

**TOWN OF
ST. JACQUES – COOMBS COVE
MUNICIPAL PLAN**

IMPORTANT: To see if there were any changes to
this plan since it came into effect, please refer to:

List of Municipal Plan Amendments

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF ST. JACQUES - COOMB'S COVE
MUNICIPAL PLAN 2010**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Jacques - Coomb's Cove:

- a) adopted the St. Jacques - Coomb's Cove Municipal Plan 2010 on the 27th day of March, 2012.
- b) gave notice of the adoption of the St. Jacques - Coomb's Cove Municipal Plan 2010 by advertisement inserted on the 10th day of April, 2012 and the 17th day of April, 2012 in the Coaster Newspaper.
- c) set the 25th day of April, 2012 at 7:30 p.m. at the Town Hall, St. Jacques - Coomb's Cove for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Jacques - Coomb's Cove approves the St. Jacques - Coomb's Cove Municipal Plan 2010 on the 14th day of May, 2012.

SIGNED AND SEALED this 1st day of October 2012

Mayor:

Maxwell Taylor
Maxwell Taylor

Clerk:

Joan Margaret Sheppard
Joan Margaret Sheppard

Municipal Plan/Amendment	
REGISTERED	
Number	<u>4385-2012-001</u>
Date	<u>October 29, 2012</u>
Signature	<u>_____</u>

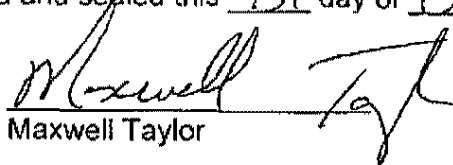
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF ST. JACQUES - COOMB'S COVE MUNICIPAL PLAN 2010**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Jacques - Coomb's Cove adopts the St. Jacques - Coomb's Cove Municipal Plan 2010.

Adopted by the Town Council of St. Jacques - Coomb's Cove on the 27th day of March, 2012.

Signed and sealed this 1st day of October, 2012.

Mayor:


Maxwell Taylor

Clerk:


Joan Margaret Sheppard

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP:



TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	<i>The Plan</i>	1
1.2	<i>Background</i>	2
2	GENERAL GOALS AND DEVELOPMENT POLICIES.....	6
2.1	<i>Future Land Use Designations and Policies</i>	6
2.2	<i>General Development Policy</i>	7
2.3	<i>Conditions – All Development</i>	7
2.4	<i>Agriculture</i>	8
2.5	<i>Archaeological and Heritage Resources</i>	8
2.6	<i>Comprehensive Development</i>	9
2.7	<i>Coastline and Harbour Areas</i>	9
2.8	<i>Discretionary Uses</i>	10
2.9	<i>Environment</i>	10
2.10	<i>Forestry</i>	10
2.11	<i>Mineral Exploration</i>	10
2.12	<i>Mineral Workings</i>	11
2.13	<i>Solid Waste Disposal – Mose Ambrose Landfill</i>	11
2.14	<i>Trails</i>	11
2.15	<i>Waterways and Wetlands</i>	12
2.16	<i>Windmills, Wind Turbines and Other Alternative Energy Sources - Utilities</i>	12
3	DESIGNATIONS.....	13
3.1	<i>Town</i>	13
3.2	<i>Rural</i>	13
3.3	<i>Environmental Protection</i>	15
3.4	<i>Protected Public Water Supply</i>	15

MAPS - Future Land Use Maps 1 and 2 (Sheets 1 to 5), and Municipal Plan 2010
Background Map

ST. JACQUES - COOMB'S COVE MUNICIPAL PLAN 2010

1 INTRODUCTION

1.1 *The Plan*

The St. Jacques - Coomb's Cove Municipal Plan 2010 has been prepared in compliance with the Urban and Rural Planning Act 2000. The St. Jacques - Coomb's Cove Municipal Plan contains policy statements and maps approved by the Town and registered by the Minister of Municipal Affairs to guide community growth and development for the next 10 years.

The Municipal Plan is binding upon the Town and upon all other persons, corporations and organizations within the Municipal Planning Area. The Plan must be reviewed by the Town every five years and, if necessary, revised to take account of development that cannot be foreseen during the next ten year period.

The St. Jacques - Coomb's Cove Municipal Planning Area is the area set out under the Urban and Rural Planning Act for planning and regulatory purposes. This Planning Area boundary is the same as the Town boundary.

