

June 24, 2007

**TOWN OF COW HEAD
MUNICIPAL PLAN AMENDMENT NO. 3, 2007**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF COW HEAD
MUNICIPAL PLAN AMENDMENT NO. 3, 2007**

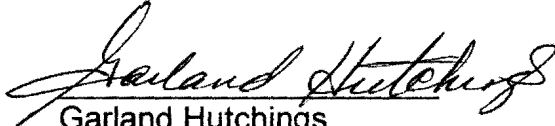
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Cow Head

- a) adopted the Cow Head Municipal Plan Amendment No. 3, 2007 on the 16th day of July, 2007.
- b) gave notice of the adoption of the Cow Head Municipal Plan Amendment No. 3, 2007 by advertisement inserted on the 26th day of November, 2007 and the 3rd day of December, 2007 in the Northern Pen newspaper.
- c) set the 12th day of December at 7:30 p.m. at the Town Hall, Cow Head for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Cow Head approves the Cow Head Municipal Plan Amendment No. 3, 2007 on the 17th day of December, 2007.

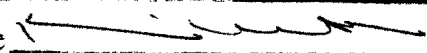
SIGNED AND SEALED this 17th day of December, 2007

Mayor:


Garland Hutchings

Clerk:


Eura Curtis

Municipal Plan/Amendment
<u>REGISTERED</u>
Number <u>1230-2008-002</u>
Date <u>14 JANUARY 2008</u>
Signature 

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF COW HEAD MUNICIPAL PLAN AMENDMENT NO. 3, 2007**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Cow Head adopts the Cow Head Municipal Plan Amendment No. 3, 2007.

Adopted by the Town Council of Cow Head on the 16th day of July, 2007.

Signed and sealed this 15th day of October, 2007.

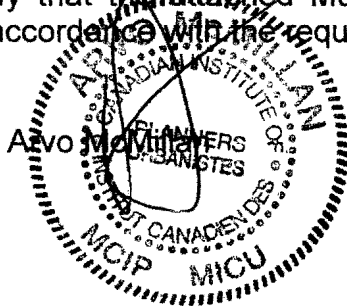
Mayor: 
Garland Hutchings

Clerk: 
Eura Curtis

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 3, 2007 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF COW HEAD
MUNICIPAL PLAN AMENDMENT NO. 3, 2007**

BACKGROUND

This amendment is designed to:

- a) redesignate serviced lands from Rural Resource to Residential to accommodate a housing subdivision;
- b) allow the development of remote - that is, no road access and no Town services - cottage (seasonal residential) development in the Rural Resource Designation and Zone as a discretionary use and after approvals from the appropriate provincial and federal agencies;
- c) incorporate policies for the Town's public water supply, namely the Short Cat Path Pond Protected Public Water Supply Area and show it on the Future Land Use Maps. It is identified on the maps as the Protected Public Water Supply; and,
- d) clarify certain policies in the Municipal Plan as they relate to the Rural Resource, Environmental Protection and Mineral Workings designations.

PUBLIC CONSULTATION

A public meeting advertised in the Northern Pen and posted around the Town was held at the Cow Head Town Office on March 20th at 7:00 p.m. Written and verbal representations were received by the Town, and the decision was made to proceed further with this set of amendments.

MUNICIPAL PLAN AMENDMENT NO. 3, 2007

1. Future Land Use Maps 1 and 2 are amended as shown on the attached plans.
2. Section 3.2 b) - Policies - Residential Land Use Policies, paragraph 6, page 17, WHICH STATES:

"Seasonal residences may be permitted in an existing residential area or mixed development area at the discretion of the Authority. Such development shall conform to the standards established for residential development. Seasonal residences shall not be permitted in any CDA."

IS AMENDED TO STATE:

"Seasonal residences may be permitted in an existing residential area, mixed development area or rural area at the discretion of the Authority. In the residential and mixed development areas such development shall conform to the standards

established for residential development. In the rural area, such development may only be permitted on unserviced lots, subject to the approval of the Departments of Government Services, Environment and Conservation and Natural Resources. Seasonal residences shall not be permitted in any CDA.”

3. Section 3.2 e) - Policies - Rural and Environmental Protection Land Use Policies
WHICH STATES:

“There are large areas of land within the Municipal Planning Area that are undeveloped and lie outside the built-up areas of the Town. It is the intention of the Plan to reserve these hinterland areas for recreation and the utilization of valuable natural resources such as soils, timber and aggregates. The rural area is also suitable for uses that may benefit by separation from other types of urban land use.

Residential development will not normally be permitted in the unserviced rural areas. Such development may only be permitted by the Authority in conjunction with a rural land use when it is essential that the operator live on-site.

There are other areas of the Planning Area that are sensitive due to natural hazards or environmental conditions. Such areas would include the municipal water supply area, the shoreline of the Town and the Cow Head isthmus. It is the intent of this Plan to designate these as environmental protection areas in which uses such as conservation and light agriculture may be permitted.

