

Municipal Plan 2014 - 2024

prepared for:
Town Council of L'Anse au Loup

prepared by:



Council Resolution to Adopt

L'Anse au Loup Municipal Plan 2014-2024

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the Council of L'Anse au Loup hereby adopts the L'Anse au Loup Municipal Plan 2014 – 2024.

Adopted by the Town Council of L'Anse au Loup on the 2 day of November, 2015

Signed and sealed this 22 day of Nov, 2015

Mayor: [Signature]

(Council Seal)

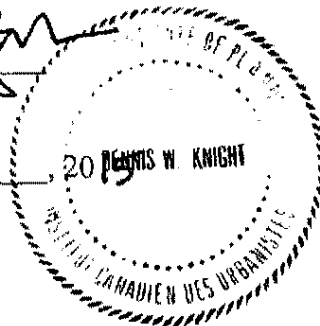
Clerk: [Signature]

Canadian Institute of Planners Certification

I hereby certify that this document has been prepared under the provisions of the Urban and Rural Planning Act 2000

[Signature]
Dennis Knight, IACIP

Dated: 10 of Nov, 2015



(MCIP Seal)

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF L'ANSE AU LOUP MUNICIPAL PLAN 2014-2024

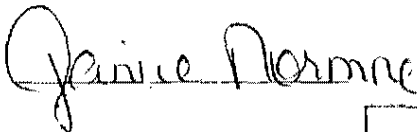
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of L'Anse au Loup:

- a) adopted the L'Anse au Loup Municipal Plan on the 2nd day of November, 2015;
- b) gave notice of the adoption of the L'Anse au Loup Municipal Plan by advertisement inserted on the 1st day and the 8th day of February, 2016 in the Northern Pen newspaper; and
- c) set the 17th day of February at 10:30 a.m. at the L'Anse au Loup Town Hall for the holding of a public hearing to consider objections and submissions.

Now under the authority of section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of L'Anse au Loup approves the L'Anse au Loup Municipal Plan 2014-2024 as adopted.

SIGNED AND SEALED this 11th day of March, 2016

Mayor: 

Clerk: 

(Council Seal)

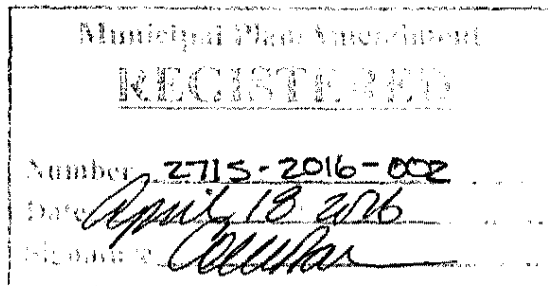


Table of Contents

Approval Certificates	2
The Plan	
1. Objectives	6
2. Land Use Management Policies	9
Mixed	9
Residential	10
Heritage Conservation	11
Industrial Marine	11
Industrial/Commercial	12
Water Supply Area	13
Rural	14
General Policies	15
3. Plan Implementation	18
Administration of the Plan	18
Amending & Reviewing the Plan	18
Development Regulations	19
Capital Works Program & Budgeting	20
Future Land Use Maps 1 & 2	21
Background Report	
1. Introduction	22
2. The Current Community and Preparing for the Future	23
2.1. The People	23
2.2. The Place	25
2.3. The Economy	28
The Fishery	28
Tourism	28
Education	29
Heritage, Culture & the Arts	29
Business Development	29
Long Distance Commuting	29
Communications	29
Transportation	30
Electricity	30
2.4. Population Growth Potential	30
2.5. Planning Issues	31

Muskat Falls	31
Options for Residential Development	31
Commercial/Industrial	35
Other Land Use Issues	37
2.6 Conclusions and Recommendations	38
Appendix	
Labrador Straits ICSP, L'Anse au Loup Section	40

The Plan

It is a priority of this Plan to meet the land use management needs of the people of L'Anse au Loup during the 2014 – 2024 Planning Period. This section of the Plan is divided into three parts:

- Objectives
- Land Use Management Policies
- Plan Implementation

It is the aim of Council to practise comprehensive land use management within the L'Anse au Loup Municipal Planning Area

1. Objectives

The following land use management objectives will be priorities of Council during the 2014 – 2024 Planning Period.

Economy

- To promote further development of young entrepreneurs in L'Anse au Loup by encouraging initiatives such as awareness-raising and mentoring by business owners.
- To support the development of viable, long term business and employment opportunities in the local economy, including the fishery, tourism and public service. This will include making every effort to match new development opportunities with the required land and municipal services.
- To support the further development of facilities and attractions that will grow the tourism industry in L'Anse au Loup such as the designation of historic buildings and community beautification programs.

Heritage Preservation

- To support heritage preservation projects such as development of hiking trails, the erection of storyboards interpreting local heritage and the collection and recording of stories about L'Anse au Loup.
- To encourage the designation of all archaeological sites and sites of historic significance in all land use designations identified in this plan.

Community Growth

- To plan for a 5% increase in the current population by 2024 (increasing to approximately 580 in 2024).
- To continue to ensure that L'Anse au Loup expands in a way that ensures the most economical use of land and municipal services.
- To encourage less intensive uses (such as warehousing) to locate in areas not serviced by municipal water and sewerage.

Housing

- To plan for a minimum of 15 new dwelling units by 2024.
- To establish residential lot sizes that meet the minimum safety and servicing requirements of Council and the lifestyle requirements of residents.
- To investigate innovative housing designs that increase the economical use of land and municipal services and serve the varying (functional and aesthetic) needs and interests of the population; e.g., singles, extended families and seniors.

Recreation and Community Services

- To support the sports, recreation and health needs of all age groups within the community.

Environment

- To conserve the natural heritage of the land, shoreline and marine environments within the planning area.
- To oversee the wise management of the natural resources of the community, including the requirement that undertakings having significant environmental effect be registered under the *Environmental Protection Act*.
- To ensure that contamination of sites by oil and other substances is remediated on an urgent basis.

Municipal Services

- To prepare and implement a Capital Works Plan, in conformity with this plan.
- To continue to provide and upgrade drainage ditches for flood prevention and erosion control.

- To preserve the environmental quality of the L'Anse au Loup Water Supply Area and to apply for its protection under provincial legislation, Water Resources Management Division, Department of Environment and Conservation.
- To participate in the regional effort to establish a regional waste disposal facility for the Labrador Straits/Eastern Labrador Region.

Municipal Administration

- To administer the Municipality of L'Anse au Loup within the framework laid out in the Municipalities Act, 2000, including Part III; *Administration and Staff*.
- To pursue training and upgrading opportunities for municipal staff and ensure that all municipal employees are serving the town with a maximum level of productivity. This will take different forms, including:
 - Video-conferencing through the facilities of Smart Labrador, and
 - Individual training requests to the Department of Municipal Affairs.

2. Land Use Management Policies

Land Use Designations have been developed to express the land use policies of Council for the 2014 – 2024 Planning Period. They are:

Mixed,
Residential,
Heritage Conservation,
Industrial Marine,
Industrial Commercial,
Water Supply Area, and
Rural.

The policies that follow (including General Policies starting page 14) and Future Land Use Maps 1 and 2 constitute the land use policy component of this plan.

Mixed

i) General Intent

The intent of this designation is to continue the traditional mix of residential, public and commercial uses that have always co-existed in L'Anse au Loup. It is applied to much of the land accessing onto the Main Road. The land behind Main Road between Belbin's Lane and Hillside Drive has potential for development. However, the area has flooding and drainage issues that will need to be thoroughly analysed before development is considered by Council. New development will need to be supplied with municipal water and sewage services.

ii) Uses

Uses that shall be permitted in this designation include single, double dwelling and mobile home residential uses, bed and breakfast and boarding house residential and recreational open space.

A wide range of uses may be permitted at the discretion of Council. They include religious, educational, medical and professional, commercial uses (e.g., those related to business, professional and personal service, general retail, catering and tourism), offices, commercial residential, home-based business, club and lodge, service station, restaurant, convenience store, shop, indoor and outdoor market, apartment, child care, educational, place of worship, indoor assembly, antenna and agriculture. These uses may be permitted, provided there are no concerns re heritage preservation, public safety, amenity and the natural environment.

iii) Commercial

Commercial and small-scale industrial uses in, for example, engine repair, manufacturing and traditional uses related to the fishery may be permitted, providing they are not a hazard or nuisance to other uses.

iv) Public Service

Uses such as recreation, educational, religious, health and other services designed for the public good may be permitted in Mixed areas.

v) Heritage Preservation

Council will assign high priority to the preservation of structures and sites that demonstrate and represent the cultural and natural heritage of L'Anse au Loup and its people, including aboriginal sites. Development proposals will be circulated to the Provincial Archaeology Office for comment.

vi) Environmental Quality

It is the policy of Council to ensure that all environmental regulations are employed to ensure a clean environment throughout the community.

Measures of environmental improvement will include the upgrading of small open spaces, planting and signage. Council will apply measures such as these to its buildings and will encourage other property owners to do the same.

vii) Buffering

Council may require buffering or screening between land uses where the enjoyment of property is an issue.