The Land Use Zoning, Subdivision and Advertisement Regulations – known as the Development Regulations come into effect the same time as the Municipal Plan. The Development Regulations shall deal with matters relating to development and buildings as defined under the Urban and Rural Planning Act 2000, which include in addition to permitted and discretionary land uses, matters such as non-conforming uses, advertisements, subdivisions and permitting requirements.

Development Regulations must comply with the requirements of the Urban and Rural Planning Act 2000, regulations under the Urban and Rural Planning Act 2000 and any other pertinent rules and regulations enacted by the Province, including, the Municipalities Act, and as well, legislation relating to environment, health and safety, agriculture, mines and mineral workings, highways, and forestry.

Development schemes (amendment to the Municipal Plan), design concepts, comprehensive plans, subdivision agreements and concept plans, further implement the Municipal Plan and Development Regulations with more detailed designs, design strategies and policies for roads and other facilities and development.

The Town may reserve land for future acquisition as the site of any public roadway, service or building, or for a school, park or other open space, and

may make such agreement with owners of the land as well permit its acquisition and use of these purposes. The Town may also specify the manner in which any particular area of land is to be used subdivided or developed, and may regulate the construction of buildings which would interfere with the carrying out of any development project.

1.2 Background

Located on the Connaigre Peninsula along Fortune Bay the Town of St. Jacques - Coomb's Cove is a community of 615 persons (2006), and 84 square kilometres in area. Roughly 15 kilometres long from St. Jacques to Coomb's Cove, it takes in the six communities of St. Jacques, English Harbour West, Mose Ambrose, Boxey Harbour, Wreck Cove and Coomb's Cove. It also takes in a large undeveloped rural hinterland.

Located in a series of small coves or bays along Fortune Bay and Great Bay de L'Eau (Wreck Cove and Coomb's Cove face Great Bay de L'Eau) these were, and to a limited degree, still are, traditional fishing communities. A major fishing premises is located in English Harbour West.

The Town is located approximately 605 kilometres from the City of St. John's, 268 from Gander (airport, major public, medical and private services), 219 from Grand Falls-Windsor (major public, medical and private services) and 100 and 75 kilometres respectively from the Connaigre Peninsula towns of St. Alban's and Harbour Breton.

Its closest neighbour is the Town of Belleoram, once known as "The Capital of Fortune Bay North" – a fully serviced community of some 400 persons.

The major service centres of the Region – St. Alban's (medical clinic, government services and retail) and Harbour Breton (hospital, major retail and vessel repairs and storage and accommodations services) have 2006 populations of 1,278 and 1,877 respectively.

St. Jacques - Coomb's Cove is a member of the Coast of Bays Corporation, a regional economic development board head-quartered in St. Alban's. The Coast of Bays population in 2006 was 7,917.

The Town provides major services to the communities of Fortune Bay North (St. Jacques – Coomb's Cove, Belleoram, and Pool's Cove), which are:

- Education – Fitzgerald Academy in English Harbour West which accommodates kindergarten to grade 12 students from Pool's Cove, Belleoram and St. Jacques – Coomb's Cove.

- Health – Mose Ambrose Community Health Centre ('Clinic') which serves Fortune Bay North and it is part of the network under the Central Health Board which ensures timely physician and other care to residents of the region. Other services related to the public health nurse, community support services and the Family Resource Centre are available in Belleoram.
- Solid Waste Disposal – the Mose Ambrose Landfill (to be replaced) serves Pool's Cove, Belleoram and the Town. There is also a metals scrapyard located close by the landfill.
- General contractor, fuel supply and school bussing services – Mose Ambrose next to the turn off to English Harbour West.
- Service Station – Mose Ambrose, serving the entire area.
- Major food and dry goods – English Harbour West and Mose Ambrose – serving the entire region.
- Marine Service Centre – English Harbour West, serving nearby communities.

Other services include churches, post offices, convenience stores, recreational facilities and trails, craft shop, tourism accommodation, boat haul outs – and a commercial greenhouse near Coomb's Cove on Highway 363.

There are no municipal water or sewer services in St. Jacques – Coomb's Cove. However, there are two sewer outfalls in English Harbour West which serve an estimated twelve properties.

There is a designated Protected Public Water Supply which extends from within St. Jacques to beyond the Town and Planning Boundary and up to the Belleoram Municipal Planning Area Boundary. It adjoins the Belleoram Protected Public Water Supply around Rabbit Pond. *This Protected Public Water Supply is not in use, and the Town does not appear to be interested in providing a municipal water service.*

Since 1986, the Town has lost approximately 300 persons. Between 2001 and 2006 the Town's population declined from 707 to 669 – 5.4%. The Coast of Bays region as a whole lost 7.4% of its population in the same period. Like other rural communities it has an ageing population.

