URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

THE TOWN OF COX'S COVE

MUNICIPAL PLAN, 2019-2029

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

1. adopted the Municipal Plan, 2019-2029 for the Town of Cox's Cove on the 16th day of July, 2020.

2. gave notice of the adoption of the Municipal Plan, 2019-2029 for the Town of Cox's Cove by posting notices at the Town Hall building, Post Office and local stores, Joy's Variety and C.C. Pharmacy, for 30 days and by publishing the notice on the Town Clerk's Facebook page on July 17, 2020 and August 17, 2020.

3. set the 19th day of August, 2020, for the receipt of public hearing objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Cox's Cove approves the Municipal Plan, 2019-2029 for the Town of Cox's Cove as adopted.

SIGNED AND SEALED this 6th day of November, 2020.

Mayor: Tony Wells

Town Manager: Lena Sheppard

Municipal Plan/Amendment
REGISTERED

Number 1235-2021-000
Date April 30, 2021
Signature

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF COX'S COVE

MUNICIPAL PLAN, 2019-2029

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000,* the Town Council of Cox's Cove adopts the Town of Cox's Cove Municipal Plan, 2019-2029.

The Municipal Plan, 2019-2029 was adopted by Town Council of Cox's Cove on the 16th day of July, 2020.

Signed and sealed this 6th day of November, 2020.

Mayor: Tom Wells

Town Manager: Anna Sheppard

CANADIAN INSTITUTE OF PLANNERS (MCIP) CERTIFICATION

I certify that the Town of Cox's Cove Municipal Plan, 2019-2029 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000* of the Province of Newfoundland and Labrador.

AMyers

Anna Myers, Member of Canadian Institute of Planners (MCIP)

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OVERVIEW

The Town of Cox's Cove is a rural coastal community that is situated within an outstanding natural setting of the western shore of Middle Arm in the Bay of Islands on the west coast of Newfoundland, approximately 16 km from the Gulf of St. Lawrence. The community has a detached geographical location, being at the terminus of Highway 440 and located approximately 46 km from the Trans-Canada Highway and the City of Corner Brook.

The Town was incorporated in 1969 but has its historical roots tied to fishing settlers during the 1840s; the early residents included John and William Cox. The community eventually became a regular port of call for northern coastal boats. Forestry also played a prominent role in the community's early evolution. Photos from 'The Rooms' in St. John's show historic logging camps in the Cox's Cove area. In the mid-1960s, Cox's Cove became a reception center for new residents from the resettled adjacent communities of Brake's Cove and Penquin Arm.
Cox's Cove extends from Cox's Point in the north for approximately 1.5 km to Parkes Cove in the south along a crescent shaped waterfront and beach area. A hill to the southeast and a steep ridge running south from Cox's Point define the other physical limits of the 7.2 square km area of the Town. Cox's Brook bisects the built-up area of the Town in meandering pattern from the southeast, until it flows through the beach area and to the sea.

With an estimated current population of 660 local residents, Cox's Cove has varied local assets, strengths and opportunities, as well as challenges for the future. The Town's relatively small area size in relation to its compact pattern of housing development has resulted in a population density of approximately 91 persons per square km of land; this form of residential density is greater than the Towns of Deer Lake and Clarenville, and very similar to Gander. On the other hand, the Town's average elevation is reported as only 9 meters above sea level, and local flooding for housing built at lower elevations is of land use planning concern.
Residents of the Town are very dedicated and committed to the community. Local Town Councilors serve entirely on a volunteer basis, as do fire department members. Resident members of the Town's Culture Committee spend significant hours organizing a diverse range of ongoing community events and celebrations. Local seniors are active with groups such as the Cox's Cove Square Dancers and youth are involved with a drama troupe. Despite this high level of volunteer energy, the Town has lost its only school as a result of declining enrolments, and

the capital and operating budget for the Town is limited to do all of Council's identified required community projects.

The Town has recently completed its Integrated Community Sustainability Plan (ICSP) to enable the community to access 'Gas Tax' funding for future infrastructure projects. However, the community currently has no legislated local governance framework in place to comprehensively guide, shape, plan and provide land use management direction for future growth and development.

Municipalities in Newfoundland and Labrador have the opportunity to undertake land use planning in accordance with the provisions of the *Urban and Rural Planning Act, 2000*. The Act enables the Town Council of Cox's Cove to prepare and adopt a Municipal Plan to identify its goals, objectives and policies to manage the growth and overall development of the community for a ten-year period.

The Municipal Plan is to be accompanied by a land use map for both the municipal boundary area and for the larger planning area of interest identified for Cox's Cove. The intent of the future land use map is to designate the land areas located within the planning area for specific land uses, such as, watershed protection, environmental preservation, parks and open space, residential development, commercial businesses, industrial growth, and other land use activities.

Collectively the Plan policies and the Future Land Use Map provide for specific guidelines to address what land use type, and whether, where, how, when and at what density subsequent land and building development should occur in Cox's Cove.

Supportive Development Regulations

Prior to final approval of the Municipal Plan, a separate planning document, the Development Regulations and its companion Zoning Map, is also to be prepared to implement, support and enforce the policies and land use intent of the Municipal Plan. The Development Regulations, in effect, outline the more detailed and more regulatory requirements for land use planning and future land/ building development. The Regulations identify land use zones, development

standards and terms and conditions for the use of land and buildings, and advertisement and subdivision requirements in support of the Plan's policies. In addition to the requirements set out in these chapters, Council may in its discretion, require additional conditions.

The Municipal Plan and the Development Regulations, once approved and registered, are administered by Town Council in the review and approval consideration of development permit and subdivision applications, and other land development proposal inquiries.
Collectively the Municipal Plan and the Development Regulations will provide a policy and regulatory format for the Town to more effectively manage growth and to identify, actively pursue and help chart the preferred future direction of the community.
Community Planning Principles

Land use planning for Cox's Cove strives to adhere to the following principles:

- To identify, preserve and protect the natural environment, watershed, archaeological, agricultural, heritage, and cultural resources, and other valued lands and buildings, and to designate steep slope, flood risk and other hazard lands, as non-developable;
- To make economic efficient use and minimize consumption of the remaining developable land supply;
- To work towards a healthy, safe, stable, and a more complete and sustainable community;
- To grow and develop in a manner that makes optimum utility of existing infrastructure and where growth occurs within the financial capabilities of the Town;
- To pursue innovation in establishing a more diversified approach to the location, choices, and siting of future residential housing in the community, and in the development of other land use sectors;
- To create local economic development opportunity by devoting attention to the unique assets of the community such as the Town's waterfront location and potential for expansion of local tourism; and,
- To address emerging issues such as climate change.

1.0 INTRODUCTION

1.1 BENEFITS OF COMMUNITY PLANNING

The potential benefits of a community plan for Cox's Cove are varied and include:

- The opportunity for Town Council to assume a more direct role in helping to control growth and development, to protect the public interest and to positively influence future change;
- Promoting sustainable growth and economic development that meets short term needs in consideration of longer-term impacts;
- Creating a forum for local residents and businesses to be engaged, involved, consulted and to provide input on local land use issues;
- Reducing uncertainties regarding the types of land use activities and building development that can be permitted; and,
- Establishing a consistent approach in planning the future of the community.

1.2 PLANNING AREA

In addition to property and land located within the Town's boundary, Section 11 of the *Urban and Rural Planning Act, 2000* identifies that a Planning Area for a Municipal Plan may also include land that is located outside of the municipal boundary area where such land will enable the Town Council to:

- Exercise control over development that may occur beyond its boundaries;
- Control watersheds for the purpose of protecting the municipal water supply; and,
- Control the amenities of the municipality.

The Town of Cox's Cove has identified preference that the Town's Planning Area include not only the approximate and relatively small land base of 7.21 square km located within the municipal boundary area, but also to include those adjacent area lands for maintaining the Town's sense of place, and for protecting and preserving important cultural and heritage valued lands. The land use policies of the Municipal Plan are to apply to the entirety of lands that are located within the Town's Municipal Planning Area as illustrated by following map.

Figure 1 - Cox's Cove Municipal Planning Area

1.3 CONTENT OF MUNCIPAL PLAN

Mandatory Content

The content of this Municipal Plan has been framed in accordance with Section 13 of the *Urban and Rural Planning Act, 2000*, including the mandatory provisions for:

- The inclusion of Plan objectives and policies;
- The division of land into land use classes, and identification of the permitted and prohibited uses of land within each class;
- Proposals for land use zoning regulations;
- Provisions for non-conforming uses of land;
- Outlining how development for the Planning Area for the next 10-year period is to occur;
- Identifying how the Plan will be implemented; and,
- The Plan is intended to meet the needs of the community for a 10-year period.

Permissive Content

The *Urban and Rural Planning Act, 2000* also identifies the permissive content that may be considered for inclusion within the Municipal Plan; some of the provisions are briefly noted as follows:

- Describe and determine the physical, economic and social environment of the planning area;
- Provide for the protection, use and development of environmentally sensitive lands;
- Provide for the protection, use and development of natural resources;
- Establish areas for comprehensive development;
- Establish locations, provisions for and policies with respect to housing and facilities for senior citizens;
- Provide for and recommend the attraction, location, development and diversification of economic activity;
- Describe existing and proposed transportation networks and proposed networks of streets;
- Provide for the use and conservation of energy;
- Provide for the non-removal of trees and vegetation... and require that environmental studies be carried out prior to undertaking specified developments;
- Provide for storm water and erosion control;
- Provide for garden suites and back lot development in residential zones;
- Propose the phasing in of a development; and,
- Make other proposals that in the opinion of Council are necessary.
-

Intended Content

The intent of Cox's Cove Municipal Plan (2019-2029) is to utilize the planning direction identified by the *Urban and Rural Planning Act, 2000*, and to complement this content with policy statements relevant to the local context that help to further strengthen the environmental, economic, social and cultural sustainability of the community, and that are financially affordable to the Town.

The Draft Municipal Plan commences with an overview of Council's and the community's early involvement in preparation of the Plan. Current demographic circumstances and economic trends affecting the community are also reviewed. A listing of Municipal Plan objectives is then provided to identify where Council's policy attention and action initiatives are to be focused. The policy statements, which reflect Council's recommendations for managing the varied land use sectors of the community, comprise a significant part of the Municipal Plan content. An implementation strategy to help realize the policy initiatives is also provided.

1.4 PERMITTED, DISCRETIONARY AND PROHIBITED USES OF LAND

Each land use designation class of the Municipal Plan provides for the intended land uses within their applicable land use overview and policy discussion. Precise permitted, discretionary and prohibited uses of land will be refined and defined within the use zone categories of the Development Regulations.

1.5 NON-CONFORMING USES OF LAND

It is the policy of Council with regard to non-conforming uses of land, to adhere to Section 108(2) of the *Urban and Rural Planning Act 2000* which contains the following requirements regarding non-conforming use:

"Non-conforming use

108. (1) Notwithstanding a plan, scheme or regulations made under this Act, the minister, a council or regional authority shall, in accordance with regulations made under this Act, allow a development or use of land to continue in a manner that does not conform with a regulation, scheme, or plan that applies to that land provided that the non-conforming use legally existed before the registration under section 24 of the plan, scheme or regulations made with respect to that kind of development or use.

(2) Notwithstanding subsection (1), a right to resume a discontinued non-conforming use of land shall not exceed 6 months after that discontinuance unless otherwise provided by regulation under this Act.

(3) A building, structure or development that does not conform to a scheme, plan or regulations made under this Act that is allowed to continue under subsection (1)

(a) shall not be internally or externally varied, extended or expanded unless otherwise approved by the minister or appropriate council, regional authority or authorized administrator;

(b) shall not be structurally modified except as required for the safety of the building, structure or development;

(c) shall not be reconstructed or repaired for use in the same non-conforming manner where 50% or more of the value of that building, structure or development has been destroyed;

(d) may have the existing use for that building, structure or development varied by the appropriate council, regional authority or authorized administrator to a use that is, in their opinion more compatible with a plan and regulations applicable to it;

(e) may have the existing building extended by the appropriate council, regional authority or authorized administrator where, in its opinion that extension is not more than 50% of the existing building;

(f) where the non-conformance is with respect to the standards included in development regulations, shall not be expanded if the expansion would increase the non-conformity; and

(g) where the building or structure is primarily zoned and used for residential purposes, may, in accordance with the appropriate plan and regulations, be repaired or rebuilt where 50% or more of the value of that building or structure is destroyed.

The Ministerial Development Regulations, Sections 14, 15, and 16, (found in Appendix) further contain the following provisions regarding non-conforming use:

"Residential non conformity

14. A residential building or structure referred to in paragraph 108(3)(g) of the Act must, where being repaired or rebuilt, be repaired or rebuilt in accordance with the plan and development regulations applicable to that building or structure.

Notice and hearings on change of use

15. Where considering a non conforming building, structure or development under paragraph 108(3)(d) of the Act and before making a decision to vary an existing use of that non-conforming building, structure or development, an authority, at the applicants expense, shall publish a notice in a newspaper circulating in the area or by other means give public notice of an application to vary the existing use of a non-conforming building, structure or development and shall consider any representations or submissions received in response to that advertisement.

Non-conformance with standards

16. Where a building, structure or development does not meet the development standards included in development regulations, the building, structure or development shall not be expanded if the expansion would increase the non-conformity and an expansion must comply with the development standards applicable to that building, structure or development.

Discontinuance of non-conforming use

17. An authority may make development regulations providing for a greater period of time than is provided under subsection 108(2) of the Act with respect to the time by which a discontinued non-conforming use may resume operation."

- End of excerpt -

1.6 COUNCIL AND COMMUNITY INVOLVEMENT

Town Council typically provides the primary input to the character, content and policy direction of the Municipal Plan. The Municipal Plan is to also reflect the desires and needs of local residents, businesses, community groups and organizations, government agencies and departments, and regional considerations. As part of the Plan preparation process, varied opportunities to engage and to receive comment from members of the local public and larger community have been pursued, or are proposed, as illustrated below:

- Initial meeting with members of Town Council;
- Initial public open house meeting;
- Circulation of public comment sheets;
- Referral to adjacent municipality of McIvers;
- Inclusion of findings of Integrated Community Sustainability Plan;
- External agency communication, review and input;
- Community circulation of 'draft copy' of Municipal Plan for review and comments; and,
- Revisions to draft Plan.

As the Municipal Plan (2019-2029) is implemented, community and regional partnerships, and public involvement, is intended to be ongoing.

1.7 APPROVAL PROCESS

Following initial public consultation, the Municipal Plan and Development Regulations are prepared in consultation with Council. The draft planning documents are reviewed by residents and stakeholders again in a public consultation. The Draft Regulations, both the Municipal Plan and the Development Regulations are intended to move forward simultaneously through the required municipal and provincial approval processes. The draft planning documents are submitted for Provincial review; varied revisions and adjustments to the Draft Plan and Development Regulations may be subsequently necessary. Upon release of the planning documents by the Province, the Town can proceed to the important next step of adoption by resolution of Council and setting the date for a formal Public Hearing.

Under Section 17 (1) of the *Urban and Rural Planning Act, 2000,* a notice of Public Hearing is to be advertised by the Town for the proposed Municipal Plan and Development Regulations. At the Public Hearing, a Commissioner who is to be appointed by Town Council, shall hear and receive any representations and objections to the Municipal Plan and Development Regulations, and submit a report with recommendations to Council for consideration.

Council may approve the Municipal Plan and Development Regulations or approve the Plan and/or Regulations with the revisions that may be recommended by the Commissioner, or through other amendments as deemed necessary. The Plan and Regulations are thereafter to be submitted to the Minister of Municipal Affairs for review to ensure conformance to all applicable provincial law and policy, prior to registration of the Municipal Plan and Development Regulations within the provincial planning registry.

The Municipal Plan and Development Regulations become effective on the published date of notice of registration of the Plan within the Newfoundland Gazette. The Town Council shall also proceed to have published a notice of registration within the local Advertiser newspaper.

The Municipal Plan is to be reviewed every five years and revised as deemed necessary by the Town to account for any developments that can be during the next ten years. The Municipal Plan is to be updated every ten years in concert with the companion Development Regulations.

1.8 MUNICIPAL PLAN AUTHORITY

Upon provincial registration of a Municipal Plan by the Minister of Municipal Affairs (i.e. the Minister), the Plan is deemed to be a legal and binding document on Council's land use planning decisions and consideration of development application proposals. The Town of Cox's Cove Municipal Plan is additionally binding on all other persons, property owners, businesses, corporations and organizations.

No Compensation

Section 5 of the *Urban and Rural Planning Act, 2000*, further identifies in part that:

> "A person is not entitled to compensation for a reduction in the value of that person's interest in land nor for a loss or damage to that person's interest in land resulting

from application of this Plan."

In other words, the greater public good of the community planning direction and land use designations adopted by Council through the Municipal Plan supersedes the Plan's potential effect on individual property.

The Municipal Plan becomes the central land use policy document of Council and serves as the template to help guide Cox's Cove land base into the future.

1.9 RELATIONSHIP TO OTHER PLANS

The policy statements of the Municipal Plan do not exist in isolation to other planning initiatives that may be undertaken by the Town. Under Section 29 of the *Urban and Rural Planning Act, 2000,* Town Council may, for example, prepare and adopt more detailed development or local improvement schemes such as for waterfront development, or land and/or building acquisition proposals, for the purpose of pursuing specific land development strategies that are identified within the Plan.

Development Regulations

The Development Regulations, the companion land use instrument to the Municipal Plan, represent the more detailed land use regulatory document that maps the community into separate and distinct land use zones. Each zone category specifies the permitted, accessory, prohibited and discretionary uses of land, conditions for their use, land and building development standards, and other requirements that are applicable to property located within the Town's Planning Area. The content of the Development Regulations is varied, and also includes subdivision requirements, advertising and signage regulations, the minimum and/or maximum land use density of specific locations within the community, and site development design guidelines that may apply to new and expanded land and building developments and related activities within the community.

Integrated Community Sustainability Plan

The Town's recently completed Collaborative Integrated Community Sustainability Plan (2007) and its varied identified strategy initiatives are additionally intended to complement the policy actions recommended within the Municipal Plan.

Regional and Provincial Influences

The updated Municipal Plan is also intended to work generally in concert with the strategic plan direction and applicable initiatives of the Corner Brook-Rocky Harbour Rural Secretariat Region. As part of the Planning Area Boundary application and provision for protection of the Town's watershed, consultation with the adjacent community of McIvers may be required. In addition, Provincial policy and regulations related to environmental protection, flood plain management, forestry, highways, archaeological protection, farmland preservation through the Agri-Foods Division, Crown Lands and other considerations of provincial and regional interest are also applicable to the Municipal Plan.

Municipal Affairs

Successful ongoing implementation of the Municipal Plan will further entail coordination with the Land Use Planning division of the NL Department of Municipal Affair9 and Environment, and for specific land development projects, referral to varied provincial and federal agencies for comment.

1.10 PLAN ORGANIZATION

The Town of Cox's Cove Municipal Plan (2019-2029) includes discussion and/or policy attention in the following sections:

Section 1	Introduction
Section 2	Understanding the Community
Section 3	Community Planning Vision, Goals and Objectives
Section 4	Land Use Planning Management Policies
Section 5	Sustainable Environment Policies
Section 6	Residential Land Use Policies
Section 7	Commercial, Tourism and Industrial Economic Growth
Section 8	Rural Lands
Section 9	Parks, Open Space, Community Facilities and Public Uses
Section 10	Infrastructure
Section 11	Governance Approach
Section 12	Plan Implementation

The Municipal Plan also provides for the following map: **Map 1** Future Land Use Map

2.0 UNDERSTANDING THE COMMUNITY

A successful municipal plan is dependent upon an informed understanding of the sense of place of the community; local geography; the dynamics of the economy; current population, demographic and residential growth trends; infrastructure challenges; constraints and opportunities of the land base; and current demands for the local planning area. This Section of the Municipal Plan begins to delve into this level of background detail of Cox's Cove by briefly reviewing its history and evolution, evaluating the best available statistical data of the local population, considering recent land development activity, and by discussing likely future scenarios for the Town.