Residential

i) General Intent

The intent of this designation is to continue primarily residential uses in established areas and to encourage new development where infilling or rounding out of development is possible. New development shall be supplied with municipal water and sewage services.

ii) Uses

Uses that shall be permitted in this designation include single dwelling and double dwelling residential, recreational open space and conservation uses.

Uses that may be permitted at the discretion of Council include apartment building, subsidiary apartment, child care, home-based (personal service) businesses, bed and breakfast, boarding house residential, family and group home, home for the aged and convenience stores. Other uses traditional to the community such as the storage of gear and equipment used in the fishing industry, may be considered, provided they do not detract from the residential character of the area or result in any environmental or safety hazards.

iii) Road Standards

Where proposed development requires construction of a new road or road extension, Council shall ensure that it will be developed to a standard acceptable to Council, prior to issuing permits for development.

iv) Hillside Drive Expansion - General Intent

The Residential designation recognizes the expansion of the Hillside Drive residential area as the best option for residential development available to the town in the near to medium term. New development shall be supplied with municipal water and sewage services.

v) Development Standards

Prior to approving development, Council will be satisfied that the Hillside Drive expansion area is properly planned. This will include having a layout for the area completed to Council's satisfaction and ensuring that the proposed extension of road, water and sewer services are checked by a qualified Engineer and constructed to Council's standards. This will also apply to any development in the Brook Road area.

vi) Secondary Access

Future Land Use Map 2 reflects Council's intention to provide secondary road access to Hillside Drive, thereby complying with safety and emergency access requirements. Permission for access onto the Straits Highway will be required from the Department of Transportation and Works.

Heritage Conservation

i) General Intent

The intent of this designation is to preserve the highly valuable cultural (both historic and pre-historic) and natural heritage of L'Anse au Loup. It includes land along the banks of the L'Anse au Loup Brook below the Main Road, and Schooner Cove, both of which are rich in archaeological resources. The intent will be to maintain Schooner Cove as a major cultural heritage resource.

ii) Uses

Conservation uses will be permitted in this designation, focussed on the conservation of natural and cultural resources.

Uses that may be permitted include cemetery, agriculture, antenna and seasonal residential. Any proposed additional seasonal residential development in Schooner Cove will be assessed very carefully in consultation with the Provincial Archaeology Office.

Trail development, such as the Labrador Pioneer Trail, may be permitted on the land designated Heritage Conservation if it doesn't compromise the preservation of natural and cultural heritage. Uses related to the fishery or marine transportation (e.g., slipways, wharves or storage buildings) may be permitted provided proper site evaluation is carried out with respect to historic and archaeological resources.

iii) Natural Constraints

Development shall not be permitted in areas that are susceptible to flooding, have excessive slope or other environmental hazards.

iv) Approval Required

Approval of the Provincial Archaeology Office is required prior to any development being permitted either through the Council or Crown Lands Division. This will apply to all applications for development, including building permits, land severance and subdivisions.

Industrial Marine

i) General Intent

This designation is meant to accommodate uses associated with marine transportation, fishing and aquaculture.

ii) Uses

Uses permitted within the Industrial Marine designation shall include general industry (e.g., seafood processing, marine repair and supply) and aquaculture. Other complementary uses may be permitted provided that they do not inhibit the function and operation of the permitted use.

Uses that may be permitted at the discretion of Council include transportation, catering, recreational open space and utilities.

iii) Intersection Realignment

The Branch Road/Waterfront Drive intersection needs to be realigned in the long term, to permit the efficient movement of goods to and from the fish plant. Council will work with the plant owner to this end.

Industrial/Commercial

i) General Intent

This designation is meant to preserve land for industrial and commercial uses in the area shown on Maps 1 and 2, including:

- both sides of the Straits Highway (Main Road) from around ½ kilometre south of the existing quarry to the Straits Arena,
- from the Arena east to the Small Craft Harbour, and
- south approximately 1 kilometre towards Schooner Cove.

Uses will be limited to those not requiring municipal water supply and sewage disposal services.

ii) Uses

For land accessing onto the Straits Highway, uses to be permitted shall include indoor assembly, general commercial (e.g., outdoor market), service station, light industry and conservation. Uses to be permitted elsewhere in the area designated

Industrial/Commercial include those associated with the marine-related uses on the waterfront.

Uses that may be permitted at the discretion of Council include general industry, antenna, cemetery, agriculture, outdoor assembly, cultural and civic, office, shop and recreational open space. Resource extraction (quarry) uses may be permitted, subject to regulations and review under the Quarry Materials Act and/or the Mineral Act. This will include a requirement for rehabilitation of quarry sites under the Quarry Materials Act.

iii) Buffering

A minimum buffer of 15 metres from the high water mark must be maintained along the shoreline (under Section 48 of the Water Resources Act), for environmental and public access purposes. Any development within the buffer is to be approved by The Department of Environment and Conservation.

Unightly operations must be screened from public view, for the benefit of residents and tourists travelling along the Straits Highway or hiking the Labrador Pioneer Footpath.

iv) Provincial Archaeology Office

Consultation with the Provincial Archaeologist will be required for any proposed development along the shoreline leading to Schooner Cove.

v) Pioneer Footpath

Preservation of the Labrador Pioneer Footpath as a walking route for residents and tourists, connecting Waterfront Drive to Schooner Cove is a priority. Any proposed use plans that would impact the footpath will need to include a plan for its preservation in the long-term.

Water Supply Area

i) General Intent

The intent of this designation is to prevent any development or extraction activity that would affect the quality of the municipal water supply. It is vital that residents have an adequate supply of quality, potable water.

ii) Uses

No development shall be permitted except those aimed at environmental conservation and passive recreation (such as hiking and canoeing). Antenna uses may be permitted, subject to criteria (e.g., that they don't cause pollution, erosion or other major alteration).

iii) Protection Measures

All development proposals shall be required to show plans for grading, ditching and landscaping. Where necessary, Council will create awareness of the Town's water supply and the need to protect it, including the posting of signs along the watershed area boundary. Environmental monitoring and remediation shall be carried out where required.

Council will apply for protection of the water supply area under provincial legislation, as administered by the Water Resources Management Division, Department of Environment and Conservation.

Rural

i) General Intent

The balance of land within the L'Anse au Loup Planning Area, on Future Land Use Maps 1 and 2, is designated Rural. The intent is that the traditional use of these lands for subsistence, recreation, public utility and other purposes, will be continued. Further, this designation is to ensure the environmental protection of sensitive and hazardous lands, including those subject to flooding.

ii) Uses

Rural lands will generally be retained in their natural state. Development will be limited to environmental conservation, and traditional, resource-based activities such as home gardening or commercial fur farming.

Forestry uses may be permitted, subject to the approval of Council and the Department of Natural Resources. Other uses that may be permitted at Council's discretion include recreational open space, outdoor assembly, transportation and cemetery. Public utility uses may be permitted subject to criteria (e.g., that they don't cause pollution, erosion or other major alteration). Council will evaluate each development proposal to determine impacts on the natural environment and L'Anse au Loup's cultural heritage.

Development proposals will be circulated to the Provincial Archaeology Office for their recommendations.

iii) Mining

When issuing a permit for any mining operation, Council may attach such conditions as, in its opinion, are necessary. These could relate to, for example,

- noise, dust and pollution control, and
- site rehabilitation.

Existing quarry sites are to be exhausted before new sites are developed.

Mineral exploration may be permitted in the Planning Area if agreeable to Council, with the understanding that any proposed mineral development would be subject to comprehensive environmental impact assessment.

iv) Solid Waste Disposal

A buffer of not less than 1.6 km (1 mile) is to be maintained around any disposal site used by the Town, to protect against smell, rodents and other adverse environmental effects. Within the buffer zone, residential use may be permitted through infilling/rounding out of existing development and as otherwise allowed in this Plan, except where it further encroaches on the disposal site.

General Policies

The following policies will apply to all Land Use Designations within this Municipal Plan.

i) Steep Slopes:

Any proposal to develop a structure on a site with slopes in excess of 15% is to be certified by a Professional Engineer.

ii) Roads

Municipal roads are to be maintained in an acceptable condition to maximize safety and convenience for the public.

iii) Property Maintenance

The exteriors of buildings are to be finished and maintained to the satisfaction of Council; owners of dilapidated structures shall be required to repair or remove them if they present a safety hazard.

Wrecked or inoperable vehicles, machinery or equipment of any kind shall not be stored or abandoned where they may be in general public view.

iv) Development Near Waterbodies

Development will not be permitted within 15 metres (49 feet) of the high water mark of all water bodies within the Planning Area, including rivers, streams, ponds and wetlands, except for the following, and then only with approval from the Departments of Environment and Conservation and Fisheries and Oceans:

- wharves, slipways and sheds along the coast to allow for marine operations, and
- public works and utilities.

v) Recreation/Tourism

Creating and preserving recreation experiences for both residents and visitors is a priority for Council. This includes playgrounds, the L'Anse au Loup portion of the Labrador Pioneer Trail¹, the Basque Whalers Snowmobile Trail², the L'Anse au Loup Ski Trail³ and the scenic beauty of the landscape throughout the Planning Area.

¹ The trail route shown on Maps 1 and 2 was obtained from the Labrador Straits Historical Development Corporation.

vi) Non-Conforming Uses

A use of land that legally existed at the time of the registration of this Municipal Plan will be allowed to continue irrespective of its conformity to this Municipal Plan. Specific provisions concerning legal non-conforming uses shall be set out in the Development Regulations.”

