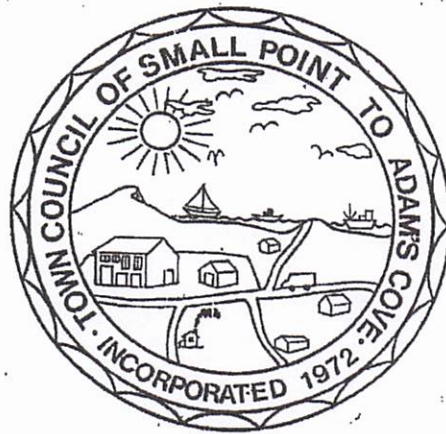


**TOWN OF SMALL POINT-BROAD COVE-BLACKHEAD-  
ADAMS COVE  
MUNICIPAL PLAN 2011**



**MUNICIPAL PLAN AMENDMENT No. 2, 2023**

**“AMENDMENTS MUNICIPAL PLAN SECTON 1.2”**

**JANUARY, 2023**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF SMALL POINT-BROAD COVE-BLACKHEAD-ADAMS COVE**  
**MUNICIPAL PLAN AMENDMENT No. 2, 2023**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Small Point-Broad Cove-Blackhead-Adams Cove.

- a) Adopted the Small Point-Broad Cove-Blackhead-Adams Cove Municipal Plan Amendment No. 2, 2023 on the 10<sup>th</sup> day of March, 2023.
- b) Gave notice of the adoption of the Town of Small Point-Broad Cove-Blackhead-Ad by notice posted on the Town's webpage, Facebook page, on display at the Town Office and a notice posted in local stores.
- c) Set the 17<sup>th</sup> day of April at 7:30 p.m. at the Town Hall, for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Small Point-Broad Cove-Blackhead-Adams Cove approves the Town of Small Point-Broad Cove-Blackhead-Adams Cove Municipal Plan Amendment No. 2, 2023 as adopted (or as amended).

SIGNED AND SEALED this 19 day of April, 2023

Mayor:  (Council Seal)

Clerk: 




**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF SMALL POINT-BROAD COVE-BLACKHEAD-ADAMS COVE**  
**MUNICIPAL PLAN AMENDMENT No. 2, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Small Point-Broad Cove-Blackhead-Adams Cove adopts the Town of Small Point-Broad Cove-Blackhead-Adams Cove Municipal Plan Amendment No. 2, 2023.

Adopted by the Town Council of Small Point-Broad Cove-Blackhead-Adams Cove on the 10<sup>th</sup> day of March, 2023.

Signed and sealed this 19 day of April, 2023.

Mayor:  (Council Seal)

Clerk: 



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Small Point-Broad Cove-Blackhead-Adams Cove Municipal Plan Amendment No. 2, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>4755-2023-003</u>
Date	<u>18 MAY 2023</u>
Signature	<u></u>



# **TOWN OF SMALL POINT-BROAD COVE-BLACKHEAD-ADAMS COVE MUNICIPAL PLAN AMENDMENT No. 2, 2023**

## **BACKGROUND**

The Town of Small Point-Broad Cove-Blackhead-Adams Cove is an amalgamation of four communities. It adopted its first Municipal Plan in 2011. Having been in effect for over 10 years, this amendment proposes to upgrade the background in the Municipal Plan. Section 1.2 provides a background section dealing with statistics such as population, education, potable water source, and development and history of Small Point-Broad Cove-Blackhead-Adams Cove.

### **Analysis:**

This present Municipal Plan came into effect in 2011. Since then, the 2016 and 2021 census data has been released. The purpose of this amendment is to update population data in Section 1.2. Parts of Section 1.2 that are no longer relevant have been deleted and numerical data and statistical analysis pertinent to population trends, housing, education and development have been updated.

## **PUBLIC CONSULTATION**

At a public meeting held on September 12, 2022, the Town conducted its own Public Consultations on the existing Municipal Plan and Development Regulations. The meeting was advertised by notices posted in the Town Office, both local stores, the Town's Facebook page and website. The Town's website indicated over 100 different ip address hits to view the Town's amendments during the period when the notices were posted and the day of the meeting.