2.1 COMMUNITY BACKGROUND

Setting

The geographical setting of Cox's Cove adjacent to the waters of Middle Arm in the Bay of Islands on the west coast of Newfoundland, the sloping topographical entrance to the community at the terminus of the Route 440, Admiral Palliser's Trail, and the approximate driving time of 0.75 hours to access urban amenities in Corner Brook, distinguish the Town as a

detached rural municipality that is largely dependent on its own vision, action strategies, initiative, volunteerism, strengths and opportunities to achieve a more sustained future.

History

The Town's Integrated Community Sustainability Plan (2011) provides a succinct historical background of Cox's Cove and outlines past reliance on the natural resource activities of fishing and logging as the primary engines of growth that helped shaped development of the community.

Population Trends

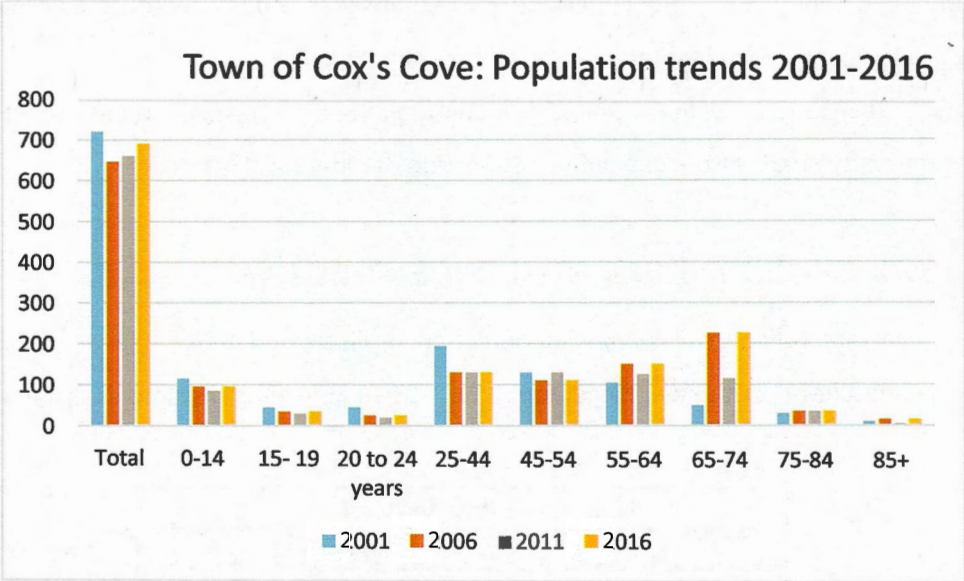
Incorporated in 1969, Cox's Cove has experienced varying levels of past population growth and decline, noted as follows:

- The 1921 Newfoundland Census identified a local population of 91 residents in 21 households;
- By 1935, the local population had doubled to 196 persons in 38 families;
- The 1945 Census revealed the community had grown to approximately 475 local residents in over 90 households;
- Fifty years later in 1996, Cox's Cove population was recorded as 898 residents;
- Population decline of nearly 20% was evident by 2001 when Census data showed 719 local residents;
- A further 10 % loss of population by 2006, similar to the trend evident in most other NL coastal communities, revealed a local population of 646 local residents;
- The 2011 census indicated five-year population growth of approximately 2.3 % to 660 residents; and,
- The 2016 census indicated a population of 688 people, another increase of 4.2%.

2.2 DEMOGRAPHIC REVIEW

A detailed demographic review of the community from Statistics Canada data helps to answer the question "Who are we planning for?" The following table shows the change in population over the period from 2001 to 2016 and the graphic shows how the different age groups changed during that time.

Total Population change (2001-2016)				
Year:	2001	2006	2011	2016
Population	720	646	660	690



Taken collectively, demographic patterns indicate that nearly 3 or every five residents in Cox's Cove are 45 years of age and older – nearly 2 of every five local residents are 55 years of age and older and less than one in every five local residents are aged 19 years and younger; the local population therefore is getting older.

Similar to other rural small communities of Atlantic Canada, it appears that young persons upon completion of high school years typically move away to further their education or to pursue employment. While more deaths than local births are occurring, recent local population stability seems to be primarily sustained by a yearly trend of retired individuals, aged 55 years and over, moving into the community.

The Town and local residents have long ago actively responded to the ongoing aging trends of the local population through development of the local Seniors Club and building facility, and through dedicated seniors' voluntary participation with varied other community groups and organizations.

From a Municipal Plan perspective of developing a land use planning framework for the next ten-year period as required by the Province, and to identify longer term community sustainability needs, this brief demographic snapshot of the Town signals:

- the opportunity to explore a policy direction that seeks to diversify the age profile patterns currently evident within the community; and,
- the challenge to provide continued responsive policy approaches to meet the future community needs of the expanding proportion of older local residents.

2.3 HOUSEHOLD TYPES AND RESIDENTIAL DWELLINGS

The trend in housing reflects the change in population, as illustrated in the following table showing the number of private dwellings from 2001 – 2016 according the Census Canada.

Number of Private Dwellings				
Year	2001	2006	2011	2016
Number	325	309	313	338

The 2016 Stats Canada data identified a total of 338 private residential dwellings in Cox's Cove; 294 of the dwellings are occupied by usual residents. Nearly all residential dwellings are single unit detached houses.

- There are 294 private dwellings occupied by their usual residents in 2016; of which single detached dwellings make up 280 units, 15 are 'other attached', 5 are semi-detached and 10 units are rowhouse dwellings;
- Data from 2006 identified that 9 of 10 homes in the community are occupied by house owners versus renters, an ownership proportion significantly larger than the Province and for Canada as a whole;
- The varied household types consist of households without children at home (39% from 37$ in 2011), couples with children (34% up from 25%) in 2011), one-person households (22% - same as 2011)), one-person households (2% down from 7% in 2011) and other household types such as related and unrelated individuals living together (2% - down from 8%in 2011);

- In terms of families with children, from the total of 190 couple census family, 60% did not have children; of the couple and lone parent families with children, 40% of these families consisted on lone-parent households;
- Over 86% (compared to 71 % in 2011) of all house maintainers in the community are 45 years of age and older;
- The majority of all homes in the community (88% - compared to 75% in 2011) were built before 1990, and 94 % of these residences are in a general state of good repair that only require routine maintenance;
- Approximately 33% of all housing is deemed to have a small building envelope with a dwelling size of 5 or less rooms. On the flip side, 64% of all houses in the community have three or more bedrooms;
- The 2016 data identified that the median value of residential dwellings in Cox's Cove was approximately $100,187. and the average value of all dwellings was an estimated $139,198.
- The Canada Mortgage and Housing Corporation standard for identifying the potential for affordable housing need is based on an assumption that individuals/families should pay no more than 30% of total household income on shelter costs. The national household survey component of the 2016 Census indicated that about 30% of local households, 75 in total were spending 30% or more of total household income on housing costs.
- Residential property sizes in the community vary and range from small lot sizes with 7.6 metres to 15.2 m of road frontage, to larger parcels with 36.6 m of frontage to the road.

The household profile of Cox's Cove illustrates a community with a limited property assessment base to levy taxation and to generate financial revenue to provide additional budgetary services and amenities to local residents, and to maintain, operate and expand the Town's infrastructure and capital assets.

A review of the residential inventory additionally indicates a message that given the relatively small land base of the community, and in consideration of local land use constraints related to sloping lands, proximity to the ocean and flood risks, and infrastructure servicing capacities,

there will be a need to make optimum utility of the remaining available and developable lands as part of a future growth strategy.

It is acknowledged that the housing profile does however identify stability in home ownership and diversity in family types. Investment confidence in the community is also evident through recent construction of new homes. There is merit however in exploring varied policy approaches to expand the residential makeup of the community, including identifying opportunities for more affordable housing alternatives for all local residents and for pursuing policy options of different types and sizes of residential dwelling units for seniors and others in the future.

The challenges for managing future change in residential housing will be:

- to identify the capacity of local infrastructure to support new growth;
- to determine where future housing should be located;
- to evaluate what housing types may best meet local demand and future needs;
- to establish the most feasible residential lot area sizes and new subdivided property dimension regulations to guide and encourage new developments; and
- to explore where innovation in land use planning for Cox's Cove may apply.

2.4 ECONOMIC AND EMPLOYMENT PROFILE

Assessment of the local economic and employment circumstances further help to understand the dynamics of the community and the characteristics of the local population.

- The best available data from Statistics Canada reports that the median total income recipient in private households was $24,166, lover that the provincial median of $31,754;
- The median income (before tax) for economic families in 2015 was $56,448, versus the provincial median of $83,589.
- The disparity between local incomes and provincial averages may be attributable to a number of factors, including high proportion of retired persons living in Cox's Cove, comparatively low labour force participation rates, educational background, limited number and seasonal nature of local employment opportunities, and high ratio of reliance on government transfers.

- Since Cox's Cove has traditionally been a resource economy based upon the fishery and forestry, educational attainment is reflected in the relatively low proportion (51% - up from36% in 2011) of local residents over 15 years of age with a high school diploma or a postsecondary certificate, diploma or degree.
- Of the 585 individuals aged 15 years and over in 2016, 47 % of local residents or 280 persons were not in the labour force. Of the 300 local residents available for work, only 195 reported being employed and 110 local residents were identified as unemployed.
- This tabulated low proportion of only 1 of every 2 persons that are available for work actually working represents a significant economic characteristic of the community.
- The employment situation in Cox's Cove however has improved considerably over the past twenty years. In 1992, the number of local residents who collected unemployment insurance at some point during the year was 420 persons representing an unemployment insurance factor of 85.7%; by 2012, there was a decrease to 245 persons collecting unemployment financial assistance at some point during the year.
- Data from 2010 identifies that only 20% of local employed persons work full time which went down to 14% in 2015, with an average annual of 25.2 total weeks worked in 2011 which increased to 30 in 2015. The capability for individuals to work fulltime for the entire year verses seasonal and part time employment varies according to economic conditions and resource industry circumstances. The two major local employers of the fish processing plant of Barry Seafoods Inc. and the mink growing operation of NuMink Inc. are only able to provide varying levels of work opportunities.
- The occupation profile of local residents participating in the work force generally reveals that those jobs related to trades, transport and equipment operators and related occupations represent 27%; sales and service sector positions provide for 30% of all occupational placements; employment unique to processing, manufacturing and utilities account for 12% (down from23% in 2011); occupations directly related to primary industries (12%) and education/law/social/community/government (12%) and business and finance contributing (10%).
- Of the individuals who work fulltime, the median commuting distance is 45.7km with a travel distance of approximately one hour. The commuting distance illustrates that a significant portion of local residents travel to Corner Brook and area for work on a daily

basis, primarily between the hours of 7am and 9am. The data also reveals that only 10% of these commuting residents share a ride as a passenger.

Evaluation of local economic and employment data presents a scenario that Cox's Cove is a very resilient community. Local incomes are lower than provincial averages. Over half of local adults are no longer active in the workforce, and just over half of the persons who are able to work, generally secure some level of employment on an ongoing basis. As a result, a large number of local residents are deemed to be likely very resourceful in cutting their own winter fuel in the form of firewood, hunt game and fish, and pursue other lifestyle options to sustain their economic survival in the community. It is also apparent that many local residents are so committed to living in the community that they are willing to commute on a daily basis on a long and winding road to Corner Brook and area to work.

Exploring and realizing enhanced economic development opportunities will be an ongoing challenge for the community. The Town of Cox's Cove does have the location advantage of strong regional connections to the economic activity and employment opportunities within the City of Corner Brook (46 km. and approximately 50 minutes away), and the Town's principal two industrial employers, as a means to retain local population and to attract new residents. The affiliation with the regional business community and with local industry provides Cox's Cove with a somewhat more optimistic projection for a stable foundation for the community in the future than what many other rural coastal communities of NL may have available. The Town's historic attachment to the fishery and fish-processing industry is still an important economic consideration for the community as future quota changes and allocations are influenced by such long-standing reliance and connections.

The economic, employment and financial challenges of Cox's Cove represent only one facet of the future evolution of the community. To provide for considerations of maintaining a high quality of life, identifying new housing and land development policies, effective environmental management, discussing social/ cultural/ recreational priorities and the needs of seniors for enhanced active and healthy living, pursuing potential tourism and commercial expansion opportunities, creating a more vibrant public place and experience in the waterfront area of Town, examining options for governance needs and moving towards a goal of achieving longer

term community stability; sustainable land use planning is more about developing policies to shape future growth in a more comprehensive, diversified, balanced, and complete community manner. This contrasts to most small-town community models in Atlantic Canada of holding open and welcoming arms to all development proposals that come in the door under the misguided impression 'that all growth is good growth for the community.

2.5 COMMUNITY PLANNING APPROACH

Population Projections

Often Municipal Plans identify a population projection for the community to enable a calculation of how many new residents may be moving into the community over future years, so as to determine:

- how much land to accommodate new housing will be required;
- where the development land should be located;
- what residential building types and densities should be pursued; and
- what level of supporting parkland, open space, commercial, employment, public use, and other community infrastructure may be necessary to service the anticipated expanded population?

Cox's Cove is not a community currently undergoing or projected over the ten-year life of this Plan to experience significant growth and expansion. The community priorities are suggested to be:

- to focus on achieving and maintaining stability in the community;
- to continue to provide cost effective municipal services; and,
- to pursue initiatives to help make the Town more physically/ visually/ functionally attractive, appealing and comfortable for those residents who remain, for tourism visitors who wish to experience the area and for those new-comers who may choose to reside, build a new home and/or establish a business in the community.

As part of this community direction, the Municipal Plan outlines varied new land use opportunities, without dependence upon specific future population projection targets. As future

Canada Census programs occur, and new population data is received, the demographic and economic pulse of the community can be reviewed, and policy structure amended as necessary.

Government Programs

Higher levels of government have in the past typically implemented either market or short-term government investment solutions, such as loans to fish plants or infrastructure programs to help upgrade roads and municipal utility services, as a means to address the unemployment and economic challenges of resource dependent communities. Rural community development from a more sustainable perspective does not deny the importance and positive employment effect of these intervention approaches from higher levels of government, but longer-term success can only be achieved if the approach is community based.

Rural development research for coastal communities from the Canadian Centre for Policy Alternatives has found that spending on infrastructure has the most beneficial impact to creating a long-lasting positive influence ($1.50 for every dollar spent); housing developments are not far behind ($1.40 for every dollar spent). The Town therefore needs to maintain effective relationships with provincial and federal governments and continue with funding applications for infrastructure improvements for a reliable and high-quality water supply from Frenchman's Pond, adaptation strategy to flood risks, sewer treatment, provincial paving upgrades of Highway 440, open space walking trails, parkland sites and recreational lands.

Strengths and Assets

The sustainable focus for Cox's Cove also needs to be specifically aligned with community strengths and local assets, rather than emphasis on problems and obstacles. Through this perspective, the importance of the local fishery and the mink farm is respected as core economic strengths of the community, but the Municipal Plan emphasizes other local attributes.

The Town has an outstanding tourism asset in the natural marine environment and setting of Middle Arm, as well as cultural strength and tourism potential in the resettled community of Brake's Cove and the archaeological opportunity for Sammy's Beach. The Town also possesses relatively affordable housing, a core of local business services, varied community-minded and

church organizations, and underutilized strengths in the visitor potential of the Main Street waterfront and the area's planned natural trails for active mobility excursions.

The sustainable approach also means that local residents, businesses and community organizations will need ongoing encouragement to continue to volunteer their time and become involved with Town Council in supporting strategies and actions that will help improve the local sense of place and lead to a more stable, complete and sustainable community. In other words, the social economy of local residents and extensive commitment of local volunteers in Cox's Cove needs to be continually nurtured, encouraged, empowered, expanded and more effectively utilized, wherever feasible.

2.6 GLOBAL PLANNING CHALLENGES

The influences to future growth and development in Cox's Cove go beyond local and regional opportunities, challenges and boundaries. Increasingly issues of natural disasters and political instability, the escalating price of oil, the security of food supply, and world-wide economic conditions are having an effect on local communities.

Even climate change policies are changing the way local governments plan for the future. Senior levels of government are beginning to require that communities look at their Greenhouse Gas (GHG) emissions and change course in the manner that their communities are developed. In reality, implementation of Greenhouse Gas Reduction Targets has proved challenging at the rural local government level since they have little influence over GHG emissions from sources such as existing regional transportation networks and provincial building codes. Local governments do however control decisions on land use, infrastructure planning and policies for energy efficient building and site design, and the way that growth is actually shaping their community of tomorrow.

The Province of NL has additionally explored a model and template for local governments to implement in determining their 'carbon footprint' so as to develop policies to reduce the extent of the municipality's Greenhouse Gas (GHG) emissions, and to develop adaptation strategies to minimize the risk of damage from the increasing frequency and intensity of storm and weather events caused by climate change.

For Cox's Cove, future land use planning will need to be cognizant of these and other changing demands of the world around us and take a proactive approach to managing future change within the community. Climate change issues relating to a potential rise in sea levels of Middle Arm, flood risks of Cox's Brook, forest fire interface risks, local food security, and automobile reliant local transportation patterns to Corner Brook are all very real land use planning considerations to the community.

The Town has over the years, developed an intimate understanding of the realization of the need, and the ability to respond to external influences and adopt local strategies of doing more with less while maintaining the strength of the community. The Municipal Plan intent is to provide a land use management framework to assist the Town to be even more resilient to change.

2.7 POLICY STATEMENTS OF THE MUNICIPAL PLAN

The format of the content of the Municipal Plan to follow includes:

- a listing of varied community planning terms and definitions;
- an introduction of the community's planning vision, goals and objectives;
- a discussion of the administrative approach to be utilized by the Town in managing the Municipal Plan and Development Regulations; and,
- a policy outline of each of the land use designation categories of residential, commercial, employment generating, open space, et al.

Within an introductory section to each land use sector, planning context will be provided as background to the policy statements. The discussion focus of the Municipal Plan is the formulation of Policy Statements and land uses depicted by the Future Land Use Map.
Upon final adoption and registration of the Municipal Plan, the Policy Statements of the Municipal Plan (2019-2029) will represent the formal land use policy positions of Town Council. Specific Policy Statements are also intended to represent 'actions to be achieved' so that the substance of the Plan has merit and will result in hopeful ongoing positive change for the community.

As the Town grows and evolves over the next five years, the Municipal Plan and varied policy statements are to reviewed and are to be revised and/or amended to reflect the most current goals and land use planning requirements of the community.

Complementing the Municipal Plan policies and map will be the regulatory detail provided by the Town's Development Regulations. The extent of regulatory detail and requirements for the Development Regulations is determined by the policy direction of Town Council within the Municipal Plan. The updated Regulations divides the Town into varied land use 'zones', and also brings new and innovative land use regulatory provisions and conditions of use to help facilitate new housing and new opportunities for commercial growth and environmental management.

The Development Regulations also provides the opportunity for Town Council to adopt Development Design guidelines to manage the siting, layout, and appearance of new developments for selected residential uses, commercial, industrial and other proposed site and building projects.

3.0 COMMUNITY PLANNING VISION, GOALS & OBJECTIVES

The outlined community vision, goals and objectives within this Section have been developed following a site visit assessment of the community, a review of the Town's Integrated Community Sustainability Plan, an assessment of the current demographic, housing and economic conditions of the community, and input provided by Town Council and varied comments received from consultation with local residents. Collectively the established vision, goals and objections help to shape the desired land use policy direction for the content of this Municipal Plan, and the accompanying Development Regulations.

3.1 COMMUNITY VISION STATEMENT

The community vision statement, as outlined below, embraces local values and future aspirations for the Town, and helps chart the future land use planning direction for Cox's Cove.