- It is the intent of this Plan that non-conforming uses shall, over the long term, cease to exist or be relocated to a more suitable location within the Municipal Planning Area.
- Council may permit changes in non-conforming uses where the change is to a more compatible use. Where possible these shall be replaced by uses that conform to the land uses and policies of this Plan.
- Renovation, alteration, reconstruction or limited enlargement of a non-conforming use in circumstances specifically set down in its regulation may be permitted, provided that to do so would not constitute a hazard, or have any other deleterious effect on surrounding uses.”

vii) Mineral Exploration

Mineral exploration may be permitted in the Planning Area, with the requirement that any proposed mineral development be subject to comprehensive environmental assessment.

viii) Heritage Preservation

Council will assign high priority to the preservation of structures and sites that demonstrate and represent the cultural and natural heritage of L'Anse au Loup and its people, including aboriginal sites. The designation of heritage structures will be pursued under provision 248 of the Municipalities Act:

The council may, by regulation, designate real property as heritage buildings structures or lands.

Council may also declare Heritage Areas under Section 200 of the Municipalities Act 1999.

ix) Archaeological Sites

Council recognizes the high potential for new archaeological sites to be located within the Planning Area and will make it a priority to have close consultation with the Provincial Archaeology Office.

x) Off-Street Parking

In planning sites for new development or re-development, consideration will be given to preserving adequate space for off-street parking of motorized vehicles. A guide to the consideration of off-street parking shall be included in the Development Regulations.

² The snowmobile routes shown on Maps 1 and 2 were obtained from members of the Basques Whalers Snowmobile Trail Club.

³ The ski trail route shown on Map 2 is very approximate, in the absence of ground truthing information.

3. Plan Implementation

The adoption of this Plan represents only the start of the 2014 – 2024 planning process. The Plan will be implemented over the next ten years through ongoing review and decisions of Council and in co-operation with Council and bodies such as the Labrador Straits Historical Development Corporation. Of particular importance to Council are the following:

Administration of the Plan

This Plan will be an ongoing guide to Council and its officials in pursuing its goals, objectives, policies and programs. All development within the Planning Area shall conform to this Plan. It is intended that no amendment of this Plan will be required to permit minor adjustments of the Plan's boundaries.

Control of Development

Council will exercise control over all development within the Planning Area in accordance with this Plan and the Development Regulations.

Any person wishing to develop or subdivide land for any purpose within the L'Anse au Loup Planning Area shall make application for permission to Council. All new development or redevelopment as well as any change of use or alteration or improvement to any land or existing building will require a permit from Council. A separate permit will be required for all building work and the occupancy of a building. A building permit will not be granted until a development and/or subdivision permit has been obtained.

Public Consultation

Council is committed to consultation with citizens and will seek input from the public on planning and development matters that, for example, require a change of Town policy, amendment to the Plan or Development Regulations.

Amending & Reviewing the Plan

Amendments to the Plan may be considered by Council under certain conditions, such as:

- If changing circumstances require that a Plan policy be re-examined,
- If studies have been undertaken which contain recommendations or policies that should be incorporated into the Plan, or
- If a provincial land use policy has been released that requires a change in policy by the Town.

Should amendments to the Plan be necessary during the Planning Period, they shall be prepared according to the Urban and Rural Planning Act, Sections 16 – 30.

After five years from the date on which this Plan comes into effect, Council shall review the Plan and revise it if necessary. Revisions will take account of development which can be foreseen during the following 10 years.

Development Regulations

Once this Plan is adopted, Council will adopt Land Use Zoning, Subdivision and Advertisement Regulations (or Development Regulations) pursuant to Section 35 of the Urban and Rural Planning Act 2000 which states in part:

A council shall, to ensure that land is controlled and used only in accordance with the Municipal Plan, make development regulations respecting:

- *land use zoning,*
- *the requirements for residential lots, and*
- *the development of and requirements for subdivisions.*

Permitted and Discretionary Uses

Each of the Use Zones laid out in Schedule 'C' of the Development Regulations will lay out Permitted and Discretionary Uses. The issuing of permits for permitted uses is usually straight forward, subject to the requirements set out in the Regulations and any further conditions imposed by Council.

Discretionary uses are those that may be allowed in a zone if:

- The development is not contrary to the general intent and purpose of this Municipal Plan, the L'Anse au Loup Development Regulations, or any other regulations pertinent to the Town,
- Proper public notice has been given and Council is satisfied that it is not against the public interest and will fit into the zone as a complementary or non-damaging use, and
- Council is satisfied that the discretionary use is suitably located within the zone proposed.

Re-zonings

For any proposed amendments to the Development Regulations (i.e., a rezoning), Council shall require a clear proposal that shows:

- The location of the subject property (to scale), showing lot dimensions, area and road frontages,
- The means by which the site will be serviced,
- The location of driveway and parking areas, and
- The location of all proposed buildings.

Criteria to be Considered

In its review of proposals for amendments to the Development Regulations, Council shall consider the following:

- Conformity with the intent of this Plan and with the requirements of Town regulations,
- The ability of the Town to absorb any related costs,
- The adequacy of proposed water and sewer services, or of physical site conditions to accommodate services,
- The adequacy of the road adjacent to or leading to the development,
- The potential for the development to contaminate watercourses or cause erosion,
- Potential environmental impacts of the development (air, water and soil pollution and noise impacts),
- Previous uses of the site which may have caused soil or groundwater contamination, and
- The bio-physical suitability of the site (e.g., grades, soil and bedrock conditions and the location of watercourses and marshes).

Capital Works Program and Budgeting

Annual works will be carried out by Council according to its Capital Works Plan, in conformity with this Plan. Non-capital works initiatives will be carried out by Council as detailed in this document.

It is the policy of Council to carry out multi-year programming, with pre-planning and engineering carried out well in advance of construction.

Future Land Use Maps 1 and 2 (accompanying this document)

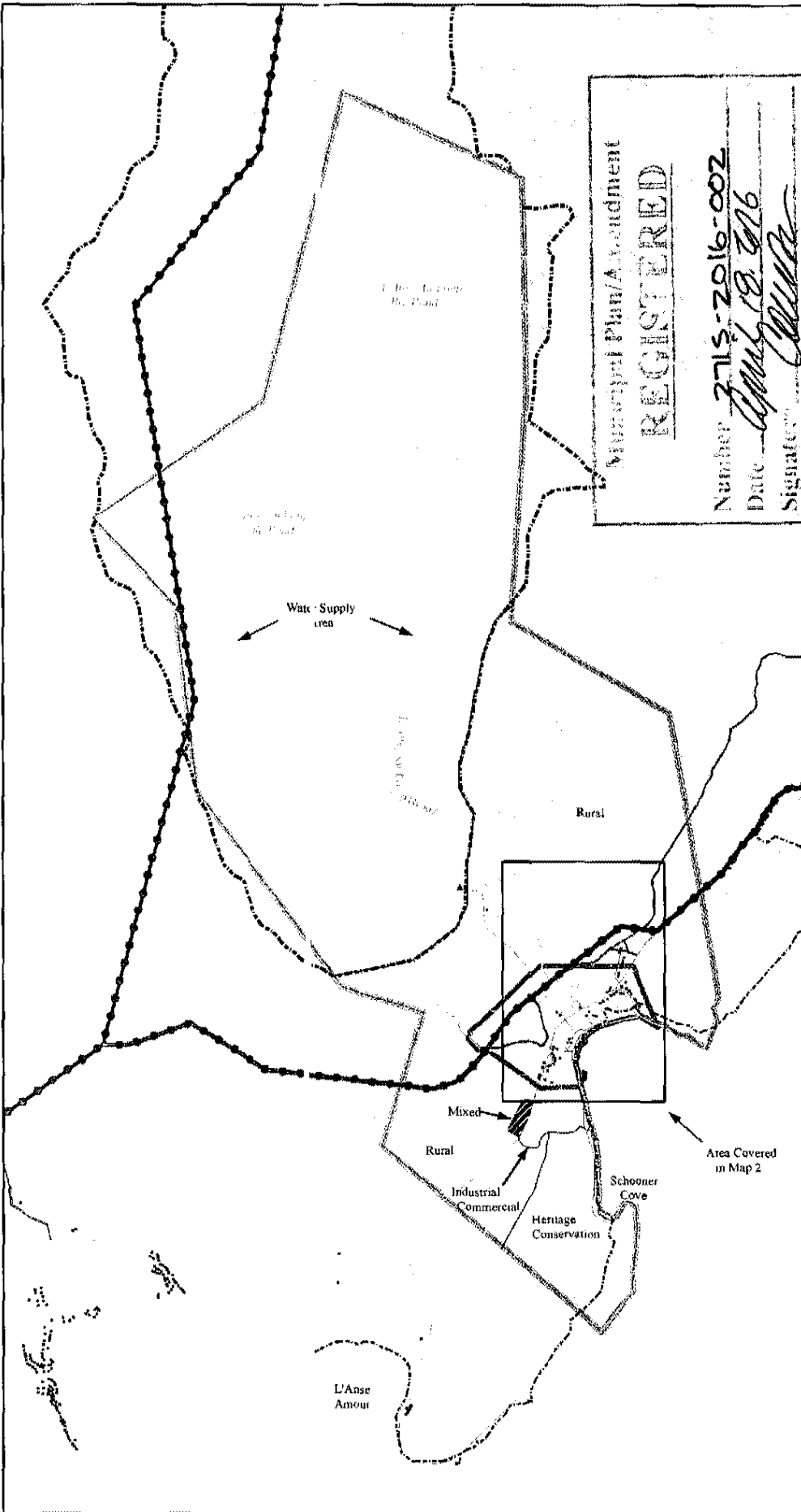
Town of L'Anse Au Loup

Municipal Plan 2014-2024

Future Land Uses Map 1

Heritage Conservation
Rural
Water Supply Area
Industrial/Commercial

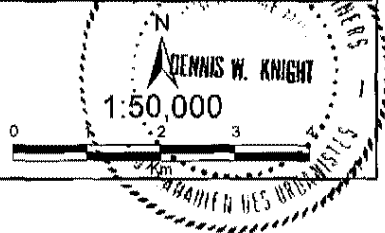
Municipal Plan/Amendment
REGISTERED
Number 715-2016-002
Date April 19, 2016
Signature [Signature]