The estimated number of dwellings is 325 which is slightly different from 2006 Statistics Canada estimate of 306. These are apportioned as follows – St. Jacques – 70 dwellings, English Harbour West – 110 dwellings, Mose Ambrose – 35 dwellings, Boxey – 40 dwellings, Wreck Cove – 35 dwellings, and Coombs Cove – 35 dwellings.

A total of 24 permits were issued for new main buildings (including 19 single dwellings, four mobile homes and one garage) from 2000 to 2009 inclusive.

Four hundred and sixty permits were issued for sheds, repairs and renovations in that same period.

From 2000 to 2009 inclusive, the number of permits issued for new dwellings per year was very modest – averaging 2.3 per year from 2000 to the end of 2009. The most permits issued in one year for new dwellings was 5, and this was in 2000. Ten permits were issued for new residences in St. Jacques, 4 in English Harbour West, 1 in Mose Ambrose, 4 in Boxey, none in Coomb's Cove and 3 in Wreck Cove. Also, a dwelling, green house and shed were erected just outside Coomb's Cove.

There was considerable variability in the numbers of permits issued for sheds and repairs, etc. - ranging from 185 in English Harbour West to 34 in Coomb's Cove. The average number of this type of permit issued per year was 46.4.

There is considerable mineral exploration activity taking in place in this community, particularly focused on uranium in the Boxey Head area.

Aquaculture is a major industry in the region, with major facilities in Belleoram and Harbour Breton. The traditional fishery employs a number of people, both on the boats and onshore for handling. The major buyer in the region is located in English Harbour West.

Climate Change

For the purpose of this municipal plan it is assumed that over time the number of storm events and the amount of precipitation will increase and that it is likely that the sea-level will continue to rise. However, it is also assumed that unless the change in climate is catastrophic in nature, the impact of storms on the six communities will be similar to major storm events in the past. Prudent behaviour then and now dictates that vulnerable types of development and emergency services are not located in areas that could be affected by storm surges or washouts or landslides and that roads and services are designed so as to ensure access and safety during storm events.

Wharves and facilities located next to the coastline should be designed to take into account the latest data about climate change and weather.

Summary

St. Jacques – Coomb's Cove, like the other communities of Fortune Bay North, and the Coast of Bays Regional Economic Development Board Zone (Zone 13) is experiencing population decline. The decline on the regional and local levels is expected to continue into the foreseeable future. At the same time, there are signs of relative prosperity and activity throughout the Zone 13 region. Aquaculture and minerals initiatives are and will provide good

employment opportunities in the immediate area. Fitzgerald Academy is an important asset to the area as a source of high quality employment and as an anchor for people who wish to remain in or move to the area. The same can be said for medical and social services provided out of Mose Ambrose and Belleoram. Basic necessities are readily available as are numerous opportunities for recreation and leisure.

Isolation is a problem, and this coupled with the desire of people to live in larger centres, regardless of what is available in the rural communities, means that the best that can be hoped for is stability and a high quality of life.

The Municipal Plan

The St. Jacques – Coomb's Cove Municipal Plan is designed to give the Town control over land use and to ensure that development occurs in an orderly and transparent fashion in a manner that reflects the wishes of the Town and its residents. However, the plan and regulations must also comply with provincial and federal policies and not conflict with matters of provincial interest.

The Plan sets out policies for the six communities and the nearby rural areas based on the traditional settlement patterns and land uses. It also sets out policies which protect the natural environment, scenic areas and recreational trails.

2 GENERAL GOALS AND DEVELOPMENT POLICIES

GOAL

The goal of the St. Jacques - Coomb's Cove Municipal Plan is to accommodate and encourage constructive change that will foster the community and region's economic and social development while adhering to basic principles of sustainable, economically sound and environmentally appropriate urban and rural development within the Municipal Planning Area and the Town of St. Jacques - Coomb's Cove.

DEVELOPMENT POLICIES

All development within the St. Jacques - Coomb's Cove Planning Area shall be managed in accordance with the general land use policies and designations set out in the ensuing sections. These designations are shown on the Future Land Use Maps.

