provision to the effect that the applicant acknowledges that she or he is residing in an agricultural area. Separation distances and other provisions that typically affect the location and type of agricultural activities in respect of residential development, and residential development in respect of agricultural activities, may not always apply.

(2) Severance of land from a farm for a dwelling can only be entertained if the severance does not prejudice the operation of the farm and is approved by the Agrifoods Division of the Department of Natural Resources along with the Town. Once the severance or subdivision has occurred, and this applies to lots previously created under the “Sons and Daughters” clause of the Land Development Act or previous Plan policies, *no further subdivision of such lots shall be allowed* until such time as they are designated for residential purposes.

(3) The Development Regulations shall contain provisions concerning the above, and furthermore can determine the conditions under which a dwelling in addition to the principal farm dwelling can be allowed on a farm.

(4) Within the Agriculture designation and zone, subject to the approval of the Agrifoods Division, the Town can allow the development of an existing parcel

of land for a non - farm dwelling, provided that parcel is not being used for agricultural purposes.

6.1.8 Archaeological and Heritage Resources

Archaeological sites and discoveries are protected under the *Historic Resources Act, 1985*. If such a site is discovered, development shall stop and the Provincial Archaeology Office of the Department of Tourism, Culture and Recreation consulted. Also, if any major development is proposed, this Office shall be advised before an approval is granted by the Town so that the necessary research can be carried out before construction begins.

6.1.9 Comprehensive Development

At the discretion of the Town a comprehensive development containing one or more individual developments may be permitted as a single comprehensive development.

While the use classes and overall density of the comprehensive development must comply with the use zone schedule of the zone in which it is located, other standards can be modified or waived.

The development must be compatible with adjacent development .

Water supply and waste disposal services for the development must be approved by the Government Service Centre and other appropriate agencies. The Town may require that a communal water supply and waste disposal service be provided by the developer and maintained by the developer and/or owners of the development.

6.1.10 Crown Land Windbreak

The Crown Land Windbreak which was established along Veteran's Drive to prevent soil erosion and reduce snow drifting shall be maintained in its treed state. Subject to the approval of the Crown Lands Administration Office of the Department of Environment and Conservation and the Town, access to a property abutting the Windbreak may allowed provided:

a) a plan showing the exact location and dimensions of the access is submitted and approved; b) it is the only way that the property can be accessed; and, c) only the minimum amount of land required for the access is used and

the minimum amount of vegetation is removed.

6.1.11 Discretionary Uses

Unless it is specifically set out as a discretionary use under the Municipal Plan, the Town may determine that a use should be identified as a discretionary use under the Development Regulations, where, in its opinion:

- a) the use is likely to have an impact on the predominant uses of the zone and that in order to mitigate this impact it is desirable to consult with the public and possible affected parties prior to issuing, issuing subject to conditions, or refusing a permit;
- b) that to ensure that the discretionary use is compatible with nearby uses and the predominant uses of the zone it is necessary to attach conditions to an approval that differ from the standard conditions under the Development Regulations.

6.1.12 Environment

In reviewing an application for a permit, the impact of a development on the land, marine and air environment of the Planning Area shall be considered and Provincial policies on the environment adhered to.

A number of these issues are addressed under separate sections of the Municipal Plan.

6.1.13 Forestry

Forestry takes place in woodlots on properties that are mainly agricultural in nature, on the Crown reserve north of Deadwater Brook, and in the domestic cutting area located between the Northern Peninsula Highway and the Old Bonne Bay Road (the western boundary of Cormack).

Forestry uses shall be approved by both the Department of Natural Resources and the Town, together with other appropriate agencies.

6.1.14 Mineral Exploration

(1) Subject to the other provisions of this Municipal Plan, mineral exploration which is not classed as development by virtue of appreciable soil disturbance, construction of access roads, noise, odour and appearance can be permitted anywhere in the Town, provided that adequate notification is provided to the Town.

(2) Mineral exploration which is classed as development shall be permitted in the Agriculture, Resource Development and Comprehensive Resource Development Area designations, provided that adequate provision is made for buffering /and or other means of reducing or eliminating the impacts of the exploration on uses of land such as agricultural operations, residential uses including farm dwellings, tourist accommodation facilities and important waterways and wetlands.