- Municipal Boundary
- Planning Area Boundary
- Water Intake
- Water Supply Area
- Electrode Right of Way
- Transmission Line
- Pioneer Trail
- Snowmobile Trails
- Water Course
- Elevation Lines
- Transportation Lines



Signed and Sealed
this 22 day of Nov, 2015
Mayor [Signature]
Clerk [Signature]
I hereby certify that this document has been prepared under the
provisions of the Urban and Rural Planning Act
M.C.I.P. [Signature]
Dated 10 of Nov, 2015



Background Report to the Municipal Plan

(originally submitted May, 2013)

1. Introduction

This report is submitted towards the preparation of a new municipal plan and development regulations for L'Anse au Loup, a town with a strong sense of place and a promising future. The new plan is being prepared to guide development in the L'Anse au Loup Municipal Planning Area during the 2014 – 2024 Planning Period. In particular, it will establish the use of land and infrastructure that best serve the interests of the whole community. It will also help to prevent problems that can be caused by poor land use and economic planning.

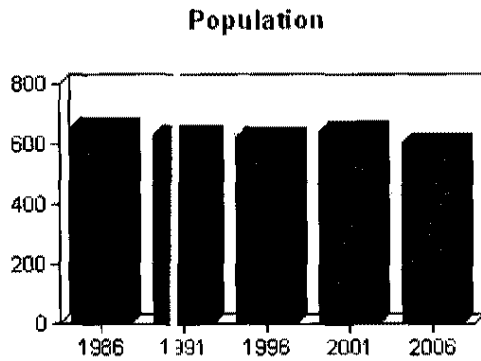
In preparing this document, we consulted with the town staff and Council, along with various key contacts at the regional and provincial levels. Additional input will also be sought from residents prior to a new plan being finalised.

The L'Anse au Loup Municipal Planning Area, encompasses the town's watershed (L'Anse au Loup Brook and L'Anse au Loup Big and Little Ponds). It totals approximately 93 km². The town was incorporated as a municipality in 1975.

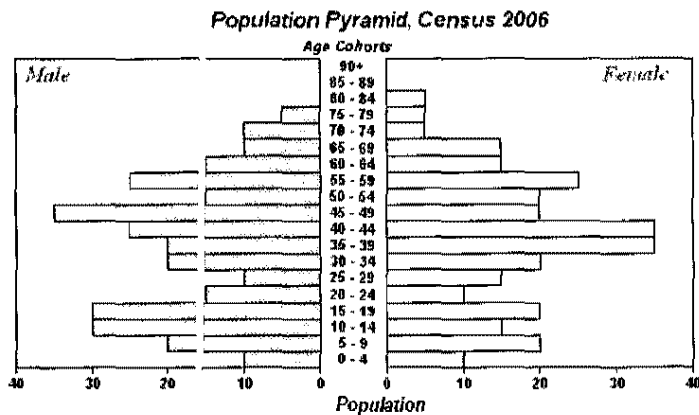
2. The Current Community & Preparing for the Future

2.1 The People

The 2006 Census population for L'Anse au Loup was 600. This represented a decline of 6.3% since 2001 (down from 640). Over the same period, the entire province had experienced a population decline of 1.5% since 2001 (505,470 in 2006, down from 512,930).



The 2011 census recorded 550 people and 225 private dwellings in L'Anse au Loup. This represents a population decline of 8.3% between 2006 and 2011.

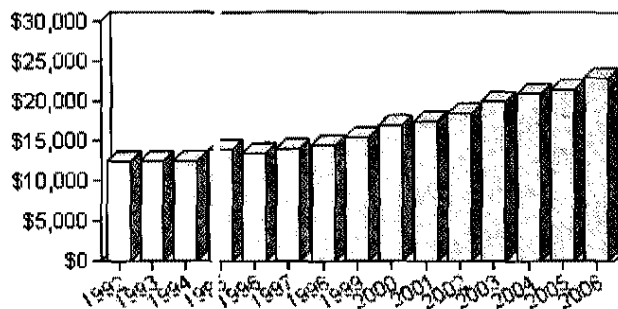


In 2006, 40.3% of those in the 18 – 64 age cohort didn't have a high school diploma (compared to 25.1% for the province). The Labrador Straits Academy is a new K – 12

facility serving from L'Anse au Clair to Pinware. This excellent facility is an asset to L'Anse au Clair and the Labrador Straits in general in preparing a well-educated population.

The 2006 income for every man, woman, and child in L'Anse au Loup was \$22,900. For the province, personal income per capita was \$22,900. After tax personal income per capita, adjusted for inflation, was \$15,400, compared to \$14,900 for the province. The 2006 self-reliance ratio for L'Anse au Loup was 74.8% (this is a measure of the community's dependency on government transfers such as: Canada Pension, Old Age Security, Employment Insurance, Income Support Assistance, etc.) The provincial self-reliance ratio for 2006 was slightly higher at 78.5%.

Personal Income Per Capita



Sources of Income, 2006



Governance

The Integrated Community Sustainability Plan for the Labrador Straits in 2010 contains the following governance goal and objectives:

Goal

Building on good fiscal management, Council and staff of L'Anse au Loup will demonstrate strong leadership as the Town responds to economic and residential growth.

Objectives

1. Adopt Official Rules and Procedures for Council

Project Lead: Town
 Estimated Cost: \$500
 Partners: Town/Municipal Affairs
 Estimated Start Date: 2010 Estimated Completion: Ongoing

2. Incorporate Governance and Land Use Zoning in 10 Year Municipal Plan (Same as 10 year Municipal Plan schedule)

3. Create an Operations manual for Council

Project Lead: Town
 Estimated Cost: \$2,000
 Estimated Start Time: 2010

Estimated Completion: 2011

4. Establish Committee Structure of Council, including people of the community as members

Project Lead: Town
 Estimated Cost: Nil
 Estimated Start Time: 2010
 Estimated Completion: Ongoing

5. Explore all Funding Sources for Employment Creation and Infrastructure

Project Lead: Town
 Estimated Cost: Nil
 Partners: Town/Provincial/Federal Govs.
 Estimated Start Time: 2010
 Estimated Completion: Ongoing

Municipal Finance

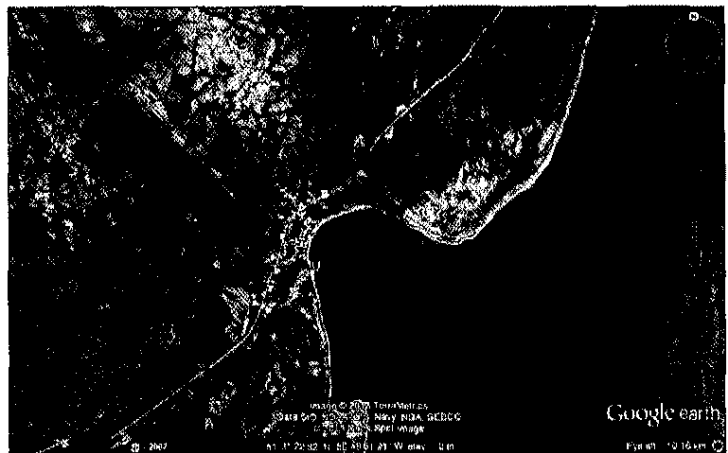
The Town's 2012 budget totalled \$490,004. It included a debt payment of \$37,620, a municipal operating grant of \$18K and a healthy debt servicing ratio of 10%. Local revenue consisted of the following:

- taxes and related \$328,567,
- sales of goods & services \$ 11,381,
- other \$ 17,756.

2.2 The Place

History and Culture

L'Anse au Loup is a town with a proud and distinctive heritage. Occupied by the Maritime Archaic and Paleo-Indian peoples 8 – 9,000 years ago, the Bisques in the late 1400s and subsequently by French and English fishing and trading operations to the early 1800s, it was permanently settled in the mid-1830s.



Located along the northern shore of the Strait of Belle Isle, the harbour of L'Anse au Loup was well positioned for ships stopping on their passage in and out of the Strait. The harbour's name is from the French, meaning Wolf Cove.