The purpose of the consultations was to enable interested persons or groups to provide input and receive information on the planned and required amendments to Municipal Plan and Development Regulations. At the meeting, the Mayor presented a summary of proposed changes to the Municipal Plan and Development Regulations. Significant changes are: updating background data including most recent census numbers, well information, landfill now closed and property tax introduced. Highlighted was the need for more land for future development. As a result of the meeting three areas were identified to be re-designated from "Rural" to "Town" (MPA 1). There was interest

indicated in developing these areas as they are accessible by existing roads. Extending electrical services would be required and are within a reasonable distance to these identified areas.

Other Issues identified were:

- a) the pressure on existing roads due to an increase in traffic.
- b) The "Track" road is narrow and used by various all terrain vehicles and pedestrians. The track would need to be upgraded to allow for an increase in development.
- c) Land locked parcels of land should be considered and allow access from other landowners.
- d) The potential for construction of subdivisions is low as much of this land is already privately owned.

Upon receiving copies of the draft amendment documents, Council undertook a second Public Consultation so that individuals and groups could provide further input to the proposed Municipal Plan Amendment. The Town Council of Small Point-Adams Cove posted a notice in the Town Office, both local stores, the Town's Facebook page and website, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from January 17, to January 24, 2023, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No letters or objections were received by the Town during the public consultation period.

### **AMENDMENT No. 2, 2023**

The Town of Small Point-Broad Cove-Blackhead-Adams Cove Municipal Plan is amended by:

- A) Amending** Municipal Plan Section 1.1, page 2, by **adding** the following text at the end of section as shown below:

***“In September 2022 the Municipal Plan and Development Regulations were reviewed, there were noted some minor changes requiring updating, but the basis of the plan is still reflects the town’s long term (10 Year) Goals and Policies.”***

**A) Amending** Municipal Plan Section 1.2, page 2, by **updating** population statistics in paragraph 1 as shown below:

*Located on the Avalon Peninsula along the shores of Conception Bay the Town of Small Point - Broad Cove - Blackhead - Adam’s Cove (‘Small Point - Adam’s Cove’) is a community of **414 (2021)**, and 22.2 square kilometres in area which extends more than five kilometres north along the western side of Conception Bay.*

**B) Amending** Municipal Plan Section 1.2, by **deleting** paragraph 5 as shown below:  
*Small Point - Adam’s Cove is a member of several regional bodies - the Mariner Resource Opportunities Network (M-RON), the Avalon Regional Solid Waste Disposal Committee and the Conception Bay North Joint Councils.*

**C) Amending** Municipal Plan Section 1.2, by **updating** and **adding** text to paragraph 6 as shown below:

There are **six** public wells serving 191 dwellings and businesses. However there apparently have been concerns about the capacity of certain wells and the long term ability to satisfy provincial water quality standards for arsenic levels (the wells are treated and arsenic levels meet the standards). Thought has been given to using Broad Cove Pond as a future source of water. Apparently Kingston could be served by a public water supply from Broad Cove Pond. The Town has placed its portion of the Broad Cove Pond drainage basin into the Environmental Protection designation which restricts future development within this area while still allowing existing uses to continue. This protection is not extended to the Kingston portion of the Broad Cove drainage basin since it lies outside the town’s planning area. ***The town has engaged in studies on water in the community and monitors water usage per household.***

**D) Amending** Municipal Plan Section 1.2, by **deleting** text in paragraph 7 as shown below:

The Town’s volunteer fire department - North Shore Volunteer Fire Department - serves the shore from Kingston to Burnt Point. North Shore Central Ambulance serves the same area. ***The current landfill will be closed in 2010 and then*** Garbage will be trucked to Robin Hood Bay. Town staff carry out garbage collection and road maintenance.

E) **Amending** Municipal Plan Section 1.2, by **deleting** and **adding** text in paragraph 8 as shown below:

There is no property tax.-**A property tax was introduced to the Town in 2018.**

F) **Amending** Municipal Plan Section 1.2, by **adding** a population Table to the end of paragraph 9 as shown below:

Population Change

Year	Population	% Change
1996	492	
2001	480	-2.5%
2006	438	-8.8%
2016	387	-6.5%
2021	414	+7.0%

G) **Amending** Municipal Plan Section 1.2, by **deleting** and **adding** text to the last statements regarding population as shown below:

*The 2006 population of the Town was 438, a drop of 8.8% from its 2001 population of 480. In 1996 the town's population was 492.*

**The number of dwellings is 335 (2022) of which only 178 are occupied by permanent residents. 157 of the dwellings are used by seasonal residents (47 %).**

**From 2018 -2022 there have been 11 new residential properties built.**

**Property values apparently have gone up significantly over the last five years.**