2.1 *Future Land Use Designations and Policies*

To identify land for the future development needs of St. Jacques - Coomb's Cove, the following land use designations are established in the Plan and designated on Future Land Use Maps:

Town
Rural
Environmental Protection
Protected Public Water Supply

The boundaries between the land use designations set out on the Future Land Use maps are general only and, except in the case of roads or other physical barriers, are not intended to define exact limits. Therefore, minor adjustments may be made to these boundaries for the purpose of implementing the Plan.

2.2 General Development Policy

- (1) In addition to any other considerations under this Municipal Plan, the Town may refuse permission for a development where in its opinion services are inadequate or it is uneconomical to provide and maintain these services.
- (2) In order to ensure that development occurs in an orderly manner and that appropriate development opportunities are maximized, subdivisions and other major developments shall be co-ordinated with other existing and proposed developments and the Planning Area's road system and services. These developments may be required to provide for public access to adjacent undeveloped lands. Furthermore, the Town may require that a comprehensive plan of development be prepared and adopted before any development is permitted in a given area.
- (3) When reviewing a development proposal, the Town shall consider the suitability of a site in terms of steepness of grades, soils and geology, location of waterways and wetlands and shall, when considering approval, ensure that the development has minimal or no negative effects on other properties and bodies of water.
- (4) If in its opinion, the development of the site having certain characteristics, such as steep or unstable slopes, poor drainage, high water table and so forth, could create problems for the development of the site or nearby properties, the Town can require the submission of a review of the development proposal by a certified engineer, landscape architect or similar professional.

Among other matters, the review shall evaluate the adequacy of site grading, drainage and landscaping and the potential of the development to cause erosion onto and pollution of adjacent properties and bodies of water.

2.3 Conditions – All Development

- (1) Services and Access

Services and access must be appropriate to the type and scale of development.

The Town shall ensure that new development makes efficient use of existing roads and infrastructure. The Town shall further ensure that new development will not create unreasonable servicing demands or costs.

Development lacking either municipal water and/or municipal sewer services shall be approved by the Department of Government Services before a permit is issued by the Town.

(2) Uses Allowed In All Designations

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

(3) Compatibility of Uses, Buffers and Screening

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

2.4 Agriculture

Higher intensity livestock and related agricultural uses shall be separated by an adequate buffer between existing and proposed residential developments. These agricultural uses shall conform to Provincial Government policies and guidelines with respect to such operations.

In general, all agricultural operations shall be approved by the Department of Natural Resources.

2.5 Archaeological and Heritage Resources

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

The Town shall endeavour to conserve and develop its heritage resources. It shall encourage the preservation of buildings and sites of historic interest in St. Jacques - Coomb's Cove through regulation and/or other suitable means, including the designation of selected buildings and sites.

There are a number of properties of interest, including the J. Petite premises in English Harbour West, the ruins of the Presentation Order convent and school in St. Jacques, together with cemeteries and other public and private buildings throughout the six communities comprising the Town which are significant to the Town's history and culture. No development shall be allowed which could impair the quality or significance of these properties, or other buildings or sites which would be so identified. Any development close to these properties shall be reviewed by the Town to ensure that there are no negative effects on these properties.

The Town may from time to time designate heritage sites and areas under the Urban and Rural Planning Act and Municipalities Act without amendment to the Municipal Plan or Development Regulations.

2.6 Comprehensive Development

At the discretion of the Town a comprehensive development containing two or more individual developments on a large parcel of land may be permitted as a single comprehensive development.

- While the use classes and overall density of the comprehensive development must comply with the use zone schedule of the zone in which it is located, other standards can be modified or waived.
- The development must be compatible with adjacent development.
- The Town may require that a comprehensive development be connected to municipal water and sewer services and has direct access to a publicly owned and maintained street.

2.7 Coastline and Harbour Areas

- (1) Development adjacent or near the coastline, including active harbours, shall be reviewed to ensure that unless it is a use requiring direct access to the body of water:
 - (a) it is not likely to be damaged by a storm;
 - (b) it is not a "vulnerable or critical use", that is, a residential use, a use catering to persons with disabilities or other special needs, and/or a use related to emergency services (example – a fire station or emergency command centre, emergency shelter or other facility) – uses which if damaged or destroyed, could cause injury or loss of life and/or make it more difficult to respond to an emergency.
- (2) Regardless of the designation, a permit may be refused, or approved subject to conditions, by the Town where in its opinion the development is a vulnerable or critical use, where damage to such a

use could cause injury or loss of life or affect the ability to deal with an emergency.

2.8 Discretionary Uses

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

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

2.9 Environment

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

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

2.10 Forestry

Forestry activities are regulated by the Department of Natural Resources and the Town.