Jacques Cartier mentioned L'Anse au Loup in his journal of 1534. By the time of his arrival, French, Basque and other European fishing fleets were using the harbour and nearby Schooner Cove. In the early 1700s, as New France grew, it extended its proprietorship of the Quebec-Labrador coast by giving seigniorial concessions to individual entrepreneurs. L'Anse au Loup was within the concession of Augustin Le Gardeur de Courtemanche. From his headquarters farther west in Bradore, he oversaw a number of fishing and fur trading stations. The influence of the concessionaires was destined to come to an end when in 1763 France lost the Seven Years War and all claims to Labrador. Not long after, fishing and trading merchants from Britain and the Channel Islands took control of the area. The English firm Noble & Pinson built a large station in L'Anse au Loup that lasted into the 20th century.

In the early 1800s, fishermen, artisans and shore workers from England and the Channel Island of Jersey arrived in L'Anse au Loup to work for the British fishing firms. As part of their contract, a number of the workers overwintered in Labrador and a few eventually became settlers. They were joined by Newfoundlanders who migrated to the area looking for better fishing grounds and access to the seal fishery. The height of immigration to L'Anse au Loup came in the second half of the 19th century.

Today, the town is the largest in the region with a population of around 550 (recorded in the 2011 census). L'Anse au Loup continues to be a regional centre for commerce, as the headquarters of the Labrador Fishermen's Union Shrimp Company, Eagle River Credit Union and a variety of retail and community services such as Labrador Straits Academy, Highways Depot and Labrador Straits Arena.

Heritage

L'Anse au Loup has many stories and legends. O'Brien House for example has an interesting story, including being used to relay messages to the Point Amour lighthouse. The area next to the mouth of L'Anse au Loup Brook and the beach is highly valuable for its archaeological resources.⁴ Archaeologist Sonya Jerkic wrote the story of the black British sailor (the grave was discovered by N. Barney next to the brook and near the beach).

Schooner Cove has a rich history involving Paleo-Eskimo, Basque, English and French settlers. A family, currently occupying a significant portion of the cove, claims ownership of the land and they have built cabins. Some artefacts have reportedly been dug up for private use, in violation of provincial legislation.

A bustling port for the schooner fishery during the 19th and early 20th centuries, Schooner Cove was the location of a short-lived whaling factory established by Job Brothers in the early 1900s.

⁴ Consultation with Provincial Archaeologist.

During the mid-1500s, Basque whalers established a shore station there. Hiking trails lead to the cove from the main highway and the public wharf in L'Anse Au Loup (part of the Pioneer Path)

The Provincial Archaeology Office has identified several other archaeology sites in L'Anse au Loup and near vicinity, to the north, south and west. They request that all plans for development be referred to the office for their review.⁵

Place Names

The hill entering the community from the south is called Tom Cabot's Knapp (Tom Cabot is said to have died there). Little Brook runs through Rocky Hill and L'Anse au Loup Brook is the Town's most prominent physical feature.

Municipal/Regional Services

Water and Sewer

Most of the town is on municipal services – not serviced are:

- above the arena on Tom Cabot's Knapp,
- inside Country Road, and
- Brook Road (water only).

All residents are served by municipal water from L'Anse au Loup Brook, with the intake and chlorination station located off Country Road. Runoff commonly causes turbidity in the water, so it is chlorinated daily and a permanent boil water order is in place. The L'Anse au Loup Water Supply Area, which includes the land draining into L'Anse au Loup Big and Little Ponds, is unprotected by provincial legislation. The Department of Environment and Conservation encourages all communities to submit an application for protection to the Water Resources Management Division of the Department. Forms are available on the Department's website, <http://www.env.gov.nl.ca/waterres/regulations/appforms/index.html>.

Solid Waste

The regional waste disposal committee has held meetings as far north as Charlottetown (the goal is to have a new regional facility by 2020). It probably will not include Cartwright.

In the meantime Forteau would like a new site to be created to replace the present one, to serve L'Anse au Clair to Pinware. No site has yet been identified.

Roads

Streets paved during the summer of 2012 included parts of Hall Road, Harbour Drive and Waterfront Road (near wharf).

The Branch Road/Waterfront Drive intersection was identified in the current municipal plan as in need of improvement (to allow better turning of large trucks). Nothing has

⁵ Consultation with Delphina Mercer, Provincial Archaeology Office.

been done to improve it; a former store with some historic value is located on the corner. Limited parking for plant workers was also recognized as an issue.

Recreation

Improvements were planned to the community playground in 2012 (fencing, cement pad, mixed use area suitable for basketball, field hockey, games). The Labrador Straits Arena is presenting challenges for the regional board. No insurance is being carried at the moment, which is a concern to Council.

The walking trail route from Schooner Cove, following Waterfront Drive, across the walking bridge and along the north side of the brook, will be part of the Labrador Pioneer Footpath. The route along the shoreline is the best way of hiking to Schooner Cove (vs. the trail that starts at the Main Highway (near the Fowler property). Council would like the O'Brien House on O'Brien's Road designated as a heritage structure and tied into the walking trail as well.

2.3 The Economy

The regional Integrated Community Sustainability Plan prepared for the Labrador Straits in 2010 underlines the critical necessity for continued regional co-operation amongst Straits Communities. It is anticipated that L'Anse au Loup will continue to be a regional leader, with its spirit of entrepreneurship and social responsibility.

The Fishery

L'Anse au Loup has always been primarily a fishing community and the Labrador Fishermen's Union Shrimp Company is today the main employer (of workers at L'Anse au Loup Fish Plant as well as harvesters). This will hopefully continue, despite the many challenges being faced by the fishery sector, with the company providing solid leadership.

Tourism

The tourism industry in the Straits region is in its infancy. The many assets held by L'Anse au Loup and the region include:

- The Basques Whalers Skidoo Trail, which travels from the Quebec border and north along the coast.
- The cross country ski trail off Hillside Drive, which is a facility primarily for residents, but could be added to a list of potential activities for visitors.
- The Pioneer Footpath, considered to be a top level attraction for building Labrador as a tourism destination.⁶ The network includes the Battery Trail, with the trailhead off the Straits Highway just north of L'Anse au Loup.

⁶ Consultation with Randy Letto, Destination Labrador

- In the extended region, major destination attractions include the Battle Harbour National Historic District, the Red Bay National Historic Site (with a UNESCO designation imminent) and the L'Anse Amour Lighthouse.
- Continued upgrading of the Trans Labrador Highway will help greatly in building Labrador as an exotic, 'edge of the continent' destination. The extensive wilderness resources of Labrador will also ensure that its allure will continue for tourists seeking unique adventures.

The roadside pull-off/interpretive site on the Straits Highway opposite Earle's Grocery, is a project sponsored by the Labrador Straits Historical Development Corporation, meant to lure tourists into stopping their journey and spending some time in L'Anse au Loup. As the industry develops, there will be opportunity for more local providers. Currently there is a B&B; recently, Council received an application to develop tourist cabins.

Education

Building of the K - 12 Straits Academy was a significant addition to the community as a place to live and a source of new business development.

Heritage, Culture & the Arts

Council is interested in initiatives that will preserve the culture and heritage of L'Anse au Loup, recognizing that it is key to creating a liveable community for residents, as well as making it an attractive destination for tourists. This will include supporting a wide range of initiatives such as the Pioneer Footpath, preserving built heritage such as the O'Brien Home, encouraging community gardens (such as the one located west of the quarry site on Tom Cabot's Knap) and sponsoring events such as Winter Lights.

Business Development

L'Anse au Loup has a history of private enterprise and Council wishes to continue building on this tradition and stimulate further commercial development. This will include establishing an area for commercial development in the new Municipal Plan (addressed later in this report). Local entrepreneurs and the Eagle River Credit Union will be key to furthering this goal.

Long Distance Commuting

Residents of L'Anse au Loup have long helped to sustain their households by commuting long distances for employment. This occurs today and will likely continue throughout the planning period.

Communications

The Town has high speed Internet but the capacity is limited. Smart Labrador is working with Bell Aliant towards providing fibre optic services for the Labrador Straits region that would meet the broadband needs of the region for the long term. A funding proposal

is has been submitted to the provincial government and is then to be forwarded to the federal government.⁷

Cell coverage is good in L'Anse au Loup but spotty throughout the Straits.

There is no AM radio in the town.

Transportation

Vehicular access is provided to the Town via the Trans Labrador Highway and the Straits Ferry service. Funding was recently announced for continued upgrading of the highway to Goose Bay. The quality of service provided by the Straits ferry is frequently called into question and capacity issues are expected with the Muskrat Falls project gearing up, and particularly during the peak tourist season. Statements by several community leaders in the Straits have supported a fixed link between Labrador and Newfoundland as the long term solution.

Air service to L'Anse au Loup and the region is provided via the Lourdes-de-Blanc-Sablon Airport in Quebec.

Electricity

Electrical power is supplied by the diesel-powered hydro plant operated by NL Hydro, with a rebate system designed to bring residents on par with those elsewhere in the province. Power is also supplied to L'Anse au Loup from the Robinson's Lake hydro plant in Québec (excess power). Concerns have been expressed in the past about the need for a more sustainable solution. There are no plans for power to be supplied to the area via the Muskrat Falls development.