> *"The Town of Cox's Cove is a welcoming west coast NL community that respects its historical and cultural past and strives for a secure and sustainable future based upon coordinated and orderly land use planning and growth management through principles of environmental integrity, economic stability and social cohesion."*

3.2 PLANNING GOALS AND OBJECTIVES

To help achieve the community's vision, five community goals are identified to guide future land use planning in Cox's Cove noted as follows:

1. To support a comprehensive environmental and sustainable development strategy for community land use planning;
2. To pursue stability within the community through a balanced and diversified approach to residential growth, open space and recreation opportunities, cultural and social values, needs of seniors and local quality of life considerations;
3. To explore opportunities for community economic development, additional business growth and an increased level of local tourism services and experience;
4. To provide for enhanced governance considerations for managing future change and for the provision of infrastructure services of municipal water, sanitary sewer treatment, road improvements, recreational amenities and other local needs; and,
5. To explore an increased level of community and municipal partnerships.

Planning Objectives

Each of the outlined five planning goals will be addressed over the ten-year term of the Municipal Plan through attention to varied planning objectives that will be in turn, be reflected through Council's policy statements of the Municipal Plan and regulatory requirements of the companion Development Regulations.

Recognizing the current financial challenges and funding limitations of the Town, three significant questions need to be asked with each and every policy decision and initiative contemplated by the community, as follows:

- What are the desires of the community?
- What does the community really need?
- What can the community financially afford?

Planning Goal # 1

To support a comprehensive environmental and sustainable management strategy for community land use planning by adopting a sustainable planning land use policy direction of improving the social, environmental and economic well-being of the community through

effective planning and land use management, and with supportive future land use planning designation mapping for all property within the Town's Planning Area boundary;

Planning Objectives:

- Identify and designate sensitive environmental, watershed, agricultural, steep slope, hazard and other lands to be preserved and protected, and develop supportive management strategies to generally preclude these lands from development;
- Consider public safety in local climate change challenges and flood risks;
- Establish land development setbacks to watercourses and other bodies of water;
- Address local sources of pollution flowing into waterways;
- Preserve significant community views by designating the land as Conservation and protect these and other valued lands with tree cover;
- Support local heritage, culturally significant lands, archaeological research and field work;
- Adopt a community appearance program of maintaining private property aesthetics, cleaning litter, et al;
- Encourage community participation initiatives such as an annual beach area cleanup under programs such as the Great Canadian Shoreline Cleanup;
- Implement site and building design guidelines for specific land uses; and,
- Develop community engagement opportunities.

Planning Goal # 2

To pursue stability within the community through a balanced and diversified approach to residential growth, open space and recreation opportunities, cultural and social values, needs of seniors and local quality of life considerations.

Planning Objectives:

- Support comprehensive land use policy statements within the Municipal Plan;
- Develop a coordinated approach to community planning by designating land for the most appropriate use, and by minimizing potential for adjacent land use conflicts;
- Protect the serviced area developable lands for residential, commercial and employment generating growth;

- Identify varied residential designations to provide for economic utilization of the land base and to meet the needs for affordability, smaller lot size residential homes, garden suites, and for higher density forms of housing for seniors and others;
- Enhance opportunities for recreation, parks, public spaces, active and healthy living, and for enhancing the local sense of place and quality of life;
- Introduce parkland dedication requirements in the form of land and/ or cash-in-lieu for new subdivision developments;
- Designate locations for future pedestrian walking trail systems;
- Explore opportunities to achieve passive and active pedestrian and recreation use of waterfront area;
- Designate Brake's Cove and Sammy's Beach as Conservation lands for their heritage and archaeological importance;
- Continue to develop the Town's socio-cultural assets as an attraction for potential new residents;
- Provide policy provisions to address the emerging needs of seniors; and,
- Pursue an elevated sense of place in the community by creating an ongoing inventory of public spaces.

Planning Goal # 3

To explore opportunities for community economic development, additional business growth and an increased level of local tourism services and experience.

Planning Objectives:

- Develop a coordinated approach for community economic development;
- Pursue ongoing dialogue and maintain strong relations with local fish plant, and the local mink farm, as well as with other existing local businesses;
- Designate locations for employment generating industrial forms of business growth;
- Establish policy provisions for home-based businesses, bed and breakfast operations, child care facilities and similar small-scale businesses;
- Identify opportunities and increase the level of local services, amenities and experiences for tourism visitors;

- Encourage outdoor, cultural and heritage adventures and active participatory visitor experiences;
- Develop a planning strategy to achieve physical and design improvements to more effectively utilize and showcase the Main Street central waterfront area for visitors;
- Utilize tourism expansion as a means for small business growth; and,

Planning Goal # 4

To provide for enhanced governance considerations for managing future change and for the provision of infrastructure services of municipal water, sanitary sewer treatment, road improvements, recreational amenities and other local needs.

Planning Objectives:

- Adopt an approach of Council identifying annual and longer-term municipal management and community planning goals and objectives, and providing for a semi-annual review process to determine progress status of the identified annual goals and objectives;
- Identify a boundary area that represents the serviced capacity area extent for municipal water and sewer treatment;
- Establish requirements for municipal and private property development storm water management;
- Evaluate advance street planning concepts to identify new road routings within community to allow for a more connective roadway network;
- Prepare infrastructure servicing requirements for new land and subdivision developments, including standards for adjacent road improvements to support new developments;
- Consider the feasibility or authority to implement a community amenity fee levy that would apply at time of new developments as a means to generate new sources of funding to pay for additional servicing demands for fire department equipment, parkland improvements and roadway upgrades as a result of new development;
- Explore regional governance opportunities for sharing of services wherever financially and environmentally feasible;

Planning Goal # 5

To explore an increased level of community and municipal partnerships, wherever possible.

Planning Objective:

- To expand the capacity of the Council and community to provide a wider range of services and opportunities through partnerships;

Policies:

- Acknowledge the limited financial capability of the Town and recognize the continued need to utilize the social economy of local volunteers and the participation of educational institutions and external government departments and agencies to assist the community on varied policy and program initiatives;
- Provide for an inclusive structure of Council, including the formation and appointment of local residents to additional Advisory Committees of Council where feasible to facilitate local involvement in community land use planning initiatives;
- Enhance ongoing partnerships and direct communication through Council meeting invitation attendance to varied provincial departments of highways, Municipal Affairs and Environment, Crown Lands, provincial archaeology department and other applicable provincial representatives responsible for forestry, tourism and culture, business development and municipal and intergovernmental affairs, so as to discuss issues of importance to the community and the possible assistance role that external entities may provide;
- Utilize the annual Council goals and objectives as a means to prepare an identification of community priorities for discussion with elected members of provincial and federal governments;
- Maintain regional cooperation with adjacent and regional communities and municipalities;
- Continue support for community initiatives of the local volunteer fire department, the Golden Rainbow Seniors Club, the Wellness Foundation, church groups and other community service clubs and organizations;
- Discuss the merits of formation of a local business representation organization;
- Consider potential linkages with university and college educational institutions to assist the community with varied shared initiatives such as land-based mapping with the

College of the North Atlantic, student field trip case study exercises, cost shared summer employment projects and specific community projects with Memorial University of Newfoundland's Harris Centre and Grenfell Campus Environmental Policy Institute and other program providers; and

- Explore opportunities for specific community project and initiatives participation and involvement with the Department of Innovation, Business and Rural Development, regional economic organizations and the Corner Brook – Rocky Harbour Region Rural Secretariat.

Other:

- Converse with Provincial Crown Lands to identify and map all provincially owned lands located within the Town's Planning Area boundary, and identify strategic lands for acquisition to facilitate coordinated and comprehensive land use planning;
- Create an inventory and mapping listing of all serviced, zoned, vacant and developable lands as an information resource to market land development sites and opportunities;
- Explore options to expand the community's commercial business sector;
- Target to achieve longer tourism stays from local visitors;
- Pursue funding assistance to enable the preparation of a comprehensive signage for the community, and implementation of effective community marketing initiatives.
- Expand the Capital Plan budget process beyond one and five-year plans to include a ten-year capital expenditure forecast, with corresponding funding and revenue sources;
- Develop water conservation measures, including water usage management at the fish plant;
- Pursue annual assessment of priority roadway maintenance issues, ditching and storm water culvert replacement and capital improvement upgrades to the community's sole transportation access, Highway 440 through ongoing and regular meetings and updates with the provincial highway representatives.

4.0 LAND USE PLANNING MANAGEMENT POLICIES

4.1 OVERVIEW

The management approach for the Town of Cox's Cove first Municipal Plan shall be to be more proactive in firstly identifying the varied and diverse intended uses of land for all property located within the Municipality's Planning Area Boundary, and secondly, to outline the policy management direction to guide and shape land use activity in each of the designation categories.

The Municipal Plan represents the Town's planning framework for how to manage the land base. As long as land use activities on a property coincide with the land use designations and policy intent of the Plan, coordination and consistency is how land is utilized is achieved. Where an alternate use of the land is desired, or where land development is proposed, Town Council in consultation with the Province, retains approval authority.

Review of Development Applications

Town Council, in conjunction with Town staff, shall review all new land development proposals for subdivision development, commercial and employment generating uses, higher density residential uses and for similar land development activities for conformance in accordance with the applicable policies of the Municipal Plan and the requirements of the companion Development Regulations. All new building proposals including new single unit residential homes, shall be sited on a property in accordance with both the Municipal Plan policies and the property line setback requirements of the Development Regulations.

Proposals for all land development will be required to submit a development application to the Town. Town staff and Council will comprehensively review and evaluate the development proposal in relation to the new Municipal Plan policies and zoning requirements of the Development Regulations.

Land development applications that are deemed to be in accordance with the Municipal Plan and Development Regulations shall be issued a Development Permit by the Town to proceed with the proposed land development work.

Where a land development proposal does not meet the land use policy intent of the Municipal Plan and/or the use zones or development standards of the Development Regulations, Council will need to either reject and not approve the development application until an application amendment to the Plan or Regulations is paid for by the applicant and subsequently approved by Town Council and the Province, or the applicant adjusts and revises the development proposal in accordance with the new Municipal Plan and Development Regulations land use planning framework policies and requirements.

4.2 ADMINISTRATION OF LAND USE PLANNING

Policy Statements

4.2.1 All new development (as defined in the *Urban & Rural Planning Act, 2000* and proposals for subdivision of land, shall be required to submit a land use development application, accompanied by an application fee in an amount as determined by Council, and by providing supporting background land use development information as determined to be required by Council, to the Town for conformance review to the Municipal Plan and Development Regulations, and approval consideration by Council for a Development Permit.

4.2.2. Proposed development must conform to the policies of the Municipal Plan and the requirements of the Development Regulations for a 10-year period as required in Section 13 (2) of the *Urban and Rural Planning Act, 2000*.

4.2.3 Council will consider revisions and changes to an application as part of the application process when a land use application does not conform to the policies of the Municipal Plan or the requirements of the Development Regulations. An applicant may choose to make alterations to the development proposal so as to be in conformance with the land use planning policies and requirements, or an applicant may make application and pay the required fee to request Council's consideration of an amendment to the Plan policies and/or zoning requirements. Such an amendment request may or may not receive the support of Council for a revision. If an amendment application does move forward, subsequent approval by Town Council and by the Province through Sections 14 to 24 of the *Urban and Rural Planning Act, 2000*, will be required.

4.2.4 The development application fee amount that may be determined by Council to be required for all land use applications shall be generally sufficient to account for Town staff time to review and prepare a report recommendation to Council on the development proposal, and where an amendment to the Municipal Plan and/or the Development Regulations is required, the application fee amount shall be sufficient to pay for the costs of all subsequent Public Hearing, newspaper advertisement and related statutory costs in accordance with the *Urban and Rural Planning Act, 2000.* All land use development applications shall be accompanied by sufficient supporting information to enable Council to adequately review and consider the development proposal; such information may include all watercourses and other environmentally sensitive features located upon or adjacent to the subject land, site topography, property lines and proposed new building siting thereto, site servicing requirements, proposed site access/egress locations and potentially the site and building design of the proposed new development and a legal survey plan prepared by a registered Newfoundland and Labrador land surveyor.

4.2.5 Where Council determines that additional professional information is required to enable to Council to adequately review and consider the development application, the applicant shall be solely responsible to pay for the costs related to professional opinion on environmental, geotechnical, civil engineering, hydrological and similar professional opinion.

4.2.6 Council may consider Comprehensive Development Plan on a parcel of land within community; the Development Regulations will define a Comprehensive Development Plan and set out application requirements and development conditions which may include zero lot line development. A comprehensive development may be approved by Council in any zone as a development and/or subdivision with public or private services.

4.2.7 The Council may also, at its discretion, approve the erection of dwellings which are designed to form part of a zero lot line development or other comprehensive layout which does not, with the exception of dwelling unit floor area, meet the requirements of the Use Zone Table, provided that the dwellings are designed to provide both privacy and reasonable access to natural daylight and the overall density within the layout conforms to the regulations and standards set out in the Use Zone Table in the Development Regulations.

4.2.8 The Development Regulations will set out the requirements for residential subdivisions. Minor subdivisions of four (4) or fewer lots which do not require new public or private road construction or the installation of utility infrastructure or water and sewer services (other than private connections) are not required to provide a major subdivision application (5 lots or more). Minor subdivisions must comply with the development standards associated with the Use Zone and the requirements of the "Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells guidelines" of the Water Resources Management Division. The procedure provided in these guidelines for assess whether small subdivision development is subject to groundwater assessment will be set out in the Development Regulations.

4.2.9 The following uses will be permitted in all land use zone:

a. Development associated with public infrastructure and services, including public transportation infrastructure and utilities;

b. Conservation or open space uses including parks and pedestrian trails and lands set aside for environmental protection purposes;

c. Mineral exploration not classed as 'Development';

5.0 SUSTAINABLE ENVIRONMENT POLICIES

5.1 OVERVIEW

Sustainable community planning for Cox's Cove means in part, managing the land base and local resources for today's needs in a manner that respects the future. A key aspect of sustainability therefore is an approach of identifying what local lands and resources are deemed to be valuable and are important to preserve and protect for both today's and tomorrow's residents of the community.

By pursuing the community planning direction of clearly identifying upfront and designating those lands and locations within the Municipal Planning Area Boundary that are deemed sensitive to land development or are viewed as valuable assets to the Town, or are potentially hazardous for land development, the remaining land base of Cox's Cove becomes available for future growth and development consideration. In this manner, sustainable and comprehensive environmental management provides for more certainty in how local development of the land base should proceed and be shaped.

This Section of the Municipal Plan probes varied environmental assets and features of land within Cox's Cove Planning Area Boundary and offers policy statements for their management.

Environmental Assets

The Town's environmental assets are varied and many. They include the community's oceanfront location, the valuable view corridors to geological anomaly features of Pond Point, and to the forested natural areas of Woman Cove, Penquin Arm and Goose Arm, all of which are situated in the fjords of Middle Arm, the steeply sloping forest lands adjacent to Highway 440, varied creek watercourses and their adjacent riparian, wetland and marsh areas, agricultural lands, culturally and historically important lands of the resettlement community of Brakes Cove, and the archaeological evidence of a former Paleoeskimo summer camp at Sammy's Beach. These local assets are collectively indicative of sensitive and valued lands to address through Municipal Plan land use map designations.

The Municipal Plan's proposed expanded Planning Area Boundary area is additionally based in large part on protecting the Town's assets of its drinking water supply and watershed area. The Development Regulations will similarly provide for parallel use zone categories to protect and preserve these valued environmental and sensitive community lands.

Water Supply

The Town's drinking water supply locations consist of the following primary sources:

- the main water supply for the Town is the Cox's Brook Water Supply Area which includes Frenchman's Pond; it is located approximately 5 km southeast of the Town and services over 600 local residents; and,
- for residents living above an approximate 75 metre contour elevation within the community, two drilled artesian wells serve nearly 100 local residents of the community.

Each of the systems provide for chlorination treatment; the surface water supply of Frenchman's Pond additionally includes filtration. These community water sources are to be zoned on the Development Regulations Land Use Zoning Map as Protected Water Supply Protection Areas.

Ideally a water supply and watershed area should be retained in a natural state with no conflicting land uses or human activities so as to maintain the quality of the water supply for domestic use on a long-term basis. There is a need within the Municipal Plan policies however to acknowledge historic and ongoing uses of land within the Frenchman's Pond watershed, including limited forestry, domestic firewood cutting, recreation cabin use, hunting, all-terrain vehicle and snowmobile use and similar activities. The continued use of recreational cabins and associated activities within a protected watershed however requires attention to safe septic effluent disposal, the use of motorized boats, fuel storage, waste management disposal and ongoing water quality monitoring. Before these uses are approved by the Town, the Water Resources Division with the provincial government must be consulted in order to approve the application and provide comments or conditions or refuse the application due to water quality concerns.

Prior to the start of construction, a proponent must apply for and obtain a permit under the Water Resources Act, 2002, specifically Section 39

http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm

for any proposed developments within the Cox's Brook Protected Public Water Supply Area servicing the Community of Cox's Cove. Also, any work within this designated Protected Public Water Supply Area must comply with this Department's Policy for Land and Water Related Developments in Protected Public Water Supply Areas http://www.env.gov.nl.ca/env/waterres/regulations/policies/water_related.html.

At one point, the Town of Cox's Cove had its own watershed committee for the management of the Cox's Brook drinking water source area and a watershed management plan was developed.

There is another Protected Water Supply Area in the northwest corner of the Town of Cox's Cove Planning area, but it is not part of the water supply system to the residents of the community.

Additional Environmental Considerations

Community issues related to considerations of environmental setbacks, enhanced environmental partnerships, initiatives to address the visual appearance of the Town, lands of cultural and archaeological significance, community emergency planning and management of lands with agriculture capability are also a significant part of a sustainable environmental direction that the Town needs to embrace as part of its first Municipal Plan. Each of these environmental consideration issues will be subsequently discussed in policy format.

5.2 ENVIRONMENTAL SETBACKS

Planning Context

The purpose of an environmental setback between a sensitive feature such as a watercourse and a proposed land development such as a building or land clearing is to provide a natural and totally undisturbed area of separation between an environmental asset and a new physical/structural change in the adjacent land use. Environmental setback areas can help preserve the health of a watercourse, can help to minimize adjacent land runoff and pollution releases, stabilize eroded streamside banks, and provide shade and nutrients for aquatic life.

Policy Statements

5.2.1 All land development applications in the vicinity of waterbodies shall be undertaken in conformity with the following policies of the Water Resources Management Division: Policy for Development in Shore Water Areas, Policy for Development in Wetlands, Policy for Infilling Bodies of Water and Policy for Flood Plain Management. Separation distances will be set out in the Development Regulations for different developments near waterbodies.

5.2.2 Except for water oriented industry and other business uses as approved by the Federal Department of Fisheries and Oceans and the NL Department of Municipal Affairs and Environment, all land development proposed to be located adjacent to the ocean shall additionally maintain a minimum building elevation for habitable floor-space, and for the placement of electrical services, at a minimum elevation of 2.5m above the high-water mark of the ocean.

5.3 CLIMATE CHANGE AND FLOODING RISKS

Planning Context

Climate change for Cox's Cove is more than a global warming trend; it is about the potential flooding risks, damage and loss to the community as a result the following indicative issues:

- Flooding risks to low lying local residential homes and businesses;
- Rising sea water level, storm surge and increased rainfalls impact on and damage to community infrastructure of wharves, harbor amenities and facilities, Main Street roadway and buried water and sewer infrastructure systems, and the Town's varied culverts, ditches and storm water systems;
- Ongoing coastal foreshore areas erosion;
- Increase of intense storms and extreme weather incidents resulting in flooding, slope slippage to Highway 440 and winter road travel restrictions;
- Interruption of vehicle access to Corner Brook;
- Lack of snow melt leading to low supply levels for municipal water;
- Varied locations exhibiting vulnerability to forest fire interface risks;
- Emergency preparedness of the local fire department and emergency responders; and,
- The dependency on external transportation carriers to regularly bring local food supplies.