2.11 Mineral Exploration

- (1) Subject to the other provisions of this Municipal Plan, mineral exploration which is not classed as development by virtue of drilling, appreciable ground disturbance, construction of access roads, noise, odour and appearance can be permitted anywhere in the Planning Area, provided that adequate notification is provided to the Town.
- (2) Mineral exploration which is classed as development shall be permitted in the Rural designation provided that adequate provision is made for buffering/and or other mitigations of impacts of existing or future urban

residential, commercial, industrial, institutional and recreational areas and provided that all necessary approvals are obtained.

- (a) Buffering may take the form of a buffer between such mineral exploration and areas set aside for urban purposes within which higher impact mineral exploration is either prohibited outright, or is treated as a discretionary use.
- (b) Higher impact mineral exploration shall be subject to conditions that control noise, appearance, duration of the drilling or excavating program and the control of other impacts that may arise. The precise nature of these controls will depend upon the location of the mineral exploration in respect to built-up areas and uses sensitive to noise and ground disturbance.
- (c) Where there is ground disturbance, the developer shall provide a site restoration surety and/or other satisfactory guarantees of site landscaping to the Town.

2.12 Mineral Workings

The Town may provide for mineral workings in areas where there are known aggregate supplies and where there is less likely to be conflict between mineral workings and other uses. Such mineral workings shall be accommodated under designations and zones specifically designed to accommodate mineral workings and certain compatible uses, and/or they can be accommodated in the rural portions of the Planning Area, subject to controls that will minimize environmental damage and conflict with other land uses.

2.13 Solid Waste Disposal – Mose Ambrose Landfill

A buffer of 1.6 km established around the Mose Ambrose Landfill, and any development within this buffer, unless it is a relatively minor expansion must be approved by the Department of Environment and Conservation.

2.14 Trails

There are numerous trails throughout the community, including the Blue Pinion, Back Cove, Stone Head and Winter Pond Trails which are regularly used by residents and tourists.

The Town may require that any development within a specified distance of a significant well-established and clearly demarcated trail be reviewed to ensure that development does not negatively impact such trail. Where deemed necessary, the Town may require that a buffer be provided by the

developer. Wherever possible, this buffer shall extend at least 15 metres from either side of the trail.

2.15 Waterways and Wetlands

Sound environmental and engineering practice and protection of the Town's amenities make it the general policy of the Town to protect all waterways and wetlands of the St. Jacques - Coomb's Cove Municipal Planning Area.

A protective buffer of undisturbed soil and vegetation shall be preserved along the shoreline of all waterways and wetlands, except very minor ones. The buffer shall be sufficient to prevent erosion, retain natural drainage features, prevent siltation, preserve public access and protect fish habitat.

- (a) Subject to the appropriate approvals and reviews, only trails and accessory uses, wharves and other uses requiring direct access to a body of water may be permitted in these buffer areas.
- (b) The matter of adequate and usable legal public access to the waterway may be used as a consideration in the review of an application for a structure within a buffer and/or waterway.
- (c) Any activity that has the potential to affect fish habitat shall be forwarded to Fisheries and Oceans Canada for review.

If a waterway or wetland is deemed to be minor, wherever possible such waterways and wetlands shall remain undeveloped and protected by a buffer. If a site is to be developed, alternatives to covering over or eliminating such waterways and wetlands shall be explored, including relocation of the waterway or wetland and/or redesign of the development.

2.16 Windmills, Wind Turbines and Other Alternative Energy Sources - Utilities

Wind mills, wind turbines and other alternative sources such as solar panels ('Utilities'), which are not classed as public utilities can be approved by the Town in suitable locations provided that all necessary approvals are obtained from the Departments of Environment and Conservation and Natural Resources and the Town is satisfied that such development will not create a hazard or nuisance to nearby land uses.

3 DESIGNATIONS

3.1 Town

Centred on the communities of St. Jacques, English Harbour West, Mose Ambrose, Boxey, Wreck Cove and Coomb's Cove, the Town Designation applies to the built-up areas of St. Jacques - Coomb's Cove.

This designation reflects the historic mixed land uses of these historic communities and the opportunities for further development.