Where there is soil disturbance, the developer shall provide a site restoration surety and/or other satisfactory guarantees of site landscaping to the Town.

6.1.15 Mineral Workings

Provided that adequate provision is made for screening and/or buffering, environmental protection and site reinstatement, mineral workings are a permitted use in the Agriculture and Resource Development designations, and a discretionary use in the Rural Mixed, Highway Commercial and Comprehensive Resource Development Area designations.

A permit shall be obtained from the Department of Natural Resources, Mineral Lands Division for a mineral working before any approvals are given by the Town.

6.1.16 Recreational Open Space and Trails

Where recreational open space, in particular trails for motorized vehicles such as snow-mobiles and dirt bikes and all-terrain vehicles, occur in areas where other uses can be hindered or negatively affected - whether they be agricultural areas, forestry areas, mineral workings, environmentally sensitive areas and even residential areas - they may be refused outright, or subject to controls that control impacts.

Permission to allow recreational open space and trails may or shall only be granted where:

- a) the proposed use shall not interfere with adjacent agricultural and other natural resource uses by virtue of noise, increased traffic or other activities;

- b) the proposed use shall not prejudice the continuation of existing agricultural and other natural resource uses and operational practices which may not be compatible with the proposed use;
- c) applications for recreational open space uses shall be referred to the Department of Natural Resources before approval is granted by the Town.

Wherever space and terrain characteristics allow, the appearance and use of well known trails shall be protected by buffers that separate the trail and other forms of development. Within the buffer the retention of the natural vegetation is encouraged.

6.1.17 Seismic Station Buffer

The buffer of the seismic station located just off the Viking Trail (Highway 430) overlaps into the Cormack Planning Area as shown on the Future Land Use Map 1.

Any activity or development likely to create a major soil disturbance is to be referred to the Department of Natural Resources Canada before the activity or use starts.

6.1.18 Site Development

Before approving a development, the Town shall consider the adequacy of site grading, drainage and landscaping and the potential of the development to cause erosion onto and pollution of adjacent development and lands and bodies of water receiving run-off from the site, and other similar matters.

The Town shall ensure that the proposal is not inappropriate by reason of:

- a) precipitating or contributing to a pollution problem in the area; or b) causing erosion and/or sedimentation.

6.1.19 Solid Waste Disposal Site Buffer

The Deer Lake Landfill (Solid Waste Disposal Site) and Incinerator has a buffer of 1.6 kilometres in radius from its centre. This buffer overlaps into the Cormack Planning Area. Residential development within this buffer shall be referred to the Department of Environment and Conservation for approval before any permit issued by the Town.

6.1.20 Waterways - Buffers

- (1) A protective buffer of undisturbed soil and vegetation shall be preserved along the shoreline of all except very minor waterways and drainage courses. The buffer shall be sufficient to prevent erosion, retain natural drainage features, prevent siltation, preserve public access and protect fish habitat.
- (2) Subject to the appropriate approvals and reviews, only trails and accessory uses, and uses requiring direct access to a body of water may be permitted in these buffer areas.
- (3) The matter of adequate and usable legal public access to the waterway may be used as a consideration in the review of an application for a structure within a buffer and/or waterway.
- (4) Any activity that has the potential to affect fish habitat shall be sent to Fisheries and Oceans Canada for review.

6.1.21 Wetlands

Cormack contains numerous wetlands, particularly in the area bordering the Town of Reidville. These and other wetlands in Cormack, which are areas saturated by surface or ground water sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in the saturated soil conditions, including swamps, marshes, bogs and similar areas -are significant in that they help to moderate drainage flows and filter pollutants. They also support interesting and important plants and wildlife.

Some wetlands can be drained and treated to become arable land and commercial peat-bogs. However, the others should wherever feasible be protected as well or developed in such a way as to minimize damage.

The major wetlands along or near the Reidville border are protected by the Environmental Protection designation. These protected wetlands were identified from aerial photographs as having areas of open bodies of water and being well separated from existing fields.

6.1.22 Wind Mills, Wind Turbines and Wind Farms - Utility

Utilities, which include wind mill, wind turbines, wind farms, together with access roads and associated facilities, are subject to the approval of relevant

provincial and federal departments and agencies and public utilities.