The geographically detached location of Cox's Cove, its singular road access to and from the community, the area's forest lands, Cox's Brook location bisecting the community and the Town's proximity to the ocean accentuates these local climate change risks. New calculations, based on recent data from the accelerating pace of snow cap melting, indicates that by the year 2100, the sea level will likely rise between 0.9m and 1.6m. This projected sea level rise, accompanied by possible high tide storm surges of over 2.0m, may have significant impacts to the lower lying areas of the Town adjacent to the waterfront portion of Main Street. To manage these emerging community issues, there is a need to take a comprehensive approach of identifying and mapping local risks, assessing their likelihood of occurrence and probable consequences and impacts, and establishing an action framework to mitigate, prioritize and address the risks.

Planning Context: Flood Risks and Influence of Climate Change

While flooding of the beachfront by water overtopping the foreshore breakwater rubble, ongoing erosion and impacts to buried sewer and water pipes adjacent to the ocean may continue to occur during storms, major significant flooding events within Cox's Cove, as identified by Environment Canada, have previously occurred in two areas of the community, along Cox's Brook and at the beachfront, noted as follows:

- A storm in late November, 1955 produced heavy rainfall of 30 to 40 millimeters over a 24-hour period, strong winds and high sea levels and resulted in boats losing their moorings and being washed up on the rocks;
- Twenty-two years later, in mid-December, 1977, a storm at time of high tide caused sea waves to go over the breakwater and overflow Cox's Brook, resulting in widespread flooding and causing damage to Main Street and local homes.
- A storm on December 2016 which produced heavy rainfall, strong winds and high sea levels causing damage to the cribbing along the roadside which had washed away and the outfall for the sewage line had water coming up through the manhole.

The storms illustrate that foreshore flooding is most likely to occur again in the future during periods of high sea levels, large waves and strong northeast onshore winds. Flooding within Cox's Brook and its adjacent wetland and marshy bog area will likely happen again when large freshwater discharges flow into the watercourse at the same time when high sea levels cause overflow into Cox's Brook.

The accelerating influences of climate change further indicate that more frequent storm events of increasing intensity of storm surges from the approximate 5 km of fetch area of the local sea and river flooding will continue to impact coastal communities like Cox's Cove in the future. The flooding and high precipitation season for Cox's Cove is generally between November and January each year when peak sea levels also occur. When heavy rainfall events during the springtime result in significant snowmelt to Cox's Brook, and occur simultaneously with factors of high tide, strong easterly winds and storm surges in the sea, the community is additionally subjected to flood risks.

Because Cox's Brook bisects the community and since historic patterns of growth resulted in many of the Town's existing homes being situated in low lying locations, the risks of flooding and climate change to the community are amplified. The potential impacts to the community from a significant flooding include economic loss and costs, public safety risks and social effects to local residents and businesses.

As a result of previous studies and review of local flood risks, a flood risk zone map has been produced to identify land areas within the Town that would be affected by the storm events. Direct areas of concern of flood risks for Cox's Cove include:

- Property damage to the approximate 50 homes located on the central area of Main Street and the lower reaches of Hillview Drive, and housing situated within the flood zone of Cox's Brook and/or at other low-lying elevations to the waters of Middle Arm;
- The aging demographics and social vulnerability of individuals living within the high flood risk zone;
- Impacts to municipal infrastructure of sewer and water services primarily located under Main Street, erosion of road pavement, damage to culverts, bridge crossing of Cox's Brook;
- Possibility of southern portion of the community being severed as a result of flooding on Main Street;
- Potential business losses to local convenience stores situated on Main Street;
- Unknown potential effects to local fish plant;

- Impacts to Main Street fish shacks and boats, and to waterfront facilities within the harbor;
- Slope failure and slippage of steep slope lands adjacent to Highway 440 leading into the community, with potential for vehicular access and communication service to the community being impaired;
- Physical loss of buildings, financial loss of individuals and uninsured losses; and,
- Recent international Intergovernmental Panel on Climate Change predictions and Dr. Norm Catto of Memorial University observations for an increasing trend in sea level rise.

In the previous analysis of flood risks to Cox's Cove, the Province has identified flooding probabilities and impacts to the community based upon a 1 in 20-year storm and a 1 in 100-year storm event. The 1989 Flood Risk Report for Cox's Cove suggested varied remedial strategies that could be pursued to minimize the probability, vulnerability and severity of potential impacts of flooding to the Town, noted in part as:

- Diking the banks of Cox's Brook;
- Elevation of Main Street for approximately 200 meters along the waterfront;
- The construction of a sea wall;
- Relocate high flood risk located residential homes;
- Flood-proofing existing homes located within flood zone;
- Government purchasing of flood risk residential homes; and,
- Land use zoning provisions to minimize risk of exposure to flood damage and loss.

Policy Statements

5.3.1 Support the Flood Risk Zones identified by the provincial Water Resource Management Division by including these 1 in 20-year and 1 in 100-year flood areas as an Overlay on the Future Land Use Map of the Municipal Plan and the Land Use zoning map of the Development Regulations. All new residential, commercial and other active land use forms of development shall be restricted within that Flood Risk Zone as identified by the Canada- Newfoundland Flood Information Map for Cox's Cove, as attached as **Schedule 1** to the Municipal Plan. The 1 in 20-year and 1 in 100 -year flood risk zones for the Town of Cox's Cove designated by the Government of Newfoundland and Labrador

have been incorporated in the municipal plan and are shown on the Future Land Use Map (as an overlay).

5.3.2 Land uses in the zones which fall within the above-noted Flood Risk Overlay area on the Future Land Use map and the Development Regulations Land Use zoning map will be limited to those allowed under the Water Resource Management Division policy set out in the "Policy for Flood Plain Management". This will be further outlined in the Development Regulations. For example, in the 1 in 20-year flood zone – residential and institutional uses are not permitted, industrial and tourism related commercial uses (except for hotels and motels) may be permitted provided ground floor elevation is appropriate, the structure shall not negatively impact flooding, the buildings are appropriately flood proofed and that the use does not involve storage of pollutants and 1 in 100-year flood zone – in addition to above, residential uses may be permitted but institutional uses are not permitted.

Despite uses that may be permitted or discretionary in the future land use designation and zone, uses will be restricted to those consistent with this provincial policy.

In addition, the following requirement applies to new residential development: The living area for the house must be constructed at a minimum of 0.6 m above the estimated 1 in 100-year flood elevation or climate change flood elevation of the area

5.3.3 Prepare a community resources and facilities inventory, including local volunteer and social services individuals and organizations, equipment and supplies, and specialized expertise to enable an effective response to a local emergency or disaster event, and identify where deficiencies exist.

5.3.5 Identify the most vulnerable members of the community to unforeseen natural events such as the elderly, disabled persons, and single parent families, and prepare an action plan to assist these residents.

5.3.6 Pursue emergency preparedness partnerships and potential advice and assistance with varied external organizations and government departments such as NL Hydro, Ministry of Transportation and Highways, Canadian Red Cross, Public Safety Canada, RCMP, Canadian Coast Guard and other emergency response agencies.

5.3.7 Pursue energy efficiency, wherever viable, with all new construction; conduct an energy audit of the municipal hall and fire department building and implement cost savings measures where feasible.

5.3.8 Refer any development applications that occur within the Flood zone overlays (1 in 20-year and 1 in 100-year) to the Water Resources Management Division for review and approval prior to processing any application. Note that any infilling within 15 m of the 1 in 100-year food zone requires a permit from the Water Resources Management Division.

5.3.9 Consider the preparation of a local Climate Change Adaptation Strategy to address flooding, forest fire interface, water supply, food security, singular vehicular access to the community and other potential risks as a result of Climate Change considerations.

5.3.10 Advocate a working partnership with the NL Department of Municipal Affairs and Environment to review and address local flood risks;

5.3.11 Minimize future development within high flood risk locations; and,

5.3.12 Encourage the work of the Harbour Authority regarding the establishment of a small boat basin.

5.3.13 The following requirement applies to new residential development: The living area for the house must be constructed at a minimum of 0.6 m above the estimated 1 in 100-year flood elevation or climate change flood elevation of the area.

Other considerations:

- The Town will consider an enhanced working partnership with the NL Department of Municipal Affairs and Environment to assist the community to review and address local flood risks of Cox's Brook and from the ocean waters of Middle Arm.
- The Town may evaluate the viability and cost of preparing a Climate Change Adaptation Strategy for the community to update the preferred management approach for flood risks, forest fire interface risks, food security questions, the singular road access to the community and other potential risk factors as a result of the emerging effects of climate change.
- The Town may consider the pursuit of specific capital improvement projects such as construction of a seawall to address the community's vulnerable locations to flooding risks which could be undertaken jointly with the Harbour Authority.

- The Town may explore an update the community's emergency plan through the local fire department that will address a coordinated response to effectively manage the varied local risks posed by potential climate change effects, and identify and map those locations, roads and facilities/ infrastructure in the community that are most susceptible to sea level rise, storm surges and flooding, and other natural events.

5.4 VISUAL ENVIRONMENT

Planning Context

Through the initial community site visit reviews, it was observed that there is varied litter, debris and poorly maintained properties in specific parts of the community. These circumstances contrast with local pride shown by many other residents in the upkeep and care of the visual environment. Beyond individual property blemishes, there are land use planning opportunities to enhance the physical appearance and sense of place of the community through capital improvement projects in strategic locations of the Town and through implementation of landscape and site design guidelines for new higher density residential and commercial, industrial, and other land use development proposals.

While it is recognized that opportunities for landscape plantings are limited due to local conditions of exposed areas to the ocean, and with salt laden air, windy conditions and minimal soil cover, use of native species and stone structures to provide protection from the elements, will provide a setting for possible enhanced greening of the community.

Maintaining the forested hillsides of the three arms (fjords) of Middle Arm in their natural state is be a priority visual environment goal of the community.

Policy Statements

5.4.1 The Town shall review future land development proposals, in part, from the perspective of impact and benefit to the natural and visual environment. Where deemed necessary on land development sites where tree removal has occurred, tree replanting may apply.

5.4.2 Council shall consider an approach of identifying private properties and road rights of way where unsightly litter and debris exist, and where abandoned and derelict automobile vehicles are located, and pursue remedial actions of clean-up.

5.4.3 Initiatives of maintaining a high standard of appearance of property and buildings, particularly at strategic Town locations such as the intersection of Hillview Drive and

Main Street, and within prominent visitor locations such as along the waterfront and within the municipal park site at Cox's Point shall be pursued.

5.4.4 Explore local school age children involvement with nationally sponsored and funded community clean-up programs such as the annual Great Canadian Shoreline Cleanup. Strategic physical improvements such as shoreline cleanups can make an immediate and visible community impact.

5.4.5 Provide for general site and building design guidelines for development in the Development Regulations.

5.4.6 Landscape improvements for specific higher density residential uses and for commercial, industrial and other site development projects as determined by Council, shall include local species plantings that are wind tolerant. Suitable landscape plantings include small caliper shrubbery plantings of local roses, pruned alders, and ground juniper, white spruce and willow. In locations that are not as exposed to the wind, and are more sheltered, white spruce, birch, maples, cherry and roses may be appropriate. Wherever feasible, rather than relying on nursery stock, local plants should be small and rescued from plantings that are acclimatized.

5.4.7 Consider a process to pursue the viability and potential of achieving a professional historical mural painting on the building sides of the fish processing plant structure, as a way to illustrate the community's deep connection to the fishing industry and to local forestry, as a tourism visitor attraction.

5.5 ENVIRONMENTAL PARTNERSHIPS

Planning Context

The Town of Cox's Cove places a high value on environmental values. However, the Town has limited financial and staffing resources to solely pursue and implement environmental management change. By reaching out to external agencies and organizations, and funding programs, the Town may realize enhanced success.

Policy Statements

5.5.1 Approach Nu-Mink Farms, Service NL, and the Department of Municipal Affairs and Environment to conduct a site visit to observe water runoff ditches and effluent flow

from the Nu-Mink operation to the waters of Frenchman Creek, and cooperatively discuss options to remediate potential effluent discharges to the watercourse.

5.5.2 Explore the potential formation of a local 'ride-share' program from Cox's Cove to the Corner Brook area to reduce the number of single vehicle daily commuter work trips to the Corner Brook area, and to provide transportation options for seniors living in the community.

Other considerations:

- Invite representatives of the NL Department of Municipal Affairs and Environment, and from the Federal Department of Fisheries and Oceans, to meet with Council, and other interested community residents, and to discuss environmental 'best management practices', flood zone considerations and potential climate change implications for Cox's Cove
- Invite representatives from the Water Resources Branch of the Province of NL to discuss the Town's water supply, watershed protection area and municipal servicing issues.
- Consider the preparation of Habitat Conservation Plan for Cox's Brook between the Town and the Province and encourage the formation and participation of local stewardship and environment groups in this and other similar environmental protection initiatives.

5.6 ARCHAEOLOGICAL AND CULTURAL RESOURCES

Planning Context

The value of historic, cultural and archaeological resources to Cox's Cove is significant. The presence of existing Paleoeskimo archaeological evidence within the Sammy's Beach location of the Planning Area, and the history attached to the resettlement community of Brakes Cove, presents challenges and opportunities for potential future growth and development of the local tourism sector. The primary need to preserve, protect and accentuate the value of these local assets is to develop a Resource Management Plan.

While not specifically an environmentally sensitive feature, local archaeological and cultural resources represent historic sensitivities to be protected, managed and preserved. The policy approach shall be one of consultation with local residents and the Provincial Archaeology Office of the Department of Tourism, Culture and Recreation. In particular, any development proposals in these areas that involve significant excavation, including aggregate operations, and or forestry

activities, shall be referred to the Province for potential field investigation prior to the commencement of any site work. For other significant developments within the community, conservation with the Provincial Archaeology Department should also occur.

Policy Statements

5.6.1 Investigate funding opportunities to prepare a Resource Management Plan as a means to identify and pursue realization of enhanced cultural opportunities associated with Brakes Cove and tourism potential with Sammy's Beach.

5.6.2 Invite representatives of the Provincial Archaeology Office to provide a presentation on community archaeology management to Town Council and other interested members of the community such as the local Heritage Committee.

5.6.3 Formalize a Town statement of encouraging local residents to be cognizant of any archaeological artifacts when excavating land and in pursuit of other activities.

5.6.4 All land application permits for development as determined by the Town that propose to involve major ground disturbance and significant excavation or lot grading, including aggregate operations, shall be referred to the Provincial Archaeology Office of the NL Department of Tourism, Culture and Recreation for review, comment and approval.

5.6.5 Any archaeological artifacts that are found are to be reported to the Provincial Archaeology Office of the NL Department of Tourism, Culture and Recreation.

5.6.6 Continue support to the local Heritage Committee, and local Church groups, including preservation of local cemeteries through a Public Use land use designation.

5.6.7 Consider the preparation of a historic pioneers' street naming list as a way to name new streets and park-sites in commemoration of the contribution of past residents of the community.

5.6.8 Determine the feasibility of designating valued local historic buildings and places as heritage.

5.6.9 Protect the identified archaeological site at Brake's Cove as required under the Historic Resources Act by consulting with the Provincial Archaeology Office regarding any request for activities within a 20 m radius of the site.

6.0 RESIDENTIAL LAND USE

6.1 OVERVIEW

The 2011 Census identified that there was a total of 318 private occupied residential dwellings in Cox's Cove. The majority of housing units are single detached homes. Over the five-year period from 2006 to 2011, the Town issued an average of two to three new residential home building permits per year. New residential homes indicate investment confidence in the community.

Typically, a Municipal Plan will forecast how much land area will be required within the community over the next ten years and beyond to support a specific or projected level of future population growth and housing development within the community. At a typical sustainable development average residential density of five to six residential lots per 0.4 hectares of serviced residential land. At current rates of residential development, the Town will require approximately 2.4 hectares of serviced land over the next ten-year period to provide for approximately two to three new homes per year.

The question is then to identify the most appropriate location (s), building types, densities and development standards that should be established to guide projected new residential development.

The Residential designation of the Municipal Plan shall apply to all those locations of the community where residential use is deemed to be the highest and best use of the land

Efficient Use of Land Supply

Given the limitations of a relatively small water and sewer serviced area within the Town, the Municipal Plan approach shall be to focus on an efficient use of the remaining land base to provide for future residential development demand.

The Municipal Plan objective is to encourage, diversify and manage future residential growth in a coordinated, safe and orderly fashion. To achieve this objective, varied zones and development standards will be set out in the Development Regulations to allow different residential lot sizes for both serviced and non-serviced residential lots, different housing types

and densities. Infill residential development in the existing built up area is preferred over the extension of municipal services for new growth so as to minimize the extent of municipal infrastructure that will be subsequently be required to be maintained by the Town. It is recognized that existing development presents a challenge to realize infill opportunities; however, the Development Regulations will set standards to facilitate infill development as a discretionary use in these historically built-up areas.

Infill Residential Development

When the needs of seniors in the community and the trends of retirees relocating to the area are additionally considered, and a more diverse form of housing is recognized as required to support local tourism and future affordable housing rental units, there is merit in considering a comprehensive yet streamlined approach to promote residential choices within the Town's new Municipal Plan. Housing approach shall be based upon a strategy of residential infill within land areas that are currently serviced by existing water and sewer services. This will entail consideration of a smaller lot size in the established developed urban area, garden suites, and subsidiary apartments within single detached dwelling residential homes.

Varied Residential development standards

For the Residential designated land areas of the Municipal Plan's Future Land Use map, the Development Regulations will set out development standards for Rural Residential and Residential Serviced Area providing a variety of residential uses as the means to implement a new housing direction for the community, including infill (small lot) development standards in the Residential Serviced Area and including higher density residential developments as discretionary uses. Proposals seeking to utilize these uses will be required to make application to the Town for Council's review and where necessary, consideration of an amendment to rezone a property for such new residential uses.

Comprehensive Development Areas

Longer range future residential growth may be planned to occur within designated locations known as Comprehensive Development Areas (CDA). These locations are designated on the basis of the future possibility of servicing such lands with water and sewer service, and where sufficient acreage amounts of land exist to provide for future residential development

opportunity; however, it is premature to determine whether the servicing will be a prerequisite for development.

Land development within such CDAs should not be pursued until pent-up local demand is sufficient to rationalize the resultant increased municipal costs for infrastructure extensions and subsequent ongoing maintenance, operating and capital upgrade and replacement expenditures attributed to the new homes and infrastructure of roads, water, sewer, refuse, fire protection, recreation, policing and potential schools.

The Town of Cox's Cove should adopt a residential strategy approach of encouraging varied types of new infill and subdivision development with single detached housing, attached two unit dwellings and diverse forms of higher density residential housing to provide for affordability and the emerging housing needs of seniors, and where the majority of new residential growth is to only occur on properties serviced with existing infrastructure and capacity of municipal water and sewer; extensions of municipal infrastructure to service new residential homes shall only be considered on the basis of a significant number of new residential homes to be built and on the basis that the developer paying for the financial cost of the offsite infrastructure extensions for water and sewer servicing, and building new and/or upgraded roads.

6.2 RESIDENTIAL POLICIES

Policy Statements

6.2.1 The Future Land Use Map will show locations for the following residential designations: Residential Rural and Residential Serviced.

6.2.1.1 Residential Rural designation which will permit residential development in areas where the provision of municipal services is prohibitive;

6.2.1.2 Permitted uses in the Residential Rural zone include: Single detached dwelling, Semi-detached Dwelling, Group Home, Subsidiary apartment, Urban agriculture and Uses allowed in all zones which includes development associated with public infrastructure and services, Conservation or open space uses and lands set aside for environmental protection purposes, and Mineral exploration not classed as 'Development'.

6.2.1.3 Discretionary uses in the Residential Rural zone include: Convenience store, Outdoor Market, Retail, Public Gathering Places-Indoor and Garden Suite, Home business.