It is also the intention of the Plan to designate specific sections of rural areas for mineral working activities, with adequate separation from other activities as specified by Department of Mines and Energy regulations.

- A Rural Resource area is established as indicated on Future Land Use Maps 1 and 2.
- The permitted uses in this area may include conservation, recreational open space, waste disposal, general industry, forestry and agriculture.
- Residential development may be permitted in the Rural Resource area at the discretion of the Authority where such activity is clearly ancillary to a permitted land use and an on-site dwelling is essential.
- Mineral Working areas are established as indicated on Future Land Use Maps 1 and 2.

- The permitted uses in a Mineral Working area may include quarrying, gravel pits agriculture and other such uses that are compatible in nature with mineral working.
- Environmental Protection areas are established as indicated on Future Land use Map 2.
- The permitted uses in the Environmental Protection Area shall include conservation and agriculture.
- There shall not be any development or woodcutting within 30.5 metres of the usual highwater mark of any waterbody or watercourse in the Rural Resource, Mineral Working or Environmental Protection areas.
- Mineral Working sites shall be rehabilitated by the operator to standards set by the Department of Mines and Energy and the Council, in order to allow future use of the site by compatible activity.
- The Authority will encourage the reforestation of logging sites where feasible to do so, in conjunction with Department of Forest Resources and Lands Guidelines."

IS AMENDED TO STATE:

"There are large areas of land within the Municipal Planning Area that are undeveloped and lie outside the built-up areas of the Town. It is the intention of the Plan to reserve these hinterland areas for recreation and the utilization of valuable natural resources such as soils, timber and aggregates. The rural area is also suitable for uses that may benefit by separation from other types of urban land use.

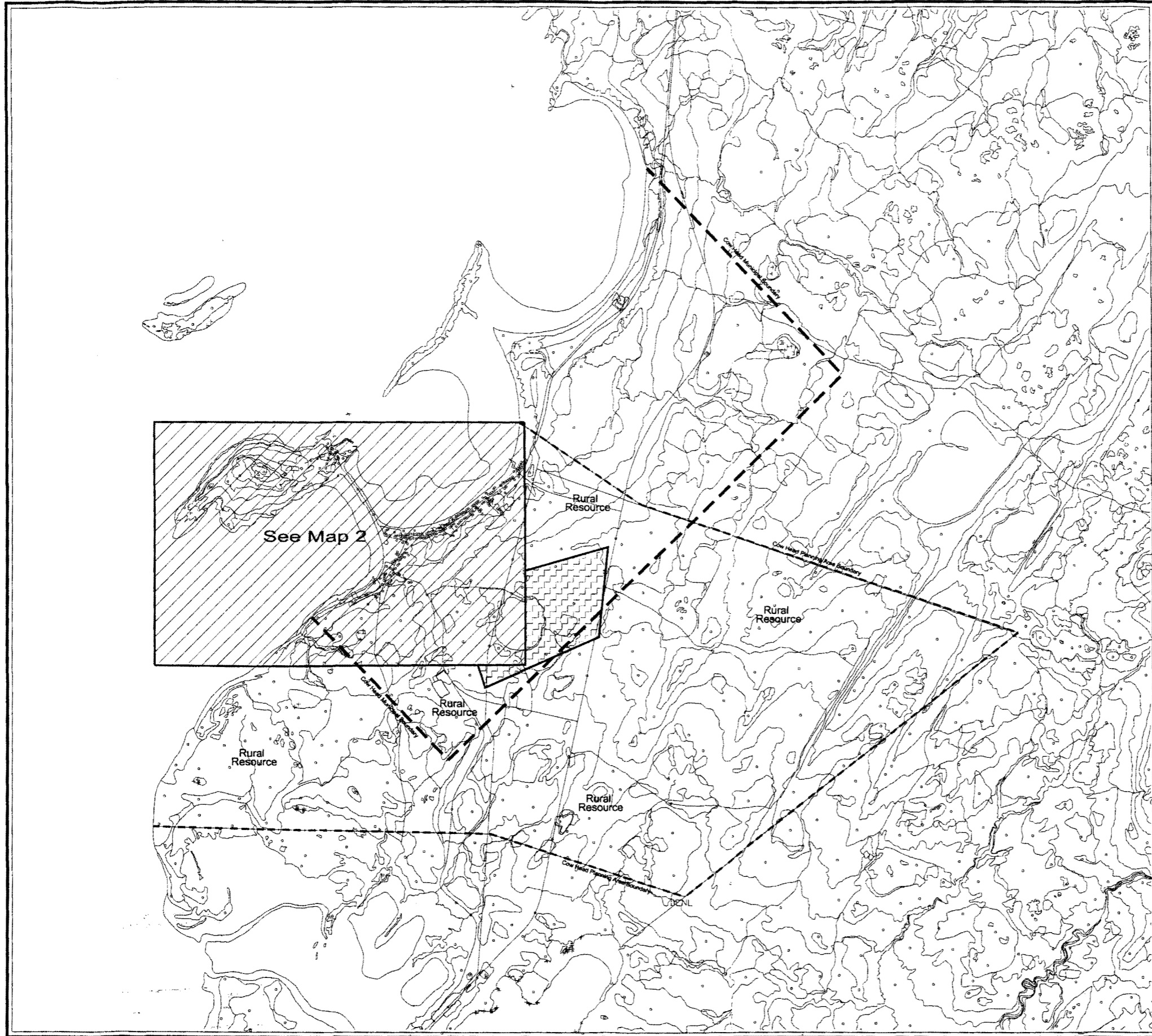
Except for dwellings accessory to a rural land use and seasonal residences, residential development will not be permitted in the unserved rural areas.