- (1) Council shall encourage the restoration, renovation and adaptive re-use of existing buildings and encourage appropriate infill development.
- (2) Council may pursue the preparation of a development scheme or plan that includes an archaeological survey, an inventory of historic buildings, and harbourside and streetscape design and improvements.
- (3) Permitted Uses – Permitted Uses are: apartment attached to a business, conservation, bed and breakfast, home business accessory use, mobile home, recreational open space, single dwelling, single dwelling-mini home, subsidiary apartment and other compatible uses, including Section 2.3 (2) uses.
- (4) Discretionary Uses – Discretionary Uses are: agriculture, antenna, catering, child care, club and lodge, commercial – residential, communications, convenience store, cultural and civic, double dwelling, educational, funeral home, general assembly, general industry, general service, indoor assembly, light industry, medical and professional, medical treatment and special care, educational, office, outdoor market, passenger assembly, personal service, place of worship, seniors' housing and personal care facilities, service station, shop, take-out food service, theatre, transportation and veterinary.
- (5) Non-Residential Uses – Non-Residential Uses Non-residential uses can or only be permitted if the Town is satisfied that such uses will not have a negative impact on nearby residential uses, and that if necessary, suitable buffering and screening is provided.

3.2 Rural

Under the Rural designation the Town can allow resource based uses, recreational and tourism-related uses, seasonal residential, utilities and appropriate compatible uses as permitted or discretionary uses.

All development in this designation is subject to the approval of the Departments of Environment and Conservation and Natural Resources along with other appropriate agencies.

Permitted Uses – Permitted Uses are: agriculture, antenna, conservation, forestry, mineral exploration and recreational open space and Section 2.3 (2) uses.

Discretionary Uses – Discretionary Uses are: animal, campground, catering, cemetery, club and lodge, commercial residential, communication, general industry, indoor assembly, mineral working, outdoor assembly, scrapyard seasonal residential, shop, single dwelling, solid waste, transportation and utilities.

General Industry

General Industrial uses shall be restricted to the maintenance and repair of equipment, processing and storage related to agriculture, forestry or mineral working uses and contractor's yards, heavy equipment repairs, general repair shops, and similar uses.

No warehousing or wholesale and retail sales activities shall be permitted.

Contractors' Yards, Heavy Equipment Repairs, General Repair Shops – Contractor's yards, heavy equipment repairs, general repair shops, and similar uses are discretionary uses, and may only be located near the intersection of two major roads and shall not be adjacent any residential or tourism-related development.

Resort/Tourism Related Development – Comprehensively planned large scale resort and tourism related development can be allowed in selected rural areas as a discretionary use and after careful assessment as to its environmental impacts and impacts on other uses – such as minerals developments and exploration, forestry resources, and so forth. The minimum area taken in by such a development should be at least one hectare (approximately two and a half acres).

The uses which can be allowed as part of a tourism related development include antenna, campground (RV park, etc.) club and lodge, commercial residential (hotels, inns, tourist cabins), recreational open space, seasonal residential, single dwelling, shop, transportation and utilities together with other appropriate and compatible uses.

Seasonal Residential

Seasonal residential development – cottages and cabins, etc. – may only be permitted as a discretionary use if it does not have frontage on a publicly owned and maintained road and no municipal services are provided, including garbage pick-up.

Single Dwelling

A single dwelling may only be permitted as an accessory use to a permitted use class or as part of a Resort/Tourism development.

Solid Waste and Recycling Facilities – Solid waste disposal and recycling may only be permitted as discretionary uses after adequate review of environmental impacts and only in areas located well away from residential and tourism sites.

Transportation – Wharves and docks and slipways and stages designed for personal use or which are relatively small in scale are permitted uses. Significant port facilities that are used for commercial vessels or marinas for recreational or commercial purposes may only be permitted at the discretion of the Town.

3.3 Environmental Protection

The Environmental Protection designation is applied to areas where it is desirable to protect the natural features of an area from development. These features can include certain streams, wetlands, and treed areas. All development in this designation is subject to the approval of the Department of Environment and Conservation.

Permitted Uses – Permitted Uses are: conservation.

Discretionary Uses – Discretionary Uses are: mineral exploration, recreational open space, transportation and utilities

3.4 Protected Public Water Supply

The Protected Public Water Supply designation applies to the St. Jacques Pond Protected Water Supply of St. Jacques - Coomb's Cove where it lies within the Planning Area.

Development is restricted to uses and activities that will not damage the water supply in a way that cannot be satisfactorily controlled.

Conservation and other Section 2.3 (2) uses, except for recreational open space are permitted uses in this designation, however, recreational open space and trails are a discretionary use in this designation.

Development within the Protected Public Water Supply designation is subject to the approval of the Minister of Environment and Conservation and the Town.