6.2.1.4 Where residential (or cottage development) is not connected to the municipal water supply, such development must be in compliance with provincial "Groundwater Supply Assessment and Reporting Guidelines for Subdivision Serviced by Individual Private Wells" which identifies the level of groundwater assessment studies required depending upon the size of the subdivision, starting from 1-4 lots and larger. The details of these requirements can be found at the following link: https://www.mae.gov.nl.ca/waterres/regulations/appforms/unserviced_subdivision_gw_assessment_guidelines_dwh_revisions.pdf

6.2.1.5 Residential Serviced designation which includes primarily single detached dwellings, semi-detached dwelling, group homes but also allows for higher density uses; Permitted uses will include single detached dwellings, Semi-detached dwellings, Group Homes, and Uses allowed in all zones such as development associated with public infrastructure and services, Conservation or open space uses and lands set aside for environmental protection purposes, and mineral exploration not classed as 'development'; higher density residential development is reflected in the Discretionary uses, including, Garden Suites, multi-unit buildings such as apartments and townhomes. Non-residential discretionary uses include: urban agriculture, convenience store, Home business.

6.2.1.6 The Development Regulations will provide development standards for varied residential housing types for:

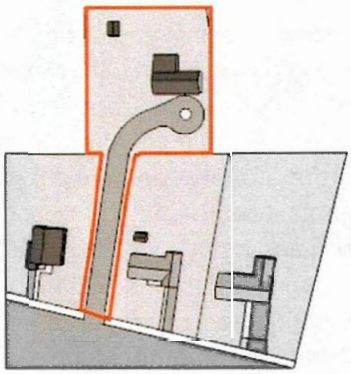
- Standard new serviced residential lot size;
- Rural Residential development in un-serviced areas of the Town, including large lot single detached dwelling housing with accessory agricultural use;
- Semi-detached dwelling lot;
- Higher density residential uses of three or more residential units, an apartment or a highly designed ground-oriented townhouse use for application will be discretionary uses in the Residential-Serviced zone in the Development Regulations;

- On a single detached dwelling site, allow a Garden Suite (Secondary detached residential unit) for tourism, elderly care and affordable rental units.

6.2.2 Establish within the Development Regulations house siting and other requirements on a residential lot to include:

- Minimum front, rear and side yard setbacks to property lines;
- Staggered frontyard setbacks ranging from 5 m to 7 m;
- Maximum building height;
- Maximum lot coverage;
- Height, size, and setback provisions, including a staggered setback;
- Standards for accessory buildings on each residential lot; and,
- onsite parking;
- Accessory uses and buildings; and,
- Home-business uses

6.2.3 Council may additionally consider the infill development of underutilized backyard lands of properties through development of panhandle lots (backlots), based upon minimum standards of lot size area where the lot must be a minimum of 670 m^2, panhandle driveway construction requirements to emergency fire vehicle needs, private property ownership and maintenance responsibility for the driveway, and siting with respect to adjacent properties, as generally shown by the attached sketch, and as further identified within the Development Regulations:



Typical Lot Configuration and Shape of Panhandle Lot

6.2.4 Council shall support the development of subsidiary apartments, bed and breakfast operations and home-based businesses within existing and new single detached dwellings, in accordance with the outlined requirements of the Development Regulations.

6.2.5 To provide for open space and parks in new residential areas, the Town shall implement the Section 37 - 'Dedication of Land for Public Use' of the *Urban and Rural Planning Act, 2000* as a means to acquire land for park land or other public use, or equivalent monies, from a new development at time of subdivision.

6.2.6 All proposals for future mobile home or modular home residential dwellings shall be only be considered at the discretion of Council within a mobile home or modular home park or subdivision, as approved by Council in accordance with the requirements of the Development Regulations.

6.2.7 Support the siting of higher density residential buildings in locations near and adjacent to existing central facilities of the Town, wherever feasible.

6.2.8 Provide for enhanced building and site design appearance of all future single detached dwellings, semi-detached dwellings, three and four-unit dwellings, apartments and townhouses through the design guidelines of the Development Regulations.

6.2.9 Allow for residential uses on the second storey and above in commercial and other non-residential buildings as a means to provide mixed uses for commercial and other development types. This could be a subsidiary apartment (s).

6.2.10 Council may allow for residential infill development in serviced areas is subject to the following requirements:

a. the type, scale, massing, and design of the development is generally appropriate and consistent with the adjacent neighbourhood;
b. preservation of side/back/front yards for public safety requirements;
c. adequate provision is made for light, privacy, and amenity.
d. where a proposed development constitutes infill between existing developments, Council may consider changes to the lot area, building line setback, and frontage based on the land capability to accommodate servicing requirements; and also ensure that the building line setback is consistent with adjacent properties and the general area. The sideyards and rearyard requirements can be exchanged for infill lots only where the adjacent development has sufficient separation to ensure that the primary buildings on each lot are a minimum of 4 m and maximum of 10 m apart;
e. must not compromise public safety, neighbouring services, or the general amenity of the area.; and,

f. minimum lot size must be 372 m^2 with a minimum 12 m frontage.

6.3 SENIORS HOUSING

Policy Statements

6.3.1 Consider, in partnership with provincial and regional social service agencies, and through federal housing study programs such as Affordability and Choice Today (i.e. ACT), and in communication with local senior residents, initiatives to prepare a community-based housing needs assessment and action strategy for seniors.

6.3.2 Encourage the use of proposed Garden Suites in the residential zones and subsidiary apartments to provide choices for housing for local seniors;

6.3.3. Consider in partnership with the local Seniors Committee, Church groups and other community groups, a proposal to generate and secure market interest and potential funding for development of a senior's care facility. New proposed housing for seniors shall be generally encouraged to locate wherever feasible, in close walking proximity to local convenience stores, post office, medical office and other community facilities.

6.3.4 Organize in concert with Provincial representatives, an annual information session for local seniors to advise on available services and programs, contact names and organizations, and answers to questions related to emerging seniors needs in the community.

7.0 COMMERCIAL, TOURISM AND INDUSTRIAL ECONOMIC GROWTH LAND USE

7.1 OVERVIEW

The planning direction for Cox's Cove seeks to maintain stability in the community, to enhance local quality of life and to work towards strengthening the land use integrity of the Town. Commercial, tourism and industrial economic growth represent tremendous challenge and opportunity for the community to provide more varied shopping choices for local residents, to increase the number of local tourism visits, to create expanded employment opportunities, to diversify the land use assessment portfolio for the Town and to generate increased taxation revenue for the municipality.

Local Business Inventory

Economic and business growth in Cox's Cove is intimately linked to the size of the local population, annual levels of tourism activity and the vitality of the two primary employers in the community, the fish processing plant of Barry Seafoods and NuMink's large mink farming operation. Preliminary community site visit review has identified a mixed inventory of approximately 15 +/- additional local business locations representing convenience stores, a gas bar, a Sears outlet, medical office, personal services, tourism accommodation and tour guides, industrial trucking, roofing and equipment operators and government offices. During the past five years, it is unknown how many local businesses have either closed or newly opened.

Consumer Spending Leakage

It appears that local residents meet the majority of retail shopping, personal services and government office business needs through travel to the larger urban area of Corner Brook. In this sense, there is likely significant local consumer spending leakage occurring. Outflow of local consumer expenditures means lost opportunity for the community.

Economic Development Planning

Economic development planning in rural NL requires the same level of attention as land use planning to achieve long term community success. While this Municipal Plan does not purport to represent a comprehensive economic strategy for the community, consideration for expansion of opportunities in the commercial, tourism and industrial sectors will be presented. As important will be the need for the Town to additionally consider the preparation of a commercial and industrial vacant and serviced lands inventory catalogue, perhaps in conjunction with Crown Lands, to clearly identify the available property within the community for business development. Being organized and proactive in encouraging economic growth will be essential to future success.

As the community evolves and local population growth unfolds, the Town will position itself to more effectively market local economic development opportunities and attract new businesses. As important is the opportunity to allow the Municipal Plan policies and land use maps to outline how the community may shape future expansion in the commercial sector.

Vision for Downtown Core

From a land use planning perspective, there is merit in the community envisioning a future central area for concentration of new commercial businesses in a manner similar to a downtown core. This level of foresight will avoid the current trend of a scattering of commercial businesses throughout the community. A future downtown will also help to define the heart of the community and facilitate opportunity for higher densities forms of housing and varied other community amenities to be located adjacent to the primary commercial area of the community. Policy direction will help to define the preferred location for a future downtown. The goal of this level of planning attention of commercial development is not to overly restrictive with business growth but to guide and nurture future growth in a manner that respects the character and sense of place for Cox's Cove.

Tourism

Tourism business opportunities in the community have excellent future potential but this success will be intimately linked to becoming more organized in the manner the Town presents itself in welcoming and servicing visitors to the community. Varied local initiatives are required to create a full tourism experience. Some considerations may include preparing a comprehensive and professional designed tourism signage strategy, expanding local opportunities for unique and meaningful visitor experiences, improving tourism amenities, infrastructure and services, and implementing an improved marketing strategy that profiles the attributes of Cox's Cove as a worthwhile and important destination community for visitors.

7.2 COMMERCIAL LAND USE

Planning Context

There is a priority planning need to address and improve wherever feasible the physical environment, character, amenities and desired sense of place to live of Cox's Cove to retain existing residents, to attract new residents, and to convey a positive and supportive community climate to do business. The Town will be required to continuously achieve progress through Council's annual infrastructure Capital Plan and through success with some of the softer infrastructure initiatives outlined by the varied Municipal Plan policies. By continuing to be resilient in managing and advancing the Town, primarily through ongoing dedicated volunteer

hours and efforts, community stability and incremental population gains will lead to an environment where commercial growth is sustainable.

The initial public comment process for the Municipal Plan identified a strong local desire for expanded commercial shopping choices. While it is recognized that the community does not possess the critical mass of population to support major retail stores such as those located in Corner Brook, there are potential strategies available to approach future business growth in a more focused fashion for possible expansion in the commercial sector.

For example, there is an apparent need to highlight the entrance features of the community with a physical linkage to the waterfront through signage and visitor information, property design and appearance, landscaping, hanging flower basket displays, and pedestrian walking linkages, as indicative of local pride and confidence in the Town. First impressions of potential new business investors in the community will be swayed by what they see and don't see during their first visit and observations of Cox's Cove.

Through efforts to improve the sense of place of the community, there will exist opportunity to work towards strategies to actively search out possible new business entities, such as a small footprint food store, to locate in Cox's Cove.

The common goals of improving the physical dynamics of the community align to the need of fostering increased communication, involvement and ongoing support with current local business owners, including home-based businesses, to create a shared future vision for an expanded commercial presence in the community.

Other considerations:

- The Town may explore the viability of appointing a Business Economic Advisory Committee to Council on the basis of voluntary membership from varied local commercial, tourism, home based and industrial businesses, and in accordance with a defined Terms of Reference for the mandate of the Committee, to identify priorities for local business visitation and assistance, retention, marketing, and promotion and to help initiate a business growth strategy for the community.

- The Town may consider approaching the regional Rural Secretariat organization as the provincial entity for deliverance of sustainable economic development to the Corner Brook to Rocky Harbour Region to fund the preparation of a Consumer Spending Leakage Study and Commercial Business Attraction Strategy for Cox's Cove, and to be subsequently used as the model for other rural coastal communities to identify to what extent commercial shopping dollars are leaving a community and to determine a methodology how to utilize these financial resources as a means to attract targeted new businesses to locate in the community. Upon potential success with such projects, the Town will be an informed situation to direct market the community to preferred business uses to consider a location in Cox's Cove.

Policy Statements

7.2.1 The Future Land Use Map will contain a Commercial designation on the Future Land Use map, which will include the existing convenience store and similar commercial businesses in the community. Correspondingly, a Commercial zone will be shown on the Land Use zoning map of the Development Regulations. The Development Regulations will outline development control requirements for commercial uses. Permitted Uses include - Commercial Land Use Class (4.3): All Uses, EXCLUDING Amusement Park/Attraction, Campgrounds, Resort, shopping centre; and Discretionary uses include: Apartment building with commercial on main floor, Public Gathering – Indoor uses.

7.2.2 The Development Regulations will set out provisions for home-based businesses.

7.2.3 New commercial building and expansion shall be restricted within the flood risk overlay area of Main Street adjacent to the waterfront, as shown on the Future Land Use Map. Uses will be subject to the Water Resource Management Division Policy for Flood Plain Management and requires a permit from the Water Resources Management Division.

7.2.4 Commercial uses such as those related to tourism accommodation and servicing may be less location focused, for example, Bed and Breakfast operations are allowed as a Home-based business in the residential zones.

7.2.5 The Town shall consider focused dialogue with local home-based business persons to ascertain their needs and how the Town may assist in home based small business growth, and foster expansion as a local storefront location.

7.2.6 Commercial uses, employment generating small businesses and potential accommodation uses such as a hostel may be explored in concert with the current building owner, as potential re-use opportunities within the former school building located on Country Road.

7.2.7 Commercial development design guidelines will be included in the Development Regulations for new commercial projects so as to achieve a higher level of function and streetscape appearance of project site layout, parking and access locations, landscaping provisions, building façade and signage.

7.2.8 The Town shall strive to utilize expert volunteer human capital wherever feasible to assist the Town in pursuing commercial development and varied other economic development initiatives, through ongoing communication with local businesses and regional economic development organizations, and association the business management in marketing programs of the Corner Brook campus of the College of the North Atlantic, and with the Masters in Business Administration graduate program at Memorial University of Newfoundland.

7.2.9 The Town shall consider an incremental approach of taking small steps that cumulatively lead to tangible economic development improvements within the commercial, tourism and industrial sectors so as to accentuate that positive progress is being made and that visible 'change is occurring' within the community.

7.3 TOURISM DEVELOPMENT

Planning Context

The Town of Cox's Cove and local residents perform an outstanding role in organizing ongoing community events and celebrations, and partaking in regional initiatives, to help showcase and invite visitors the community. The Culture Committee, local seniors and youth, volunteer musicians and other dedicated residents continually dedicate time to organize and be involved with both summertime and winter fest social functions for the community.

From a tourism development context, the Town has, like many other rural coastal communities of NL, an outstanding natural setting. Cox's Cove also possesses a small fishing community waterfront ambiance, a detached forested wilderness feels and character, opportunities for boat tours and guided fishing excursions, and an outstanding waterfall setting at the end of Falls Road.

The Town also possesses varied unique natural and cultural features such as:

- the geological formations of Pond Point;
- the opportunity to create a living village in the resettled former town of Brake's Cove; and,
- the untapped archaeological history of Sammy's Beach.

In pursuit of a more sustainable and prosperous future, a critical determinant for Cox's Cove will be to build upon these strengths and assets to further accentuate and expand its tourism potential.

Tourism Spending

The tourism market is very competitive throughout the world and on the west coast of Newfoundland. Tourism brings spending dollars to a community and helps create opportunity for local employment, increased investment and enhanced economic stability. Tourism also increases the exposure and profile of a community and presents the opportunity to promote its sense of place as a location to return to and perhaps someday to live.

For a community such as Cox's Cove to capture more tourism visitors, they need to ask several questions, including "What makes a trip down the long winding road of Highway 440 to Cox's Cove so special?" and "What will make visitors more comfortable when they arrive, help them find what they are looking for and encourage them to stay longer?" Enhancing the tourism experience, providing tourism services and amenities, and creating a positive first impression are keys to successful tourism planning.

While the Town has expended considerable volunteer time to advance plans such as a proposed vehicle turn-off and visitor information kiosk at a prominent view location off the highway as the travelling public enters the community, the inventory of local tourism amenities, services and experiences needs to be expanded and coordinated.

Tourism Marketing

When individuals research travel destinations today, they primarily look online for activities and experiences such as whale watching and kayaking first and general locations second. In other

words, people are looking for experiences first and not specifically places. Yet the Town of Cox's Cove does not have an online presence to either provide general information on the community, or to inform and market to tourists what the primary local tourism lure is and why they should visit the area. While tourism marketing is vital, product development will be the most important factor of a local successful tourism industry in Cox's Cove.

A primary goal of tourism development for Cox's Cove is the opportunity to increase the amount of economic activity in the community. This doesn't happen when visitors come to the community, get out of their cars and take photographs of Middle Arm. It doesn't happen when visitors take a drive to Falls Road and swim at the waterfalls, or when tourists take a stroll on the beachfront at low tide. And it doesn't currently happen when visitors take the 15-minute hiking trail to Brake's Cove.

To entice visitors to spend local dollars in Cox's Cove, the community needs to work towards the establishment of places and local events for tourists to spend money. Over the longer term, the Town needs to pursue an appropriate mix of artist displays in refurbished fish shacks on the waterfront, shade and rest benches and washroom facilities on or near the waterfront, a local café and restaurant, entertainment, retail and gift shops, and an increased number of accommodation choices to complement the existing Island View Cabins.

To be sustainable, local tourism also needs to be focused on a period longer than the typical two to three-month summer season; the local tourism focus needs to be on a minimum seven-month season.

The Municipal Plan policy approach for tourism shall be to propose varied ways that the Town may improve their tourism appeal and attraction and help realize an increased level of economic activity from tourism.

Planning Policies

7.3.1 Invite representatives from the Department of Tourism, Culture and Recreation to provide a presentation to Town Council, and other interested members of the

community such as the Heritage Committee, on potential applicable programs, services and expertise that may be available to the community.

7.3.2 In conjunction with potential funding partnership with the Atlantic Canada Opportunity Agency or an alternate funding source such as from two primary employers in the community, budget to engage external expertise to prepare a comprehensive tourism marketing strategy, consisting of the following key elements:

- Coordinated community tourism signage strategy, including tourism information display signage near the Highway 1 exit to Highway 440 (taking into consideration the provincial Tourism Oriented Directional Sign system AND THE Highway Sign Regulations under the *Urban and Rural Planning Act, 2000*);
- Innovative and creative community logo and brand to create a highly visible, fresh and unique new advertising and marketing image for the community; signage along provincial roads must conform with the provincial Highway Sign Regulations; and,
- Production, launch and ongoing maintenance of a prominent website profile for the community.

7.3.3 In partnership with other communities along Highway 440 (Meadows, Gillams and McIvers), identify regional transportation priorities to more effectively support area tourism to the Department of Highways and Transportation. Improve the Highway approach into Cox's Cove through a litter clean-up program, develop a more prominent and appealing entrance signage to the community and pursue realization of the planned vehicle pull-out and tourism kiosk location at the entrance to Cox's Cove.

7.3.4 Continue to organize and become active members with regional tourism planning efforts to highlight Highway 440 communities as a tourism destination option within NL.

7.3.5 Continue involvement with Memorial University's Harris Centre and Grenfell College's interdisciplinary research study work on the environmental history of the Humber region as an opportunity to pursue the community tourism goal of creating a living village in Brake's Cove.

7.3.6 Continue to support and promote small cruise boat visitor trips, tour boats and other marine tourism business opportunities associated with the upgraded docking facility operated by the Harbour Authority of Cox's Cove.

7.3.7 Provide for supportive regulations within the Development Regulations to encourage additional tourism accommodation in the community through bed/breakfast provisions as a Home-based business in the residential zones, and provisions for motel development in the commercial zone.

7.3.8 Consider opportunities for private property clean up, landscaping enhancements, parking and directional signage improvements to the intersection of Main Street and Hillview Drive as visitors enter the developed area of the community. Direct local visitors through signage to locations that highlight the community, and ensure that such locations, such as the park at the northwesterly end of Main Street and Falls Road to the waterfalls are attractive, well maintained and welcoming to tourists.

7.3.9 Advance policy discussions for future proposals involving significant park, public space and washroom facility presence to the waterfront area and create visitor interest through facilitation of opportunity for seasonal and/or permanent re-use of existing fish sheds for tourism shops for artists, local crafts, café and food items, and working displays related to the local fishing industry as incubators to more permanent tourism business expansion in the community.

7.3.10 Encourage and explore the viability for summer student employment support for an expanded inventory of even more local tourism and special events, and visitor experiences, to potentially include during the tourism season weekly community dinners, musical entertainment, storytelling, artisans, annual summer road running event from falls to foreshore, dory boat races, discover surfing days, guided kayaking excursions, sailboat welcome weekends, and artists day at the waterfront.