The design and location of such utilities shall take into consideration their impact on nearby land uses and persons, the environment and archaeological resources within the Town, along with other matters that the Town may deem to be significant.

Utilities within the built-up areas are limited to single wind mills or wind turbines designed and sized to serve particular properties.

To prevent damage to persons and properties due to the failure of windmill or any of its components or the shedding of ice, the Town shall ensure that there is adequate separation distance between the windmill and nearby structures and properties.

The design, construction and location of a windmill shall be certified by a competent professional who has consulted with the required agencies.

6.2 Residential Hobby Farm Designation

The Residential Hobby Farm designation is a residential designation in which allows dwellings and limited agricultural activity on large lots together with other compatible uses. Restrictions are imposed on agricultural activity to ensure that it is compatible with the low density residential nature of the designation. The non - residential uses may be treated under the Development Regulations as permitted or discretionary uses.

6.3 Mixed Use Development Designation

The Mixed Use Development designation is designed to allow residential and compatible commercial, light industrial, public, public utility and utility (see Section 6.1.22 - Wind Mills, etc.) developments in selected areas as either permitted or discretionary uses.

Non residential uses shall be compatible in use, scale and appearance with the surrounding area and shall not impose a nuisance or hazard on adjacent residential properties because of noise, dust, fumes, hours of operation, parking, traffic, appearance, outdoor storage, site design or other factors. Council may require the business to be suitably buffered or screened so to minimize its impact on nearby residential properties and the character of the residential area.

6.4 Community Centre Designation

The Community Centre designation is established to allow a wide array of public uses in the area of the Town's present community centre off Veteran's Drive.

6.5 Rural Mixed Designation

The Rural Mixed Designation extends north easterly along Veteran's Drive from Rocky Brook to each of the "community nodes - the mixed use development and community centre areas - to a point on Veteran's Drive where the Crown Land Windbreak stops - approximately two kilometres north east of Spruce Avenue. This is a very attractive area with dwellings and businesses well set back from the road and screened by the trees of the wind break.

The primary use in this category is agriculture. Forestry is also permitted. Residential uses and certain types of public uses, public utilities, utilities (wind farms, etc.) and businesses can be allowed as either permitted or discretionary uses in this designation provided that these do not interfere with agricultural or forestry activity.

The general policy is that regardless of the Plan designation, no development shall be allowed to impede the appropriate (Farm Practices Act) agricultural activities, and any permit for a commercial use shall contain a provision to the effect that the applicant acknowledges that she or he is operating a business in an agricultural area. Separation distances and other provisions that typically affect the location and type of agricultural activities in respect of commercial development, and commercial development in respect of agricultural activities, may not always apply.

Severance of land from a farm for a business can only be entertained if the severance does not prejudice the operation of the farm and is approved by the Agrifoods Division of the Department of Natural Resources along with the Town.

The area of land to be severed from a farm shall not exceed the minimum area required for the proposed use, including access, required yards, buildings and on-site well and septic system. Furthermore, a severance of land from a farm shall be limited to lands in the Rural Mixed Designation, and no portion of a severed parcel shall be located in the Agriculture land use designation. Once the severance or subdivision has occurred, and this applies to lots previously created under the "Sons and Daughters" clause of the *Land Development Act* of previous Plan policies, no further subdivision of such lots shall be allowed until such time as they are designated for commercial purposes.

[MPA-2010-1](#) and [NL Gazette](#)

Any requests for development in the Rural Mixed designation shall be reviewed by the Departments of Government Services and Natural Resources. Other agencies shall be consulted as appropriate.

6.6 Highway Commercial Designation

The Highway Commercial designation is applied to selected sites along the Viking Trail and is designed to primarily accommodate commercial uses and other light industrial, residential (commercial - residential), public, public utility and utility (wind mills, etc) that are compatible with a location along the Viking Trail and the main commercial uses.

6.7 Agriculture Designation

See also Section 6.1.7 of this Municipal Plan.

The Agriculture designation accommodates agricultural and forestry uses together with uses that complement these primary uses and/or are essential to the primary uses. Other uses can be allowed as permitted or discretionary uses provided that they do not negatively affect the agricultural use and potential of this designation.