There are other areas of the Planning Area that are sensitive due to natural hazards or environmental conditions. Such areas would include the Protected Public Water Supply Area, the shoreline of the Town and the Cow Head isthmus. It is the intent of this Plan to designate these as the Protected Public Water Supply Area and Environmental Protection Area in which uses are limited to those compatible with the protection of the water supply and the environment.

It is also the intention of the Plan to designate specific sections of rural areas for mineral working activities, with adequate separation from other activities as specified by Department of Natural Resources, Mines Branch regulations.

- A Rural Resource area is established as indicated on Future Land Use Maps 1 and 2.
- The permitted uses in this area include agriculture, antenna, conservation, forestry, mineral exploration and recreational open space.
- The discretionary uses which may be permitted at the discretion of the Authority in this area include cemetery, general industry, mineral working, outdoor assembly, outdoor market, seasonal residential, single dwelling, solid waste disposal and transportation.
- Seasonal residences (cottages) and dwellings accessory to a permitted rural land use and may be permitted in the Rural Resource area at the discretion of the Authority, subject to the following conditions:
 - the accessory dwelling is essential to the operation of the rural land use;
 - the seasonal residence is not serviced and no individual access is permitted to Highway 430, instead, a minimum of six cottages must connect to an access which connects to Highway 430;
 - where there is a subdivision for cottages, the plan of subdivision must be approved by the Department of Government Services before a permit is issued by the Authority;
 - the minimum lot area for any unserviced dwelling is 1,860 square metres in a planned subdivision, or 3,000 square metres if the dwelling unit is a free-standing remote cottage or seasonal residence dwelling;
 - all necessary referrals have been carried out and approvals received from the various government departments, including but not limited to the Department of Government Services, the Department of Environment and Conservation, the Department of Natural Resources, and the Department of Transportation and Works, before a permit is issued by the Authority.

- Mineral Working areas are established as indicated on Future Land Use Map 2.
- The permitted uses in a Mineral Working area include mineral exploration and mineral working. The discretionary uses in a Mineral Working area include, agriculture, forestry, antenna and other such uses that may be compatible with a mineral working.
- Environmental Protection areas are established as indicated on Future Land use Map 2.
- The only permitted use in an Environmental Protection area is conservation. The discretionary uses in an Environmental Protection area are agriculture and transportation.
- The Protected Public Water Supply Area is established as indicated on Future Land Use Maps 1 and 2.
- Development within the Protected Public Water Supply Area is subject to the approval of the Minister of Environment and Conservation under the Water Resources Act and the Authority.
- There shall not be any development or woodcutting within 30.5 metres of the usual highwater mark of any waterbody or watercourse in the Rural Resource, Mineral Workings or Environmental Protection areas. Within the Protected Public Water Supply Area, the minimum buffers along water bodies are as set out in the Department of Environment and Conservation Policy Directive W.R. 95-01 - Water Resources Management Division.
- Mineral Working sites shall be rehabilitated by the operator to standards set by the Department of Natural Resources, Mineral Lands Branch and the Authority, in order to allow future use of the site by compatible activity.
- The Authority will encourage the reforestation of logging sites where feasible to do so, in conjunction with the Department of Natural Resources."



Town of Cow Head
 Municipal Plan 1987-1997
 Amendment No 3, 2007

Future Land Use Map 1

Rural Resource

--- Municipal Boundary
 - - - - - Planning Area Boundary

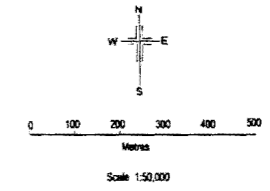
Municipal Plan/Amendment

REGISTERED

Number 1230-2008-002

Date 14 JANUARY 2008

Signature [Signature]



Town of Cow Head
 Municipal Plan
 Amendment No 3, 2007

From: Rural Resource
 To: Protected Public Water
 Supply Area

Dated at Cow Head, Newfoundland and Labrador

This 15 day of Oct, 2007

[Signature]
 Garland Hutchings, Mayor

[Signature]
 Eura Eurtis, Town Clerk

I certify that the Municipal Plan Amendment for the town of Cow Head has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

[Signature]
 Allan McMillan, MCIP