7.3.11 Consider innovative opportunities to promote the community as a 'bike friendly' through road line painting, rest stops and shade areas, and signage promotion of joint use of the local road system for bicycles. Ascertain opportunity for summer bike rental small business.

7.3.12 Continue to develop and maintain strong working relations, communication and needs assessment with varied regional local tourism partners, boating and outdoor adventure operators and organizations such as Paddle Canada and other diverse business interests that may include potential future restaurant, accommodation, heritage and culture business opportunities for the community.

7.3.13 Maintain ongoing regional partnerships with the Regional Tourism Association and the Newfoundland Destination Marketing Organization.

7.3.14 Explore opportunities with local retail and other businesses to record the Canada Postal Code addresses of store customers during the tourism season to determine the extent of the local tourism market and to record local tourism trends on an annual basis.

7.4 EMPLOYMENT GENERATING LAND USE

Planning Context

The Town's industrial and employment generating base is critically dependent on the stability of the two primary employers in the Town, the local fish processing plant of Barry Seafoods Inc., and the Nu-Mink Inc. mink farming operation. Retention of varied diverse local businesses from roofing contractors, tradespersons, equipment operators, construction firms, fishing and marine owners and other employment generating operations also play an important role in the economic base of the community. Ensuring that Highway 440 remains safe and convenient for local workers and supply/services transportation access to Corner Brook and area represents a further economic priority.

Barry Seafoods Inc. is part of the Barry Group Inc., a Corner Brook based major player in the fishing industry. The Cox's Cove fish processing facility which has its origins in the early 1970s, is located on a prominent Main Street waterfront location, and is one of eleven plants that the company owns in NL. With demise of many fish processing plants throughout Atlantic Canada, the continued operation of the local plant bodes well for continued stability within the community.

The Nu-Mink farming operation is located on Country Road (and partially within municipal boundaries) on an estimated 54-hectare site, 3.5 km to the southeast of the central part of the Town. The mink rearing operation includes several buildings that house the mink, a compost facility, other accessory structures and pasture lands. The farm produces approximately 20,000 mink kits annually and has an estimated workforce of up to 20 local persons.

It will strategic for the Town to arrange visitation tours of these local industries and hold annual and ongoing information sessions with the principals of the firms so as to work cooperatively

and successfully, and to facilitate support to address business requests and needs, to converse on municipal objectives, and to discuss opportunities wherever feasible for enhanced community partnerships.

It is acknowledged that as success in the Town's two largest employers has the potential to result in enhanced local employment and industrial diversification opportunities for local supply and servicing businesses, contractors and tradespersons.

Beyond the two primary local industries, and varied small businesses, there will be a need for Municipal Plan policies to address the preferred municipal approach for forestry extraction proposals, gravel extraction activities and for specific potential industrial resource uses such as aquaculture.

Close to the Town, there are two recognized dolomite resources located at the eastern edge of the Municipal Planning Area: the Penguin Hills deposit, located on the south side of the entrance to Penguin Arm, and the Narrows deposit, located on the south side of the entrance to Goose Arm. Delaney and Howse (1988, in Current Research), who conducted the study which assessed these and other dolomite deposits in Newfoundland, estimated that the Penguin Hills deposit consists of "more than 10 million tonnes" and the Narrows deposit "over 100 million tonnes". To put these numbers into context, currently, on average, the province produces for export 1.1 million tonnes of metallurgical grade dolomite annually from the Atlantic Minerals Ltd. Lower Cove mine on the Port au Port Peninsula. Only several dolomite deposits outside the Port au Port Peninsula have estimated resources greater than 10 million tonnes (the two deposits mentioned above near Cox's Cove, another at Deer Cove south of Hawkes Bay, another at Cape Norman on the tip of the Northern Peninsula). The economic feasibility of dolomite mining for export depends largely on transportation costs. For instance, dolomite is produced in western Labrador for use locally in the iron ore pelletization process, however it would not be economically feasible to export dolomite from the deep interior to external markets. While there are no immediate plans to develop these resources, they do represent another source of employment for the residents of Cox's Cove.

From a land use planning perspective, there is an additional need to identify, map and designate a serviceable land inventory to provide for industrial growth and diversification of the local economy, anticipated over the ten-year period of this Municipal Plan.

Planning Policies

7.4.1 Lands used for local industry shall be designated as Industrial on the Future Land Use Map of the Municipal Plan and correspondingly, as the Industrial zone on the Land Use Zoning map of the Development Regulations. Permitted Uses include: Industrial – General, Industrial – Light, Industrial – Mall, Fishery-related Use, Natural Resource-related Industries, Protective and Emergency Services, and accessory uses and accessory buildings; and Discretionary uses include: Energy Generation Facilities, Wind Turbine Generator, Marina, Contractor – General, Composting Facility, Solid Waste - Recycling/Disposal/Composting Site.

7.4.2 Establish annual meetings and maintain dialogue with the principals of the Barry Seafoods Inc. fish processing plant and NuMink Inc. mink farm to foster a supportive municipal working relationship with the two primary employers of the community.

7.4.3 Explore potential business expansion needs with both major employers of the community, the fish plant and the mink farm, and share varied community projects that may represent viable partnership funding opportunities for the local companies.

7.4.4 In discussions with NuMink Inc., arrange site visitation to become more familiar with the operation, particularly waste management practices with respect to potential effluent release to lands above Cox's Brook.

7.4.5 Coordinate future potential wharf facility and foreshore industrial expansion with local Harbour Authority and the Department of Fisheries and Oceans.

7.4.6 Continue municipal efforts to construct a safe and secure dory boat basin to accommodate the numerous local small dory craft currently situated along the waterfront foreshore of the community.

7.4.7 Identify, map and catalogue in conjunction with Crown Lands all vacant and serviced industrial potential sites, including property ownership details, as a means to market and effectively respond to industrial development inquiries and opportunities.

7.4.8 Evaluate industrial expansion proposals adjacent to the waterfront from a public access perspective. In particular, minimize the impact of new waterfront development limiting public access to the waters of Middle Arm. Over the longer term, adopt a vision of comprehensive public use and more mixed development of waterfront locations.

7.4.9 Manage future industrial non-waterfront-oriented proposals in a manner to achieve effective property assessment values by including standards in the Development

Regulations which will maximize building site coverage, minimize outside site storage and provide guidelines to assist Council when reviewing proposed building, site and landscaping design.

7.4.10 Integrate new industrial developments into the land use fabric of the community with regard to the industrial operation interface with quality of life considerations of the adjacent residential neighbourhoods through site planning, site development standards and separation distances to adjacent land uses, and evaluation of proposal details such as processing exhaust vent locations and night-time lighting.

7.4.11 Maintain varied accessory uses to industrial businesses, including related offices, accessory showroom and retail sales, and in industrial buildings in excess of 929 m^2, provision for accessory residential within the principle building.

7.4.12 Forestry and mineral working proposals from the Province and other operators, while licensed by the Province, shall be commented upon by the Town from the perspective of maintaining the aesthetics and natural environment of the community, as further defined by the requirements outlined within the Development Regulations;

7.4.13 Mineral exploration that is not development as defined under the *Urban and Rural Planning Act, 2000* is permitted throughout the Municipal Planning Area, as required by the Mineral Lands Division; Mineral exploration that is development as defined under the *Urban and Rural Planning Act, 2000* is permitted in the Rural zone and as a Discretionary use in the Conservation zone and the Protected Water Supply zone as determined by the Water Resources Management Division, to comply with the direction provided by the Mineral Lands Division.

7.4.14 Mineral Working, such as quarries shall be permitted in the Rural zone, and as a Discretionary use in the Conservation zone and separation buffers shall be identified to avoid conflicts between incompatible uses. The buffer can be reduced depending upon the geography of the site and the nature of the proposed use and potential for negative impacts on either the proposed use or the expansion of the mineral working operation.

7.4.15 Potential aquaculture site proposals for the waters of Middle Arm shall be closely reviewed by the Town as part of the Environmental Assessment process for these types of developments to ensure no environmental impact to the Town;

7.4.16 Adopt an approach of siting hazardous industrial uses such as tank storage in locations separated from residential areas, as determined by Council through a professional engineer certification.

7.4.17 Encourage employment-generating activity in the residential zones by setting out Home business opportunities and standards in the Development Regulations. Home businesses are a discretionary use and must have a permit issued by Council. A Home business is a subsidiary use of a dwelling or associated accessory building for commercial use involving the provision or sale of goods and/or services without detracting from the residential character of the neighbourhood in terms of traffic, or any other nuisance. Examples may include:

1. Professions: examples include but are not limited to, accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer;
2. Personal service that do not disrupt the residential character of the neighbourhood such as a hairdressing, tailor, photographer, pet groomer, caterer's establishment; shoe repair, dressmaking, sewing repairs and tailor shop; small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists and insurance agents;
3. Care services, such as child care, or home-care; and similar occupations or businesses.
4. Artisan and other home crafts;
5. Food preparation for catering services and baking;
6. Bed and Breakfasts;
7. Music and dance lessons and educational tutoring;
8. Telephone and mail order business;
9. Art gallery and framing shop;
10. Furniture repair and upholstery;
11. Sale of bedding plants and trees grown on the same lot;

7.5 COMPREHENSIVE DEVELOPMENT AREAS

Planning Context

Comprehensive Development Areas (CDA) are intended to represent 'reserve lands' for future land development on the basis of Council approval of a Comprehensive development area plan and applicable land use designation and rezoning for the area. The submitted site development plan shall be prepared in accordance with sustainable development principles, in adherence to a Terms of Reference for the area as defined by the Municipal Plan and by other criterion as determined by the Town. The required site development plan submission may entail provision

of supportive professional opinion and recommendations to Council by NL registered geotechnical/ hydrologist/ civil engineers, biologists, arborists or similar qualified expertise. The Municipal Plan has designated the following CDAs:

- The sloping lands situated above the existing residential homes located on Park Drive and Bayview Drive; and,
- The foreshore and adjacent lands located to the general east of Cox's Rock; and the sloping lands to Cox's Brook located to the general south of Country Road and opposite the NuMink compost facility.

Other Comprehensive Development Areas may be considered for designation in the future on Rural designated sloping lands on the west side of the Highway 440 entrance to the community.

Planning Policies

7.5.1 The Municipal Plan will show the following designated Comprehensive Development Areas (CDA) on the Future Land Use map including the following locations of the community:

- The sloping lands above the existing residential homes located on Park Drive and Bayview Drive;
- The foreshore and adjacent lands to the general east of Cox's Rock and located to the general north of Country Road and adjacent on the east to the NuMink compost facility.

7.5.2 The future land use designations shall be deemed as reserve lands until a comprehensive development proposal for the subject land is proposed significant local population growth occurs, a significant lack of developable land within the existing serviced area exists or a proposal of benefit to the community, as determined by Council is presented to the Town. Land ownership for the subject lands shall be determined and may entail coordination with Crown Lands.

7.5.3 The intended land use for the CDA lands shall be of a mixed use orientation wherein residential, commercial, tourism and employment generating uses may be considered.

7.5.4 The preparation and submission to the Town of a comprehensive development plan shall be required for CDA designated lands prior to consideration of the proposal by Council and prior to any form or density of land use development being determined or occurring. The land use development plan shall be based upon sustainable development

principles and may entail provision of supportive professional opinion and recommendations to Council by NL registered geotechnical/ hydrologist/ civil engineers, biologists, arborists, or similar qualified expertise. All off site infrastructure deficiencies and extension requirements shall be the sole financial responsibility of the development proponent.

7.5.5 An environmental and archaeological assessment may additionally be required by Council to identify which lands should be preserved and protected before determining the developable area of any site. Conceptual advance street planning for potential new municipal road routings, proposed road grades, storm water drainage and management, and infrastructure servicing extensions and capacity requirements may also be required to be submitted for review by the Town to ensure that municipal servicing can be provided over the longer term in a sustainable and cost-effective manner. This information is needed to undertake a cost/benefit analysis regarding the cost of installing and maintaining infrastructure. This level of background site development information is deemed as necessary prior to the Town considering an appropriate site density and land use form for the proposed site development. This will authenticate that the site development will be as economically viable as possible to the longer term subsequent operational and maintenance requirements of the Town.

7.5.6 In recognition of the outstanding elevated views from the proposed CDA locations, the Town intends to maintain a community vision for a high standard of land development. Proposals for tree cutting and removal shall be closely evaluated, and tree/ vegetative replanting may be required. Incremental site development of these locations is not supported in a piecemeal fashion through fragmentation of the land base, as this form of development will diminish opportunities for a comprehensive approach in the future.

7.5.7 The development of the CDAs should incorporate some of the principles from the *Smart Growth* planning concept, such as:

a. Mix of land uses
b. Take advantage of compact building design.
c. Create walkable neighbourhoods and a range of housing opportunities and choices
d. Foster distinctive, attractive communities with a strong sense of place
e. Preserve open space, farmland, natural beauty, and critical environmental areas
f. Strengthen and direct development towards existing communities
g. Make development decisions sustainable, predictable, fair, and cost effective

8.0 RURAL LAND USE

8.1 OVERVIEW

Rural designated lands apply to those more detached, non-serviced and generally non-populated sloping lands locations of the community situated to the west and east of the Highway 440 entrance to the community, as well as those other lands of the Planning Area that are not designated for Watershed Protection and/or Conservation uses.

The geography of these Rural designated lands is generally characterized by forested areas. Intended land uses on Rural lands primarily relate to limited rural residential housing based upon Council supported locations and approved on-site water and sewer disposal, potential proposals for forestry and gravel extraction resource activities, recreational and hunting uses, and domestic firewood cutting.

8.2 PLANNING POLICIES

8.2.1` The Town's land use planning approach to the Rural designated lands shall be one of preservation of the natural environment of the area in unison with consideration of limited resource extraction operations on an individual application submission basis as reviewed by Council for potential conditions of use and approval.

8.2.2 The Future Land Use map will contain an Rural designation which will be zoned Rural in the Development Regulations which will set out the Permitted uses to include: Commercial Agriculture, Forestry Activities, Mineral exploration-development, Mineral Working, -Accessory uses and buildings; and Discretionary uses to include: Aquaculture, Natural Resource-Related Uses, Industrial – General, Industrial, Heavy/Hazardous, Cemetery, Campground, Contractor- General, Public Gathering – Outdoor, Amusement Park/Attraction, Salvage/scrap yard, Cottage, Kennel, Resort, Marina, Wind turbine, Residential: (1) Single detached dwelling only in association with a permitted use.

8.2.3 The Town shall detail mineral workings requirements within the Development Regulations for gravel pit, aggregate and similar operations through utilization of separation distances from adjacent land uses, tree retention and screening, fencing,

preservation of water features, erosion control, site maintenance, road access, secondary processing and manufacturing uses, and the termination of the mineral operations and site rehabilitation.

8.2.4 Forest Management Plans and annual operating plans which contain details regarding commercial and domestic harvesting and forest management activities, are to be reviewed by the Town for comment upon the impact to the visual environment of the community, the potential environmental, drainage and sedimentation impacts to local watercourses and aquifers, and tree replanting and reforestation intent with the extraction area.

8.2.5 All proposed land uses shall be encouraged to maintain the rural character and integrity of the area with additional site-specific development requirements as identified and required by Council upon proposal submission.

8.2.6 The Town will continue to support forestry activities, including the local practice of domestic firewood cutting on Rural designated lands for personal use and as a small-scale industrial activity, including on Crown lands as outlined in the relevant Forest Management Plan.

8.2.7 The Town, through the fire department, will explore with the Province the support available to conduct a forest fire interface and risk study for the rural designated lands.

8.2.8 Cottages are a Discretionary use in the Rural zone. Cottage subdivision development may be considered by Council on the basis of a comprehensive environmental site assessment, well water supply as approved by a professional hydrologist, a private septic effluent disposal system as certified on site by a professional engineer, potential offsite road upgrade improvements to an emergency vehicle standard, and other requirements as identified by Council. If there is any cottage development which is not connected to the municipal water supply, the applicant is required to be in compliance with be provincial groundwater assessment requirements, refer to 6.2.1.4.

8.2.9 As condition of approval for the Planning Area boundary, the Forest Services Branch requires that domestic harvesting and forestry management activities, such as,

silviculture and road construction activities are permitted uses within the Domestic Operating Area as identified in the Forest Management Plan, 2019-2023. The Domestic Operating Areas are located in the Rural zone; therefore, these uses shall be Permitted in the following zones: Rural, Conservation, Protected Water Supply, Agriculture; and a Discretionary use in the Environmental Sensitive Area zone.

8.2.10 As condition of approval for the Planning Area boundary, the Forest Services Branch requires that commercial harvesting activities are permitted on Corner Brook Pulp and Paper timber licenced areas subject to Town approval within the Rural zone.

9.0 PUBLIC AND INSTITUTIONAL LAND USES: PARKS, OPEN SPACE, COMMUNITY FACILITIES

9.1 OVERVIEW

Essential building blocks to a successful community include the amenities that enable local residents to actively pursue recreation, to walk on natural trails, to attend functions at community facilities, to attend church, and to be serviced with varied other public uses such as Town Hall, the fire hall and local cemeteries.

As the Town of Cox's Cove is a small community, the following uses will be included under this designation and zone category:

- active park areas such as the local ball field and park space at the west end of Main Street, as well as to future intended pedestrian walking trails such as along Cox's Brook from Falls Road;
- community facilities, such as, the Town Hall Building, the fire hall, the Marshall Moores Arena and municipal infrastructure buildings; and,
- local area churches and their adjacent cemetery areas, the seniors club building, as well the former school building.

The planning intent is to facilitate the successful siting of these uses as integrated locations throughout the community, and to advance the concept of active and healthy living opportunities in recognition of the aging of the local population.

9.2 PLANNING POLICIES

9.2.1 The Municipal Plan Future Land Use Map will designate Public/Institutional to encompass community facilities, Town buildings and facilities, and developed Open Space, Parks and Trails areas; the Development Regulations will contain a Public/Institutional zone on the Land Use Zoning maps and will set out the following Permitted Uses: Institutional/Public Uses (EXCEPT stand-alone Cemetery and Crematoria), Open Space, Park and Trails; and Discretionary Uses: Club and lodge and Outdoor Market, Hostel, Restaurant-Mobile Take-out and Vendor only.

9.2.2 The Public/Institutional zone shall apply to existing active parkland property, including the ball fields, playing fields and recreation open space adjacent to the former school located on Country Road, and the prominent view location park area of Cox's Point located at the end of Main Street.

9.2.3 An elevated small bench area property located on the upper side of the Main Street Bridge over Cox's Brook, and on the north side of Country Road, shall also be zoned Public/Institutional for potential future community park use.

9.2.5 Park and recreational priorities for the community, in addition to walking trails, include the following projects:

- Upgrade of ball field, including new fencing and dugouts;
- Additional equipment for playground;
- Address water level at Municipal Park and provide for seating and rest area;
- Potential technologic solution for extension of season for arena natural ice surface;
- Public space and visitor area improvements to Main Street waterfront.

9.2.6 The Provincial snowmobile trail that runs along the southern boundary of the community is recognized and supported by the Town and is included as a permitted recreation use within the Conservation and Rural use zones and a Discretionary use in the Environmental Sensitive Area zone of the Development Regulations.

9.2.7 The Public/Institutional zone shall apply to the Post Office and all municipal owned buildings, including the Town Hall/community hall, the fire hall, arena, specific municipal owned infrastructure buildings such as for the bio-swale, and for future municipal uses such as the proposed tourist information kiosk and viewing area located adjacent to the bio swale facility.

9.2.8 The Public/Institutional zone shall apply to the Anglican and Pentecostal Churches, two cemeteries, the Golden Rainbow Seniors Club building, the former school building and similar non-governmental structures and functions.

9.2.9 Future Community Facility and Public Use buildings and amenities are encouraged to be sited in central locations that are easily accessed by all age groups, with or without vehicular transport.