Other initiatives outlined in the ICSP

- Energy audit of town-owned buildings,
- Needs assessment for seniors housing, including possible conversion of the former elementary school,
- The need for a long term care facility (the one in Forteau is not adequate),
- A technician for water treatment in the region (estimated to cost \$100K/year for salary, office, travel, etc.)
- Emergency preparedness plan,
- Expanded hydro rebates to commercial users, and
- A black fly program.

2.4 Population Growth Potential

Traditionally, there has been a demand for 2 – 4 dwellings/year in L'Anse au Loup. This appears to be increasing in the past couple of years (possibly due in part to the building of the Straits Academy and developments such as Muskrat Falls). An annual demand of 4 new dwellings/year is seen as appropriate for the 2014 – 2024 Planning Period.

⁷ Consultation with Sheila Downer, Smart Labrador.

2.5 Planning Issues

Muskrat Falls

The Muskrat Falls Hydro-electric project currently underway, will bring considerable employment and business opportunities to the region over the next 4 - 5 years. It will include:

- building of the main transmission line from Muskrat Falls to Forteau Point,
- building of the shoreline electrode (to provide a temporary return path for the current in the event of a conductor failure or pole fault) at L'Anse au Diable,
- a pole line (20 metre wide right-of-way) connecting the L'Anse au Diable electrode to the main transmission line west of L'Anse au Loup,
- a work camp (which will likely be some distance away from L'Anse au Loup, near the main transmission line)⁸,
- an access road from the transmission line, accessing onto the Straits Highway at English Point,
- laydown/assembly and quarries, the location of which will be determined as supplier contracts are let.

The electrode line is proposed to skirt around L'Anse au Loup to the west. The route at the northern end of the community is discussed in more detail below with respect to the Hillside Drive area. The line would also cross Basques Whalers Snowmobile Club Trail and the L'Anse au Loup cross country ski trail. Nalcor has indicated the possibility of some flexibility in location of the line and that it can be designed to span trails and roads.

Options for Residential Development

The opportunities for future development sites that are in or near the community and can be serviced by the L'Anse au Loup water and sewer system, are very limited (without incurring major site development and servicing costs for lift stations, booster pumps, major excavation and importation of fill).

Bio-Physical Conditions

The Town is located on a raised marine terrace with high land to the north and south of the community, with two ridges running several kilometres inland, on either side of the L'Anse au Loup Brook Valley. L'Anse au Loup Brook, which flows through the community is fed by several brooks flowing from the higher ground and by L'Anse au Loup Big and Little Ponds.

The land in and around the community is varied with exposed bedrock interspersed with deposits of gravel and sand, mostly of glacial origin, with patches of balsam fir, white

⁸ Consultation with Rosanne Williams, Nalcor

and black spruce on the higher ground. The bedrock outcrops form the eastern-most edge of the Canadian Shield which stretches from the Arctic Ocean, Northwest Territories to Labrador. Boggy ground is common in the low-lying areas. In the south-west section of town (west of Country Road), much of the land is poorly drained due to the quality of the soil and the quantity of water draining off the higher ground. The presence of seven brooks/underwater springs also presents groundwater problems in this area. To the north (Hillside Drive area), the land is better drained and doesn't have the same groundwater issues.

The Need for Land

Land is needed for new residential development during the 2014 – 2024 Planning Period, as Council pursues its plans for economic development and sustainability. An average of four to five building lots/year is anticipated. With this background, following is a discussion of the options for residential development during the Planning Period.

Area 1: Infilling

There is potential to develop a few lots within the built-up community, possibly 8 to 10 homes could be accommodated in this way, provided owners are willing to sell and the Town's regulations and standards can be met. The current municipal plan also shows a proposed road in the Little Brook area, linking Hall Road with School Street. A proposal to develop the area was submitted to Council a few years ago but it was not approved. A few lots could be developed on this site, once a buffer zone along the brook is accounted for. Only one row of lots (maybe 6) would likely be possible, but this needs to be looked at in detail.

Area 2: West of Country Road

A large part of this area is designated Residential Reserve in the Municipal Plan. The land presents major challenges for development due to the quality of the soil, several underground springs and the quantity of water draining off the higher ground during spring melt. When the Straits Academy was built in the area a few years ago, the developers had great difficulty establishing a firm foundation for the building. They apparently never did reach dry, solid ground and had to truck in an inordinate amount of fill.

Council has approved a proposal to build 8 – 10 tourist cabins on a parcel of land at the end of Church Road next to the Anglican Church, provided groundwater and drainage conditions can be dealt with.

This area is considered to be unsuitable for further development due to the soil and drainage challenges.

Area 3: Backland (north side of the highway, east of L'Anse au Loup Brook)

This land is considered by the Town to have potential for development in the long term, provided a sound drainage plan can be developed. It contains a relatively shallow layer of bog, which is considered locally as easy to drain. It would require development of a road from Belbin's Road in the west and linking with the Straits Highway (or possibly with Hillside Drive) to the north-east. The sewer on Belbin's Road is buried 11 feet below grade, which means it could probably serve properties half way across to Hillside Drive. For the eastern half of the site, a lift station would be required for sewage service.

People have had concerns about it being a windy area; this could be solved in time with trees, fencing, etc. The other area of concern is that the area becomes flooded during spring melt. This point has been emphasized to Council by a resident of Belbin's Road.

The area would therefore need to be looked at carefully on its suitability for development in the long term, in terms of drainage, spring flooding and extension of services.

Area 4: Hillside Drive Area

The current Municipal Plan developed in 1999 envisaged two layers of development occurring west of Hillside Drive, first via a loop road that would access onto Hillside Drive at either end and secondly, a Residential Reserve area that would access onto the Straits Highway via a proposed road southwest of the Hillside Drive intersection. Both of these areas are not considered to be suitable for development as the land is sloping away from Hillside Drive (a barrier to providing sewage service to the area). The proposed access road would be at least 25 feet below grade at the intersection with the Straits Highway, which would require enormous amounts of fill for the road and any houses that would access onto it. For these reasons, the area is considered unsuitable for development.

L'Anse au Loup Ski Trail

The L'Anse au Loup cross country ski trail loop extends 2,250 feet (685.8 metres) northwest of Hillside Drive. The trail is popular with residents and Council plans to equip it with lighting for night use. The electrode line to L'Anse au Diable proposed by Nalcor related to Muskrat Falls power transmission would cross the trail; this crossing would need to be planned carefully.

Secondary Access

The Department of Municipal & Intergovernmental Affairs encourages that cul-de-sacs be no longer than 300 metres (984 feet) unless a secondary access is provided (for resident safety/security). Hillside Drive is well in excess of this standard, as are other streets in the town (the linear nature of local landforms makes the building of loop roads difficult). Any further extension will need to include provision for a secondary access. An access road from Battery Lane to the Highway appears to be possible. The route would need to be mapped out carefully and permission for highway access obtained from the Department of Transportation and Works.

An option to consider is whether Hillside Drive could be extended into a loop. In order to re-join the Straits Highway, the road would have to climb the hill and curve around to somewhere near where the Nalcor electrode line is proposed to meet the highway. The land in this area rises from approximately 50 metres above sea level (where Hillside Drive currently ends) to 135 - 140 metres (a linear distance of around 500 metres), or an overall gradient of around 17%. Along one stretch of the rise, the gradient is 22%. This option should be examined by an engineer to determine if the loop can be achieved and if so, whether services can be extended feasibly and how much adjacent land could be developed.

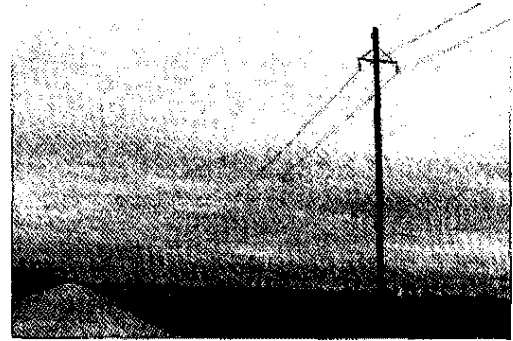
Future Extension

To meet the needs of the near future, Council is proposing to extend Hillside Drive by 300 feet (91.4 metres) and create 6 – 8 building lots. However, as just noted, the area should be looked at comprehensively to develop an in-depth plan.

Integrating with the L'Anse au Diable Electrode Line

Planning for land uses adjacent to the proposed electrode line needs to be discussed with Nalcor. They have indicated that some flexibility on route selection may be possible.

The image opposite of an electrode line was provided by Nalcor as comparable to the one being proposed. The pole line would be contained within a 20 metre wide right-of-way. It would therefore seem to be possible to plan development adjacent to the right-of-way with minimal impacts.



Municipal Boundary – most of Hillside Drive is outside the established L'Anse au Loup incorporated Municipal boundary (but within the Municipal Planning Area). As stated (in part) in Section 11 of the Urban and Rural Planning Act 2000:

A municipal planning area may include land outside of the municipality governed by the council where, in the opinion of the minister, that land is necessary to enable the council to:

- (a) exercise control over development relating to the municipality that may occur beyond its boundaries (meaning its municipal boundaries);*
- (b) control watersheds for the purpose of municipal water supply, whether within or outside its boundaries; or*
- (c) control the amenities of the municipality.*

It is important therefore that all lands that Council wishes to be part of the municipality for the purposes of taxation, provision of services, etc. be contained within the municipal boundary. Council should therefore start the process of changing the boundary under Sections 3 and 9 of the Municipalities Act 1999 (relevant text attached). Under this Act, the Minister of Municipal Affairs can recommend municipal boundary changes to the Lieutenant Governor in Council. Before deciding whether to do so, the Minister must order a feasibility report and appoint a committee who will hold a public hearing before completion of the report (this is a separate process from the Municipal Plan Review, but it may be possible to have both going on at the same time).