All uses in this designation are subject to the approval of the Agrifoods Division of the Department of the Natural Resources.

Campgrounds and RV parks and commercial residential uses can be allowed as a discretionary use in the Agriculture designation, provided:

- a) the development is part of a development that is located in the Mixed Use Development or Rural designation;
- b) the development does not intrude excessively into the Agriculture designation and will not have a negative effect on nearby agricultural or forestry uses;
- c) the development is granted approval by the Departments of Natural Resources and Government Services before a permit is issued by the Town.

6.8 Mineral Workings Designation

This designation is applied to major and long term mineral workings sites. Only uses compatible with mineral workings are allowed as either permitted or discretionary use

Any use and mineral working must be approved by the Mineral Lands Branch of the Department of Natural Resources, as well as the Town and other applicable agencies

No residential uses or other uses that would affect the development of the designation for mineral workings or mineral exploration are allowed.

6.9 Resource Development Designation

The Resource Development designation is primarily designed to accommodate forestry uses in the area between the west side of the Viking Trail and the Town boundary. Portions of the original domestic cutting area have been converted to highway commercial and quarrying operations. Other compatible uses, including mineral workings, public utilities, wind mills, etc., agriculture, and recreational open space, together with general industry can be allowed as permitted or discretionary uses provided the forestry uses are not negatively affected. However, a single dwelling, either as free standing or accessory use single dwelling is a prohibited use class in this designation.

6.10 Comprehensive Resource Development Area

The area north of Deadwater Brook is designated as a Comprehensive Resource Development Area. This area is presently forested and is part of Forest Management Plan District 16 for which a five year operating plan, operating period April 1, 2002 to March 31, 2007 has been approved.

Parts of this area have been treated silviculturally by the Department of Natural Resources, and it is regarded by the Department as a valuable source of timber.

As the timber is harvested, this area also has potential as an expansion area for agricultural uses. Furthermore there are also several eskers in this area which can eventually be mined for construction aggregates.

Until such time as a development plan is adopted and approved by the Department of Natural Resources and the Town, the only permitted uses in this area are:

a) conservation; b) mineral exploration.

The discretionary uses in this designation are:

a) agriculture; b) forestry; c) mineral workings; d) public utility; e) recreational open space and trails.

Whether or not such uses are accessory, residential uses are not permitted in this designation.

6.11 Environmental Protection - Highway Designation

Except where it's been designated Highway Commercial, a buffer of 100 metres as measured in both directions from the centre-line of the Viking Trail (Highway 430) is maintained. This area is designated Environmental Protection - Highway.

Subject to the approval of the Department of Transportation and Works, the Government Service Centre and the Town, the only uses permitted in this designation are conservation, public utility and recreational open space and trails.

Signs shall be located and designed so as to be attractive, informative and in compliance with provincial and Town policies on signage.

6.12 Environmental Protection Designation

The Environmental Protection designation is applied to well-defined areas along or around selected waterways and wetlands to ensure that their integrity is maintained. One of the areas included is the Veteran's Drive entrance to Cormack which is closely bounded on the north west side of Veteran's Drive by Rocky Brook West.

The intent is only to allow those uses which are entirely compatible with the conservation of environmentally sensitive areas. Only conservation uses are permitted uses in this designation. However, subject to the appropriate approvals and reviews, trails and accessory uses, and uses requiring direct access to a body of water may be permitted in this designation

All development in this designation is subject to the approval of the Department of Environment and Conservation and the Department of Fisheries and Oceans.

6.13 Viking Trail - Highway 430 - Protected Road Zoning Plan

Development within 100 metres of the centre-line of the Viking Trail (Route 430) is subject to review by the Government Service Centre of the Department of Government Services before a permit is issued by the Town.

6.14 Building Near Highways Regulation -Viking Trail (Highway 430) and Veteran's Drive (Highway 422)

Highways 430 and 422 are subject to the Building Near Highways Regulations 1997.

No development shall be permitted within 20 metres of the centre-line of the Viking Trail or within 15 metres of the centre-line of Veteran's Drive without the permission of the Minister of Transportation and Works.