9.2.10 The site design, landscape treatment and interface of community facilities and public use buildings shall be effectively integrated with the adjacent residential neighbourhood through adherence to the general development design guidelines outlined within the Development Regulations. All site parking requirements for future such buildings, as calculated by the proposed occupancy load or square footage area of the applicable building, shall be provided within the subject property.

9.2.11 Continue to pursue regional funding cooperation for improvements to recreational amenities, senior's programs and community cultural projects, such as from the NL Seniors Community Recreation Grant Program.

9.2.12 Consider opportunities to pursue corporate funding contributions for community parks and recreation improvement projects from the Barry Group, and other local and regional businesses, in exchange for business recognition, naming rights and/or advertising, where deemed feasible; such indicative projects to corporately fund may include potential expanded use of the arena past the ice hockey season, and design/ construction of one or more of the three proposed community pedestrian walking trails.

9.2.13 Explore the feasibility of a commemorative dedication and donation program for parkland equipment, park improvements and installation of strategically located park

space trees and rest benches in memory of local residents through commemorative plaques.

9.2.14 The primary recreation objective for the community shall be to work towards active and healthy living opportunities for residents by creating safe and well-maintained locations for local residents to walk and play.

9.2.15 The Town may consider a budget for preparation of a Parks and Recreation Needs Assessment and Recreation Master Plan based upon current demographic trends, and likely emerging needs for the future.

10.0 AGRICULTURE LAND USE

10.1 PLANNING CONTEXT

The Town has a diverse inventory of historic and current agricultural lands within the community, primarily located along Country Road, and to a lesser extent on the easterly portion of Main Street. Agriculture in the context of food security for Cox's Cove may be a long-term community goal but within the short term, the greater challenge through the Municipal Plan process is to identify and preserve lands with agricultural activity and capability.

While the Provincial Crown Lands' status on varied properties appears to complicate the legal use of specific lands through former land lease grants based upon agriculture, there seems to be no ready access to which lands within the community have actual lease stipulations that specify properties are to be only used for agriculture, or other uses of land.

Given the apparent need for Crown Lands to work with the Town and to provide a mapping inventory of identified lands within the Town's Planning Area Boundary that are subject to agricultural and other land uses, the intent of the Municipal Plan in management of agricultural lands is varied, noted as follows:

- To designate existing lands with agricultural uses as Agricultural;
- To enable the Development Regulations to provide for some accessory agricultural uses; and,
- To preserve other lands with soil capability and location attributes for agricultural use through an agricultural designation.

- The Town may seek the assistance of the Agrifoods Development Branch of the NL Department of Natural Resources to help identify potential additional agricultural lands on the basis of soil capabilities, drainage and adjacent land uses

10.2 POLICY STATEMENTS

10.2.1 Lands with current and significant agricultural operations character shall be designated on the Future Land Use Map for Agriculture and correspondingly, these lands will be zoned Agriculture on the Land Use zoning map of the Development Regulations.

10.2.2 The Development Regulations shall identify Permitted uses on Agricultural lands including Commercial Agriculture (including fur farm), and Discretionary Uses, including: Outdoor Market, Mineral Exploration-development, Natural Resource-Related Uses, Kennel, Residential: Single detached dwelling only in association with a permitted use.

10.2.3 The Town shall request Crown Lands to provide a mapping inventory of all lands located within the Town's Planning Area Boundary with existing Crown Lands' leases and grants for agricultural use. The Town shall support the continuation, and expansion where feasible, of agricultural land use activities.

10.2.4 The Town will establish a 1.5 km radius Mink Farm buffer and will refer development applications within the Mink Farm Buffer to the Land Resource Stewardship Division to determine if there may be any conflicts between the proposed use and the continued operation of the mink farm. The Provincial government and the owner have invested substantially in this operation and detrimental activities can place devastating stress on the mink. As well, the very intense bad smell from the waste generated by the operation can be blown in any direction which compromises use and enjoyment of development in the vicinity of the operation.

11.0 ENVIRONMENTAL PROTECTION LAND USE

11.1 PLANNING CONTEXT

The land use maps of the Municipal Plan will designate specific locations of the community as lands to be protected and preserved where development is restricted due to the natural features of the site for purposes of conservation or protection of habitat, wetlands, resource

management, viewscapes or other special designations under legislation; or site unsuitability due to erosion control, steep slopes, flood control and water supply protection. The Town of Cox's Cove had a landslide in February of 1996 across the main road (Route 440) into the community.

The Town has identified a primary environmental mapping priority for the community as the wetlands and marsh area associated with the lower reaches of Cox's Brook. The Town has further expressed the need to inventory and understand the ecological function of these marshlands. Other wetlands within the Municipal Boundary area and additionally located within the expanded Planning Area Boundary of Town also require assessment and protection.
On an individual property basis to ensure effective land use planning and comprehensive environmental management, it is intended that each land use development proposal application to the Town clearly identify any sensitive environmental features on a proposed development site. Where such sensitive features such as watercourses or flood zones exist, such locations are to be deemed non-developable and are not intended to be considered as part of the developable area of the property.

For specific land development sites, a property owner seeking land development approval from the Town may be requested by Council as part of the development application consideration to engage and pay for the cost of a certified and registered professional biologist to confirm the area extent of sensitive features on the site. These considerations may include an evaluation of the build-ability of sloping lands or land with questionable soil stability by a registered geotechnical engineer, or the need for an applicant to engage a professional biologist to provide a written opinion with recommendations to Council on the sensitive environmental features of a site. Other instances where outside expert opinion may be requested by Council may include proposals that seek to apply for a variance from the Development Regulations for building siting relaxation adjacent to a water body.
Over the ten-year timeframe of the Municipal Plan, these map designation areas may be refined for further land protection, including through consultation with external organizations such as the Provincial Department of Municipal Affairs and Environment.

11.2 POLICY STATEMENTS

11.2.1 The Municipal Plan will designate a Conservation areas on the Future Land Use map for the purpose of conserving valued viewscape and archaeological and cultural resources, and areas with steep slopes (in excess of 15%) that may be vulnerable to geological hazards; the associated Conservation zone will set out in the Land Use zoning map of the Development Regulations. These areas include important community view scape locations and other valued local lands for similar protection from land development. Permitted Uses will include: Conservation uses and Forestry; and Discretionary uses include Mineral Working, Mineral exploration-development, Accessory uses and Accessory buildings. Note that the Development Regulations will indicate that motorized trails for all terrain vehicle or snowmobile use will be a discretionary use.

11.2.2 The Municipal Plan will designate Environmental Sensitive areas on the Future Land Use map for the purpose of protecting wetlands and waterbodies; a corresponding Environmental Sensitive Area zone will be included on the Land Use zoning map of the Development Regulations. Permitted Uses will include: Environmental Protection uses, Open Space, Parks and Trails (note that motorized trails for all terrain vehicle or snowmobile use will be a discretionary use; however, the existing snowmobile trail, if legally approved, will continue as a legally non-conforming use – refer to section 1.5), uses associated with scientific research into site sensitivity; and Discretionary uses will include: Mineral exploration-development, Outdoor Market, Restaurant-mobile take-out and street vendor only, Forestry;

11.2.3 The Environmental Sensitive zone will also accommodate the appropriate sections of the three proposed pedestrian walking trail initiatives, noted as follows:

- A seacoast trail from the north end of the community to the south, commencing near Parkes Cove and ending at the park area of Cox's Point at the end of Main Street;
- An approximate 2 (two) km trail from the Main Street park to access Brake's Cove, and with an additional link to the Sammy's Beach archaeological site. Trail

management, viewscapes or other special designations under legislation; or site unsuitability due to erosion control, steep slopes, flood control and water supply protection. The Town of Cox's Cove had a landslide in February of 1996 across the main road (Route 440) into the community.

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Over the ten-year timeframe of the Municipal Plan, these map designation areas may be refined for further land protection, including through consultation with external organizations such as the Provincial Department of Municipal Affairs and Environment.

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11.2.3 The Environmental Sensitive zone will also accommodate the appropriate sections of the three proposed pedestrian walking trail initiatives, noted as follows:

- A seacoast trail from the north end of the community to the south, commencing near Parkes Cove and ending at the park area of Cox's Point at the end of Main Street;
- An approximate 2 (two) km trail from the Main Street park to access Brake's Cove, and with an additional link to the Sammy's Beach archaeological site. Trail

construction standards to be established to address the rocky and sometimes steep terrain; and,

- A pedestrian walking and bicycling trail from the Falls Road waterfall along Cox's Brook with connections to varied community areas such as Woodhead Crescent and to the former school site.

11.2.4 To proceed with each and all of the proposed walking trails, property acquisition for the trail routing or negotiation of rights-of-land over private property or occupancy of use with Crown Lands, or similar easements or legal rights for passage over the subject land shall be pursued. The typical pedestrian corridor is suggested to be of an approximate 3.0m width and for use of pedestrians, and where appropriate by bicycles; no all-terrain or other motorized vehicle use is recommended. If possible, where adjacent to a water body, the trail is to be sited on the outer edge of a 15.0-meter setback to the high-water mark of a watercourse such as Cox's Brook, and as determined in consultation with the Department of Municipal Affairs and Environment.

11.2.5 It is the policy of Council that wharves, boathouses and slipways associated with both commercial operations and as an accessory use to homes or cabins are allowed in all zones provided that a development application is made with Council and they are in conformance to the 'Environmental Guidelines for Construction and Maintenance of Wharves, Breakwaters, Slipways, and Boathouses' found and this link: https://www.mae.gov.nl.ca/waterres/regulations/appforms

The guidelines indicate the materials allowed for construction, the procedure to protect contamination of water resources, the condition and appropriate use of equipment in the vicinity of the waterbody, plus decommissioning requirements.

For all development withing the Flood risk overlay area, a permit is required from the Water Resources Management Division. Land uses in the Flood Risk zone will be limited to those allowed under the Water Resource Management Division policy set out in the "Policy for Flood Plain Management".

11.2.6 As condition of approval for the Planning Area boundary, the Forest Services Branch requires that domestic harvesting and forestry management activities, such as, silviculture and road construction activities are permitted uses within the Domestic Operating Area as identified in the Forest Management Plan, 2019-2013; therefore

these uses shall be permitted in the Environmental Sensitive area zone and the Conservation zone.

11.2.7 As condition of approval for the Planning Area boundary, the Forest Services Branch requires that commercial harvesting activities are permitted on Corner Brook Pulp and Paper timber licenced areas subject to Town approval within the Environmental Sensitive area zone and the Conservation zone.

Other considerations:

- Consider conversation with organizations such as the Geospatial Research Facility of the College of the North Atlantic in Corner Brook to ascertain their mapping capabilities and the viability of assisting the Town with a more detailed environmental base mapping of lands.
- Consider the feasibility and future designation of lands for a potential alternative septic effluent treatment site based upon a lagoon and natural reed marsh system, as utilized by the Town of Stephenville, as a potential alternate means to releasing wastewater effluent to the waters of Middle Arm.
- Support a new approach for the Town's land use development application submission requirements for subdivision and other forms of land development, as defined by the Development Regulations, to include provisions for the applicant to provide for mapping identification of all environmentally sensitive area features of the proposed development site, proposed mitigation measures to protect and preserve sensitive lands, and to provide detailed information for such elements as proposed storm water management of the site development for Council's review.

12.0 PROTECTED WATER SUPPLY & WELLHEAD PROTECTED AREAS

12.1 PLANNING CONTEXT

The Town's water supply and watershed area is a critical element of the community's sustainability. It is intended that the lands be designated, and policies be adopted to help maintain integrity of clean, fresh water quality and water flow of sufficient capacity for domestic

users and for firefighting capacity. This includes two Protected Water Supply Areas and two Wellhead Protected Areas designated under the Water Resources Act.

The Town should explore a water conservation program for the users of the Town's water system, particularly through dialogue with fish processing industrial use on the waterfront.

12.2 POLICY STATEMENTS

12.2.1 The Municipal Plan will designate the two Protected Water Supply areas on the Future Land Use map and the corresponding zone will be shown on the Land Use Zoning map of the Development Regulations.

12.2.2 Approval from Council and the Water Resources Management Division of the Province of NL is required for any land use development within the Protected Water Supply areas. Council will consider the 1993 NL Watershed Protection Plan for the Cox's Brook Watershed as the framework to manage and administer land uses within the watershed. This will be consistent with the 'Policy for Land and Water Related Developments in Protected Water Supply Areas' administered by the Water Resources Management Division which can be found at this link: https://www.mae.gov.nl.ca/waterres/regulations/policies/water_related.html Consistent with this policy, Permitted uses include: Environmental Protection, Natural Resource use, Cottage (remote only, no cottage subdivision allowed), Forestry, Mineral Exploration – not development, Resort, Commercial Agriculture, subject to approval by the Water Resources Management Division; Discretionary uses include: Mineral Working and Mineral Exploration-development.

12.2.3 The Municipal Plan will designate the community's two artesian well locations as Wellhead Protected Areas on the Future Land Use Map; correspondingly, a Wellhead Protected Area zone will be shown on the Land Use Zoning map of the Development Regulations. Permitted Used include Environmental Protection; and Discretionary uses include: Single detached dwelling, Mineral Working, Mineral Exploration – development, accessory uses and accessory buildings.

12.2.4 A minimum 100 m land development buffer is required from the Wellheads; development in the vicinity of the wellheads must receive approval from the Water Resources Management Division and Town Council.

12.2.5 Require that any future rural residential land use development located within the Planning Area but situated outside of the Town's water supply service area, to provide for a water supply source approved by the Department of Municipal Affairs and Environment, and in conformance with the quantity and water quality parameters of the Canadian Drinking Water standards, and where deemed required by Council, to provide for a professional hydrologist's report and recommendations on the impact of the new water source on the local area existing aquifers.

13.0 INFRASTRUCTURE

13.1 OVERVIEW

With limited resources, the Town has implemented a sound financial approach to managing its water, sewer, road and related infrastructure. Through its annual Municipal Budget and Capital Works Program, the Town identifies priority projects for new construction, for remediation, for maintenance and for replacement. Since the Town has limited debt obligations and a population less than 1,000 residents, the community is able to make applications for infrastructure works financing based upon a provincial capital cost sharing program. The challenge is competition with other small communities for a share of the limited provincial funding.

13.1.1 WATER AND SEWER

During the late 1970s, the Town began operation of a new water and sewage system. Today the majority of local residents are serviced with Town water and sewer service. Much of the 1970s infrastructure is now deemed to be beyond its useful life and is beginning to age, to corrode, to leak, to erode and/or collapse; new capital infrastructure needs are additionally being identified. A new bio-swale sewer system provides service to higher elevation homes, but most of the Town's effluent is piped directly to the sea.

13.1.2 WASTE MANAGEMENT

Waste management and disposal is now managed by the Western Region Waste Management corporation. Cox's Cove is part of the Corner Brook Area Sub-Region and all waste is now processed at the Wild Cove Waste Disposal Site. The local waste disposal site which was in operation for nearly 20 years is closed; however, the waste management buffer is still observed by the provincial government when considering Crown land applications.

13.1.3 MUNICIPAL BUILDINGS AND EQUIPMENT

Municipal buildings of the Town Hall, the fire hall and the natural ice surface arena serve the community needs adequately for the current time, albeit ongoing maintenance and item repairs occur occasionally with the capital budget. The Town contracts out most of its public works equipment needs for excavation and trucking. The fire department has received an upgraded fire engine to more effectively respond to local fires.

13.1.4 RESEARCH AND DESIGN STUDIES

In addition to addressing 'hard' infrastructure items of water, sewer, roads and other community services, the Town has established a visionary community needs framework that identifies a diverse list of varied research and design studies that are deemed required to help move Cox's Cove forward. The project list ranges from a floodplain study to a habitat evaluation of the marshland of Cox's Brook to tourism and recreation initiatives.

13.1.5 HIGHWAY 440

While the Town has displayed skill and foresight as a steward of its own infrastructure, the primary Provincial roadway into the community, Highway 440 as owned and maintained by the Province, will require ongoing repair and upgrade to acceptable engineering standards on an annual basis to assure continued safe and convenient access to the community.

13.2 INFRASTRUCTURE PRIORITIES

The five infrastructure priorities for the community from the Town's 2013 Capital Investment Plan include the following projects:

- Remediation of Frenchman's Pond Water Main (long-standing problems with the Town's main water source and the system's inability to reliably provide sufficient water flow);
- Hillview Drive Water and Sewer Main Extension (water extension and lift station from main system will enable servicing to higher elevation level homes and achieve cleaner water, greater flow and additional fire-fighting capacity);
- Main Street Sewer Main and Curb Stop Replacement (aged existing services are located at sea level at this juncture of Main Street, and are subject to erosion, corrosion and collapse, and require replacement);
- Breakwater (350 meters of seawall required to protect a section of Main Street from erosion);
- Ditch and Culvert Replacement (during next decade, an estimated 3/4s of the Town's roads will need replacement or resurfacing – ditch and culvert work will assist to extend life of road surfaces).

Beyond these outlined projects, varied other infrastructure requirements are anticipated, including upgrade and surfacing of Country Road to the mink farm, continued road asphalt resurfacing, and potential requirement for increased sewer effluent treatment in lieu of pumped sewer outfall to sea.

13.3 PLANNING POLICIES

13.3.1 Continue the Municipal Budget and Capital Works Program annual identification and priority ranking of future capital works projects for water, and sewer, and for improvements to the roads and drainage system, and other community needs.

13.3.2 Continue to prioritize the most aged components of local infrastructure for replacement.

13.3.3 Expand the planning timeframe for forecasted required community capital projects to a longer financial horizon of 10 years, by providing for an estimate of both future probable costs and sources of funding for varied water, sewer, road, sidewalk, recreation, waste management, public works and fire department vehicle and equipment upgrades, and other capital infrastructure projects, and for identification of

the required research, design, land use planning and economic development studies that may be required for the community over the next decade. Review and amend project list and priorities on an annual basis.

13.3.4 Continue efforts to remediate the Frenchman's Pond water supply and delivery issues and pursue the system as the sole water supply and pumping system for the community.

13.3.5 Be cognizant of the cumulative effect of climate change to local infrastructure, and the emerging need to address flood management issues through a comprehensive engineering review and potential preparation of a climate change adaptation strategy.

13.3.6 Continue a community vision for maintaining public access and open space development of the waterfront in any flood management work plan proposal to raise the level of the Main Street roadway and/or in development of an extensive seawall barricade.

13.3.7 Continue to participate in regional plans and efforts for an improved waste management framework, and in the interim, begin to introduce waste reduction initiatives such as a two-bag limit for refuse collection per household.

13.3.8 Explore options for the community to introduce a household recycling and compost collection program.

13.3.9 Explore the viability of an enhanced local approach to reducing waste through environmental education. Be cognizant of the possibility that if regional waste disposal costs per household increase, there may evolve the possibility of increased illegal dumping in the back-country forest service roads, on woods roads and near waterfront locations. This will result in the need for creating awareness of local impacts to sensitive environments, to the Town's tourism appeal and sense of place, and for additional costs to the community of cleaning up illegal dump sites.

13.3.10 Explore opportunities, wherever feasible, for the use of alternative energy sources such as solar and small turbines with new developments in the community. Development

standards will be included in the Development Regulations for both commercial and residential wind turbines.

13.3.11 Maintain within the Development Regulations minimum road construction requirements and standards for new land and building developments.

13.3.12 Pursue the connection of current dead-end and one-way streets within the community wherever feasible, through preparation of an advance street plan that will help guide new development as it is proposed in locations where new road allowances and connections may be achieved.

13.3.13 Continue ongoing dialogue with the Province with regard to upkeep, maintenance, repair and replacement of the Highway 440 access to the community. Ensure road shoulder drainage erosion is repaired after storm events.

14.0 GOVERNANCE APPROACH

14.1 OVERVIEW

The Town of Cox's Cove, similar to other rural and coastal based communities within NL and Atlantic Canada, is undergoing change. Continued demographic trends of an out-migration of youth and young adults to seek work elsewhere, and an aging of the local population, and other community indicators of significant employment dependence on two local resource companies, ongoing volunteer commitment requirements on local residents, increasing consideration for delivery of services on a regional scale, ongoing financial demands due to a tax base skewed to residential housing and requirements for upgrades to aging infrastructure have created significant local government challenges.