Limits of Services

The Hillside Drive area appears to be physically well-suited to water and sewage servicing in terms of drainage, soil conditions, etc.⁹ The development that has occurred in the past few years however appears to be outside the boundaries of the current Limit of Services Agreement between the town and the Minister of Municipal and

⁹ Site visit and consultations with N. Barney, Town of L'Anse au Loup.

Intergovernmental Affairs and this could affect future cost sharing arrangements for servicing.

Amendments to Limit of Services Agreements can occur. The town would have to make a request to the Minister of Municipal Affairs. If a proposed amendment is determined by the Department to meet their guidelines, then documents would be drafted for an amended agreement.¹⁰

Lot Frontage

The Town's current regulations require that residential lots have a minimum frontage of 65.5 feet or 20 metres. However, the standard practise in the town has been to require frontage of 100 feet or 30.5 metres. Considering the shortage of available land and the cost of servicing, Council should consider a reduction in its lot frontage standard.

Commercial/Industrial Land Use

The mixed development area designated on the current Municipal Plan opposite Hall Road is unsuitable for development, as indicated above in the discussion about the Straits Academy site.

The most suitable land for commercial/industrial uses appears to be between Tom Cabot's Knapp and the Waterfront. The area includes:

- both sides of the Straits Highway from around ½ kilometre south of the quarry (see map below), down Tom Cabot's Knapp to the Straits Arena,
- from the Arena to the Small Craft Harbour, and
- south approximately 1 kilometre towards Schooner Cove.

Base mapping for the whole of this area is not available; for the purpose of this report, a Google Earth image was used.

There is high land to the west and east of the highway, which falls away as you approach the community or travel east to the waterfront. Exposed bedrock is a common feature, interspersed with deposits of sand and gravel. A series of aggregate samples taken along the highway by geologists the Department of Natural Resources all contains in excess of 99% sand. Two of the samples showed sand deposits 5 metres thick.¹¹

Current land uses along the highway, in addition to the Arena and quarry, include warehousing, storage and trucking operations. Land uses on the shoreline include the Harbour Authority, public wharf/small craft harbour and the Pioneer Footpath leading to Schooner Cove and L'Anse Amour.

The current Municipal Plan designates most of this area, along the highway and extending to the wharf, for Rural uses. The Labrador Straits Arena site is designated Open Space. The shoreline on either side of the wharf is designated for Industrial Marine use and from there, south to Schooner Cove, for Open Space use. The land approaching Schooner Cove and the cove itself is zoned Open Space/Conservation in the L'Anse au

¹⁰ Consultation with I. Farrell, Department of Municipal Affairs.

¹¹ Consultation with Jerry Ricketts, Geologist, Department of Natural Resources

Loup Development Regulations, reflecting the priority of preserving the shoreline and the valuable heritage resources of Schooner Cove.

Schooner Cove and area was for a time declared a Crown Land Reserve, recognizing its high importance as an archaeological site (this has since been rescinded as all development proposals are to be forwarded to the Provincial Archaeology Office for review). There are three cabins built in the cove. Two of the cabin sites were cleared by the Provincial Archaeology Office (the site of the third cabin - the first one built - was not checked for artefacts).¹²

Two mineral claims, dated March 2012 and March 2013 respectively, have been registered for a substantial strip of land extending from north of the small craft harbour to south of Schooner Cove (mineral claims cover exploration for minerals rather than quarrying). The proponent has not yet submitted a proposal of planned activity for the site. If and when this is done, the Department of Natural Resources will circulate the proposal to the Provincial Archaeology Office and other agencies for comment.¹³

Future use of the Area

The new municipal plan could designate the area Industrial/Commercial (along the highway) and Marine Industrial, or Rural (along the waterfront). Resource extraction uses are normally considered to be rural uses. The alternative would be to designate the entire area Industrial/Commercial and include resource extraction as a permitted use. This would provide a bit more flexibility to Council.

The balance of the area, south to Schooner Cove, should continue to be zoned Open Space/Conservation.

Land Use Priorities

We recommend that the following policies be incorporated into the new Municipal Plan for the Commercial/Industrial area:

Permitted uses would include commercial and light industrial uses (for the land accessing onto the highway), and resource extraction uses. The latter would be subject to regulations under the Quarry Materials Act and/or the Mineral Act. It will be important to require:

- screening of unsightly operations from public view (by residents and tourists) from the Straits Highway and the Pioneer Footpath), and
- rehabilitation of quarry sites following completion of extractive uses, under the Quarry Materials Act.

The area could only accommodate uses not requiring municipal services.

A buffer of 15 metres from the high water mark must be maintained along the shoreline (under Section 48 of the Water Resources Act), for environmental and public access

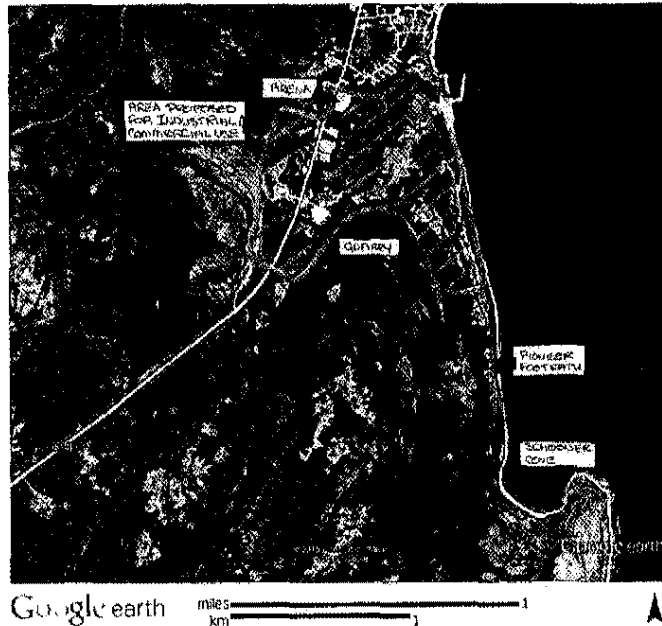
¹² Consultation with Delphina Mercer, Provincial Archaeology Office

¹³ Consultation with Justin Lake, Mineral Lands Division, Department of Natural Resources

purposes. Any development within the buffer is to be approved by The Department of Environment and Conservation.

As required in the existing Municipal Plan, consultation with the Provincial Archaeologist would be required for any proposed development along the shoreline leading to Schooner Cove.

The Pioneer Footpath connecting Waterfront Drive to Schooner Cove needs to be preserved as a walking route for residents and tourists. Any proposed use plans that would impact the footpath will need to include a plan for its restoration and preservation for long-term use.



L'Anse au Loup Municipal Plan Review Planning for Industrial/Commercial Use

Other Land Use Issues

The current Municipal Plan identified an issue with the intersection of Branch Road and Waterfront Drive: (limited space for large trucks to turn onto Waterfront Drive). A shortage of parking for plant workers was also identified.

Cottages

There is no land available for cottages within the planning area (but Council doesn't agree with the cottages policy in the Plan (that no further cottages are to be permitted).

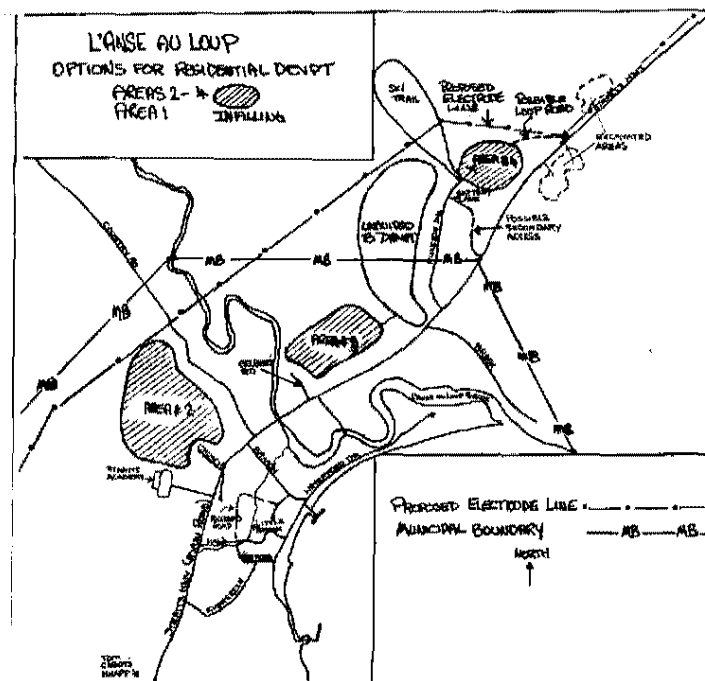
Recommended policy

That an area suitable for cottages be identified outside the L'Anse au Loup watershed and in an area suited to septic tanks.