Despite these constraints and challenges, Cox's Cove is beginning to exhibit stability as a community. The key to the future, in large part, will be the ability of the Town and economic conditions to continue to support new residents moving into the community as older residents pass. By continually improving the local quality of life through ongoing infrastructure upgrades, enhancement of recreational amenities and creation of an improved sense of place for the community, Cox's Cove will remain a preferred place to live for many. In steering the ship in this

manner, the volunteer elected members of Town Council are the custodians responsible for leading the community into the future.

The purpose of this Section of the Municipal Plan is to provide policy direction for continued effective local governance in Cox's Cove.

Over the next ten years, the Town will need to continue 'to do more with less'. Until the critical mass of population within the community increases, progress in the community will originate from the community itself.

The Municipal Plan policies and companion land use map provide another governance tool for Council to implement and administer in addressing emerging community issues in a coordinated fashion, as follows:

- To preserve and protect the environmental and conservation assets of the community;
- To help the Town assume the driver's seat in managing future growth and development;
- To pursue a diverse residential strategy based upon economic efficient use of the land supply and infill development on existing services;
- To respond the potential effects of climate change and flood risks;
- To work towards creating an enhanced sense of place for the community;
- To acknowledge aging of the local population;
- To expand opportunities for active and healthy living by placing recreational development priority on developing varied pedestrian walking trail routings throughout the community;
- To realize tourism opportunities for the Town's waterfront location;
- To support a comprehensive signage strategy for the Town to market local tourism;
- To consider varied opportunities to help diversify the local economy; and,

To maintain the integrity of Comprehensive Development Areas for future residential and community growth.

The Municipal Plan also highlights the need for the Town to continue to be resourceful in the manner it approaches community projects by reaching out for information and support from varied partners such as local business persons and residents playing an active role in an advisory

committee to Council, with specific provincial departments and agencies, and in consultation with NL university and professional programs.

The following policy statements identify how an expanded approach to governance may be considered by Council.

14.2 PLANNING POLICIES

14.2.1 Consider the establishment of annual Goals and Objectives for Council, based upon priority local needs, what is affordable, what is realistically achievable, assigning who will follow through with each goal and/or objective, and within what timeframe the goal will be accomplished, and incorporate an approach of semi-annual status update and progress sessions with Town staff, Council and members of the public.

14.2.2 Support an approach of continued inclusive community governance through potential formation of a Community Growth Advisory Committee to Council to assist in implementation of the new land use planning framework, and consideration of holding community based 'Town Hall' type meetings in locations such as the Golden Rainbow Seniors Club to inform of the Municipal Plan's policy direction and to provide background of current development proposals, to share Council's identified annual goals and objectives with local residents, to outline Capital Projects information and to provide opportunity for enhanced community ideas expression opportunities.

14.2.3 Consider the annual opportunity to formally recognize local volunteers and success stories within the community through such initiatives as a Town sponsored volunteer person of the year award and expand the award to possibly also include local community organizations, local businesses and local residential homes that display dedication, hard work and/or property appearance pride.

14.2.4 Explore expanded partnerships with NL University and other professional educational programs, including summer internment opportunities with graduate school community planning and economic development students, to assist with specific community projects, and adopt a Council meeting approach of each month inviting an external provincial government or agency representative to provide a presentation relevant to

the Town's needs, and to identify what external programs and services may be available to assist the Town to meet its varied challenges.

14.2.5 Nurture ongoing information sharing with elected provincial and federal area representatives, and identification of new community project funding opportunities with programs such as Gas Tax Revenues and Atlantic Canada Opportunities Agency.

14.2.6 Continue participation in regionalization initiatives such as cost shared projects, tourism planning initiatives and joint funding of delivery of services models and proposed new regional governance structures from the perspective of what is financially feasible and beneficial to the residents of Cox's Cove.

14.2.7 Upon creation of a new website for the Town, utilize the online presence to convey an upbeat positive image of the sustainable planning direction of the Town, to provide for 'recent news' and to create a feedback forum for local residents and visitors to provide comments to Council on varied issues.

14.2.8 Prior to the next municipal election, generate enthusiasm amongst local residents to participate as Council candidates for election, especially for participation by younger adult members of the community.

15.0 PLAN IMPLEMENTATION

15.1 OVERVIEW

The Town of Cox's Cove is a strong community that has progressed in the face of adversity of population loss, aging of the local population and a limited operating budget. It is a community that has a close connection to the sea, and one that has proven to be resilient and resourceful despite its dependence upon the volatility of the fishing sector. Town Council has performed to a professional level in managing its infrastructure, in shaping and influencing the character of the community and in identifying varied needs for the future. The challenges of the future are many, and the opportunities ahead are as numerous.

The Municipal Plan has articulated five planning goals and varied objectives through supportive land use policy recommendations to assist the Town more effectively manage change over the next ten year planning horizon. The Municipal Plan, through the outlined Policies, provides the framework for Council to make choices on managing the Town's land base and challenges/ opportunities in an environmentally, economically and socially sustainable fashion.
Many of the Plan policy statements complement actions that the Town is already pursuing. In this manner, the Municipal Plan policies provide further credibility to current community initiatives.

Implementation success with any or all of the Municipal Plan will be critically dependent on Council's support and adherence to the Plan policies. The Municipal Plan implementation strategy will also require ongoing reference to and familiarity with the Plan's policies, and attention to varied action initiatives to realize incremental and longer-term success. Coincidental to the Plan policy implementation will be varied tasks and requirements of Council, as outlined below.

15.2 COUNCIL ROLE

Tasks to Consider

Council will play the central role in implementing the Municipal Plan by considering the following tasks:

- Reviewing the draft version of the Municipal Plan and advising which policies they wish to retain and which ones should be amended or deleted;
- Considering opportunities for circulation of the draft Plan to the community for review and comments;
- Endorsing the varied action initiatives of the Plan to be pursued within the next ten-year timeframe;
- Maintaining adherence to the vision and goals and objectives of the Plan; and,
- Directing that upon Council support of the Draft Municipal Plan and any requested revisions, that the Development Regulations be updated to coincide with the outlined direction of the Municipal Plan.

Other Regulations to Adopt and/ or Amend

As part of the Municipal Plan and Development Regulations update, the Town may additionally wish to consider the adoption or revision of additional municipal bylaws, regulations or procedures, to coincide with the intent of the Municipal Plan.

Representative tools and administrative procedures that are typically utilized and/or eligible to help manage local land use planning and development are identified as follows:

- Subdivision design and regulations;
- Building bylaw;
- Unsightly Premises and/or Noise Bylaw;
- Tree Retention Policy and/or Tree Cutting Bylaw;
- Separate sign bylaw or regulations;
- Expanded 20 Year Capital Budget process;
- Cost recovery land use development application fees and services structure;
- Land development application forms;
- Parkland acquisition methodology and financial system for cash-in-lieu of parkland levies; and,
- Advisory Committee approach.

15.3 IMPLEMENTATION ACTION PLAN

The following listing of community initiatives, recommended studies and suggested enhanced partnerships, as identified within the Municipal Plan Policy Statements, represent varied key action steps that Council may consider and/or prioritize in implementing the Plan. The priorities may be merged with previous priorities identified by Council through its Capital Plan process. Each listed policy or task action, where applicable, may further need to be assigned a timeframe for completion within the ten-year planning horizon of the Municipal Plan, as follows:

- Short term ("S") represents an immediate one to five-year priority period;
- Long term ("L") signifies a longer-range goal to be addressed within a five to ten-year period.
- Where a Policy represents a continuation of an action that is already being undertaken, a ("C") should be assigned to indicate 'Continuation'.

The completion timeframe for each policy recommendation may be assigned following review of the Municipal Plan by members of Council and staff, and upon compilation of revision comments.

The policy actions may also be considered for an assigned lead role individual or community group to champion the action and take the necessary steps and measures to enable its completion. Initially the lead roles will be primarily be assigned to a member of Council or to a municipal staff person. Over time as community partnerships are established, the role responsibility for implementing the Plan's actions may be shared with varied organizations within the community.

The estimated cost of a policy, if applicable, allows Council to assess the affordability of specific actions, and if necessary, to defer the action completion to subsequent years. Council is well versed in providing estimated project and research study cost estimates as part of its annual Municipal Plan preparation process.

Recommended Studies and Research

- Tourism Marketing Strategy ($ 30,000.);
- Consumer Spending Leakage Study ($20,000.);
- Commercial Business Attraction Strategy ($20,000.);
- Comprehensive Community Signage Program ($15,000.);
- Revitalized Community Logo and Brand Image ($22,000.);
- Wetlands and Environmental Mapping ($18,000.);
- Habitat Conservation Plan ($10,000.);
- Parks and Recreation Needs Assessment ($15,500.);
- Parkland Acquisition Strategy ($11,500.);
- Recreation Master Plan ($34,000.);
- Resource Management Plan for Brake's Cove and Sammy's Beach ($ 60,000.);
- Forest Fire Interface and Risk Study ($21,000.);
- Climate Change Adaptation Strategy ($35,000.); and,
- Community Emergency Plan update ($9,500.).

Recommended Community Project Tasks

- Crown Lands community mapping study and inventory;
- Annual Council Goals and Objectives procedure;
- Finalization of land use development application form;
- Decision on recommended 10 % parkland provision at time of subdivision;
- Property acquisition and/or right-of-way requirements to realize proposed walking trails;
- Approach for corporate funding for recreational equipment and parkland improvements;
- Commemorative procedure for parkland, tree planting and park bench donations;
- Options to assist Town become more 'bike-friendly';
- Summer student placements and work experience internships;
- Historic pioneers street naming list;
- Re-use opportunities with former school building;
- Household recycling and compost program;
- Ride-share program for transportation to Corner Brook and area;
- Waterfront washroom facilities; and,
- Community volunteers award recognition program.

Recommended Enhanced Partnerships

- Expanded Advisory Committees to Council (Business Development and Growth Review);
- Crown Lands (provincial land ownership inventory);
- Department of Municipal Affairs and Environment (trail development setbacks et al);
- Water Resources Branch (community flood risks);
- Department of Fisheries and Oceans (environmental best practices);
- Land Stewardship Resources Division (agricultural lands);
- Provincial Archaeology Office (Sammy's Beach);
- Department of Recreation, Culture and Tourism (Brake's Cove);
- Memorial University Harris Centre (living museum of Brake's Cove);
- College of Atlantic (business management, mapping);
- Regional Tourism Association and NL Destination Marketing Organization;

- Rural Secretariat for Corner Brook to Rocky Harbour;
- Adjacent communities of McIvers and Gillams;
- Affordability and Choice Today (senior's housing study application submission);
- Great Canadian Shoreline Cleanup Program;
- Paddle Canada; and,
- Local home-based businesses.

15.4 MONITORING & REVIEW

To track completion and success of the Municipal Plan policies, an annual review by the assigned individual or community organization, is recommended to take place at time of Council's annual goals and objectives session. The *Urban and Rural Planning Act, 2000*, also requires that the Municipal Plan be reviewed within a five period after its registration, and to make any adjustments as deemed required to address changing needs and community desires.

15.5 FUTURE LAND USE MAP

As part of the implementation of the land use policy statements of the Municipal Plan, the attached **Map 1** Future Land Use Map is part of the Plan. The Town's Planning Area is divided into varied land use designated classes that apply as the intended land use activities for specific properties and specific land areas of the community. Based on Land Use Classification, the following Future Land Use designations are found on the map. The following list indicates the Land Use Zones to be included in the Development Regulations to facilitate implementation.

The Map designations are intended to serve as the intended land use direction for the community to identify the current and proposed land use activities of property located throughout the Planning Area for an intended time period of the next ten years.

The Municipal Plan Future Land Use Map designations will complement the zoning categories at the individual property level, as identified by the Land Use Zoning maps that accompany the Town's Development Regulations document.

APPENDICES:

Schedule 1: Flood mapping for Cox's Cove

Link:

http://www.mae.gov.nl.ca/for/flood_policy/coxscove_area.html

Canada Newfoundland Flood Damage Reduction Program

FLOOD INFORMATION MAP

COX'S COVE

This map is a Public Information Document and is to be used for general reference only. The information is based on the Flood Risk Maps for Cox's Cove.

Copies of the map and information on the Flood Damage Reduction Program may be obtained from:

Flood Damage Reduction Program
Department of Environment & Lands
Government of Newfoundland and Labrador
PO Box 4750
St. John's, Newfoundland
A1C 5T7

Flood Damage Reduction Program
Inland Waters and Lands
Environment Canada
4th Floor, Depot Building
45 Alderney Drive
Dartmouth, Nova Scotia
B2Y 2N6

The designated Flood Risk Maps are known to be an in accurate reflects, and are planning, developers, builders and homeowner with a keen or marginal interest. That may be viewed at the Inland Canada offices in Cox's Cove, the Department of Environment and Lands offices at Corner Brook, Grand Falls and St. John's.

Copies of the Flood Risk Maps may be ordered for a nominal fee from:

Department of Environment and Lands
Resource Management
Natural Building, Hoppin Drive
PO Box 4750
St. John's, Newfoundland
A1C 5T7

Printed June 1985

FLOOD INFORMATION MAP

COX'S COVE • NEWFOUNDLAND

SCALE 1:12,500

FLOOD ZONES

A "designated floodway" (100 year flood zone) is the area subject to most frequent flooding.

A "designated floodway fringe" (100 year flood zone) constitutes the remainder of the flood risk area. This generally receives less damage from flooding.

No building should be erected in the "designated floodway" since extensive damage may result from deeper and more rapidly flowing waters. However, it is often desirable and may be acceptable to use land in the area for agricultural and recreational purposes.

Within the "floodway fringe" a new building, or an alteration to an existing building, should receive flood proofing measures. A variety of these may be used, e.g. the placing of a dike around the building, the construction of a building on raised land, or by the special design of a building.

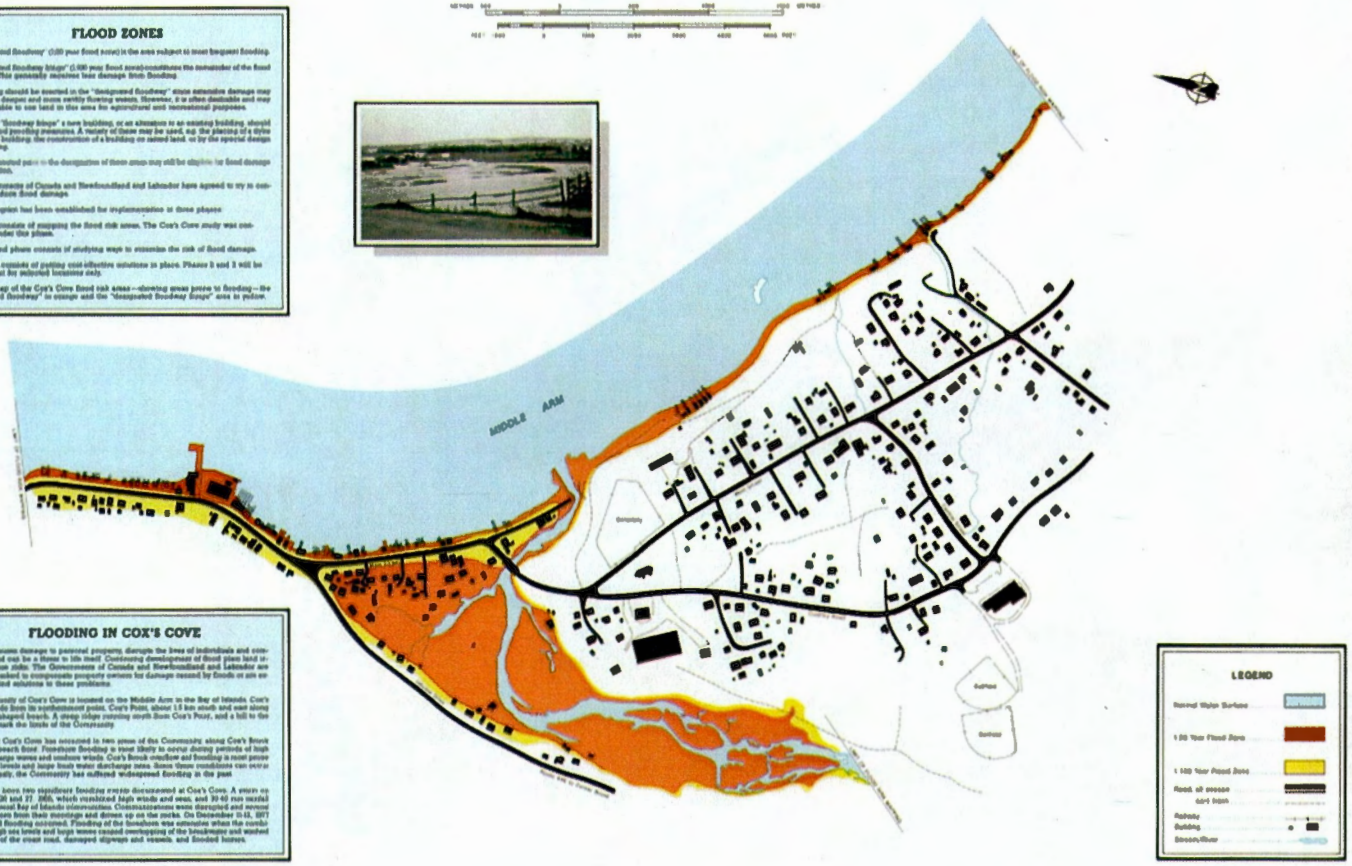
Buildings erected prior to the designation of these areas may still be eligible for flood damage compensation.

The Governments of Canada and Newfoundland and Labrador have agreed to try to control and reduce flood damage.

A joint program has been established for implementation in three phases:

- The first consists of mapping the flood risk areas. The Cox's Cove study was conducted under this phase.
- The second phase consists of studying ways to minimize the risk of flood damage.
- The third consists of putting cost-effective solutions in place. Phases 2 and 3 will be carried out for selected locations only.

This is a map of the Cox's Cove flood risk areas—showing areas prone to flooding—the "designated floodway" in orange and the "designated floodway fringe" area in yellow.



FLOODING IN COX'S COVE

Flooding causes damage to personal property, disrupts the lives of individuals and communities and can be a threat to life itself. Continuing development of flood plain land increases these risks. The Governments of Canada and Newfoundland and Labrador are sometimes asked to compensate property owners for damage caused by floods or asked to find solutions to these problems.

The Community of Cox's Cove is located on the Middle Arm in the Bay of Islands. Cox's Cove extends from its northeastmost point, Cox's Point, about 1.5 km south and east along a crescent shaped beach. A steep ridge running south from Cox's Point, and a hill to the southeast mark the limits of the Community.

Flooding at Cox's Cove has occurred in two areas of the Community along Cox's Brook and at the beach front. Foreshore flooding is most likely to occur during periods of high sea levels, large waves and onshore winds. Cox's Brook overflow and flooding is most prone to high sea levels and large fresh water discharge rates. Some these conditions can occur simultaneously, the Community has suffered widespread flooding in the past.

There have been two significant flooding events documented at Cox's Cove. A storm on November 26 and 27, 1966, which combined high winds and seas, and 30-40 mm rainfall affected several Bay of Islands communities. Communications were disrupted and several craft were torn from their moorings and driven up on the rocks. On December 9-12, 1971 widespread flooding occurred. Flooding of the foreshore was extensive when the combination of high sea levels and large waves caused overtopping of the breakwater and washed away parts of the coast road, damaged slipways and vessels, and flooded homes.

LEGEND

- Normal Water Surface
- 1:20 Year Flood Zone
- 1:100 Year Flood Zone
- Road, all season
- Road, open
- Railway
- Building
- Stream/River

Environment Canada Inland Waters Directorate

Newfoundland Department of Environment & Lands Water Resources Division

Designed by Power Communications Ltd.

Map: Future Land Use Map