2.6 Conclusions and Recommendations

Options for Residential Development

1. Of the alternatives available (besides infilling, assuming lots become available), the extension of Hillside Drive represents the best opportunity to accommodate residential development in the near to medium term. The land contains a relatively good soil cover, is well drained and can be serviced by both water and sewer. Land behind Brook Road also has some potential. The other areas considered have constraints to development, as discussed. Area 3 could be considered for the long term, if flooding and drainage issues can be resolved.
2. Determine whether secondary access off Battery Lane and/or looping Hillside Drive back to the Straits Highway are feasible and at what cost (through an engineering assessment).
3. Meet with Nalcor officials as soon as possible to discuss the proposed location of the electrode line and whether/how it can be planned to have minimal impact on the Town.
4. Initiate discussions as soon as possible with the Minister of Municipal Affairs about changing the Municipal Boundary and Limit of Services Agreement to reflect the reality of Hillside Drive.



Cottages

5. That an area suitable for cottages be identified outside the L'Anse au Loup watershed and in an area suited to septic tanks.

Commercial/Industrial Area

6. Designate an area between Tom Cabot's Knapp and the public wharf for Commercial/Industrial use, with the following policies:
 - a. Permitted uses would include commercial and light industrial uses (for the land accessing onto the highway), and resource extraction uses. The latter would be subject to regulations under the Quarry Materials Act and/or the Mineral Act. It will be important to require:
 - screening of unsightly operations from public view (by residents and tourists) from the Straits Highway and the Pioneer Footpath), and
 - rehabilitation of quarry sites following completion of extractive uses, under the Quarry Materials Act.
 - b. The area could only accommodate uses not requiring municipal services.
 - c. A buffer of 15 metres from the high water mark must be maintained along the shoreline (under Section 48 of the Water Resources Act), for environmental and public access purposes. Any development within the buffer is to be approved by The Department of Environment and Conservation.
 - d. As required in the existing Municipal Plan, consultation with the Provincial Archaeologist would be required for any proposed development along the shoreline leading to Schooner Cove.
 - e. The Pioneer Footpath connecting Waterfront Drive to Schooner Cove needs to be preserved as a walking route for residents and tourists. Any proposed use plans that would impact the footpath will need to include a plan for its restoration and preservation for long-term use.

Appendix

Labrador Straits ICSP, L'Anse au Loup Section

Vision

Building on its Regional assets of Marine Services, Labrador Fisherman's Union Shrimp Company, Eagle River Credit Union, Labrador Straits Arena, a new Regional School and through planned economic and residential growth, the Town of L'Anse au Loup will continue to provide the Labrador Straits with a reliable source of income and services, sustaining itself as a vibrant, affordable, and welcoming community.

Environment

Goal

Even with its ambitious plans for Commercial and Residential expansion, the Town of L'Anse au Loup will achieve those goals without compromising the integrity of the Environment.

Objectives

1. *In partnership with Newfoundland and Labrador Hydro's "Take Charge Program", the Town will perform an energy audit on all town owned facilities.*

Project Lead: Town

Estimated Cost: \$5,000 Partners: Town/NL Hydro

Estimated Start Date: 2010 Estimated Completion: 2010

2. *Develop an Awareness and Education campaign for Recycling Programs.*

Project Lead: Town

Estimated Cost: \$5,000 Partners: Town/MMSB

Estimated Start Date: 2010 Estimated Completion: Ongoing

3. *In partnership with the MMSB, gauge the interest of the Community for a composting program/site.*

Project Lead: Town

Estimated Cost: \$5,000 Partners: Town/MMSB

Estimated Start Date: 2010 Estimated Completion: 2011

4. *Promote awareness of the Protected Watershed Area and the Watershed Management Area.*

Project Lead: Town

Estimated Cost: \$2,000 Partners: Town/Dept. Of Environment

Estimated Start Date: 2010 Estimated Completion: 2011

5. *Do an extensive audit on the Town's Street Lighting for Strategic locations and efficiency.*

Project Lead: Town/Environment Committee

Estimated Cost: \$5,000 Partners: Town/NL Hydro

Estimated Start Date: 2010 Estimated Completion: 2011

6. *Pave all Community Streets/Roads*

Project Lead: Town

Estimated Cost: \$2,000,000 Partners: Town/Provincial Government/Gas Tax

Estimated Start Date: 2010 Estimated Completion: 2014

Economics

Goal

The Town will broaden its tax base by expanding in both its Commercial and Residential Area

Objectives

1. *Complete a new 10 year Municipal Plan*

Project Lead: Town

Estimated Cost: \$25,000 Partners: Town/Provincial Government/Gas Tax

Estimated Start Date: 2010 Estimated Completion: 2012

2. Establish an Economic Development Committee of Council

Project Lead: Town
Estimated Cost: Nil
Estimated Start Date: 2010 Estimated Completion: 2010

3. Develop and service a new Commercial Zone within the Community

Project Lead: Economic Development Committee
Estimated Cost: \$250,000 Partners: Town/ACOA/INTRD
Estimated Start Date: 2011 Estimated Completion: 2013

4. Develop and service an extension to a residential street

Project Lead: Town
Estimated Cost: \$100,000 Partners: Town/Provincial Government
Estimated Start Date: 2010 Estimated Completion: 2012

5. Explore all business opportunities around the new Regional School opening in September, 2010

Project Lead: Economic Development Committee
Estimated Cost: \$15,000 Partners: Town/Business Community
Estimated Start Date: 2010 Estimated Completion: 2011

6. Maintain close relationship with the Labrador Fisherman's Union Shrimp Company and Eagle River Credit Union.

Project Lead: Town
Estimated Cost: Nil
Estimated Start Date: 2010 Estimated Completion: Ongoing

Social

Goal

Recognizing the changing demographics of the Town, the Town of L'Anse au Loup will explore opportunities for all residents, young and old, with special emphasis on Seniors' needs.

Objectives

1. Establish a Social Committee of Council

Project Lead: Town
Estimated Cost: Nil
Estimated Start Date; 2010 Estimated Completion: Ongoing

2. Conduct a Needs Assessment for Senior's Cottages, including the feasibility of converting the Elementary School scheduled to close in June, 2010

Project Lead: Town
Estimated Cost: \$20,000 Partners: Town/CMHC
Estimated Start Date: 2010 Estimated Completion: 2011

3. Establish a 50+ Club

Project Lead: Social Committee
Estimated Cost: Nil
Estimated Start Date: 2010 Estimated Completion: Ongoing

4. Improve Communications with the Community by producing a quarterly Newsletter

Project Lead: Town
Estimated Cost: \$1,000/year Partners: Town
Estimated Start Date: 2010 Estimated Completion: Ongoing

5. Expand Community Recreation Programs – playground, swimming pool, arena, etc

Project Lead: Recreation Committee
Estimated Cost: \$50,000 Partners: Town/ Dept. of TCR/RNL
Estimated Start Date: 2010 Estimated Completion: 2012

Cultural

Goal

The Town will undertake initiatives to preserve the Culture and heritage of the Community.

Objectives

1. Partner with LSHDC to establish staging areas for the Pioneer Footpath

Project Lead: Town

Estimated Cost: \$25,000 Partners: Town/LSHDC/Terra Services

Estimated Start Date: 2010 Estimated Completion: 2013

2. Revitalize the Community Gardens site – possible Composting site

Project Lead: Town

Estimated Cost: \$10,000 Partners: Town/MMSB

Estimated Start Date: 2010 Estimated Completion: 2011

3. Designate the O'Brien Family Home as a Heritage Site

Project Lead: Town

Estimated Cost: \$100,000 Partners: /Town/Heritage Canada/Historic Sites

Estimated Start Date: 2011 Estimated Completion: 2013

4. Host a Come Home Year in 2013

Project Lead: Town/CHY Committee

Estimated Cost: \$10,000 Partners: Town/Business Community

Estimated Start Date: 2011 Estimated Completion: 2013

5. Host a "L'Anse au Loup Day" last Saturday of each July

Project Lead: Town/Committee

Estimated Cost: \$2,000/year Partners: Town/Sponsors

6. Participate in Communities in Bloom – Winter Lights

Project Lead: Town

Estimated Cost: \$5,000/year Partners: Town/ NL Hydro

Estimated Start Date: 2010/yearly

Governance

Goal

Building on good fiscal and responsible Management, Council and Staff of L'Anse au Loup will demonstrate strong leadership as the Town responds to Economic and Residential Growth.

Objectives

1. Adopt Official Rules and Procedures for Council

Project Lead: Town

Estimated Cost: \$500 Partners: Town/Municipal Affairs

Estimated Start Date: 2010 Estimated Completion: Ongoing

**2. Incorporate Governance and Land Use Zoning in 10 Year Municipal Plan
(Same as 10 year Municipal Plan schedule)**

3. Create an Operations manual for Council

Project Lead: Town

Estimated Cost: \$2,000

Estimated Start Time: 2010 Estimated Completion: 2011

4. Establish Committee Structure of Council, including people of the community as members

Project Lead: Town

Estimated Cost: Nil

Estimated Start Time: 2010 Estimated Completion: Ongoing

5. Explore all Funding Sources for Employment Creation and Infrastructure

Project Lead: Town

Estimated Cost: Nil Partners: Town/Provincial/Federal Govs.

Estimated Start Time: 2010 Estimated Completion: Ongoing