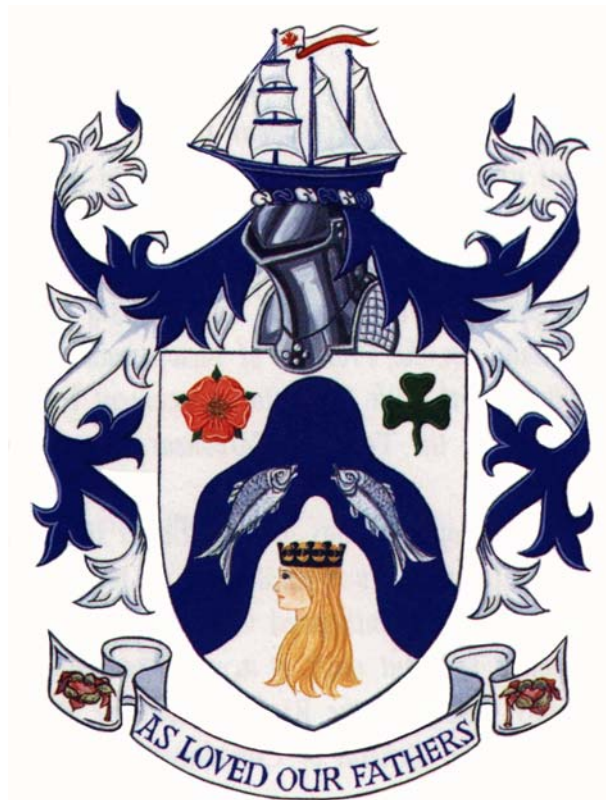

The Town of Carbonear

Background Report 2004-2014



PLAN-TECH



ENVIRONMENT

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Location and Regional Context	1
1.2	Transportation	1
1.3	Development History	2
1.4	Municipal Area and Planning Area	2
1.5	Physical Environment	3
2.	POPULATION	4
2.1	Population Characteristics	4
3.	HOUSING	7
3.1	Households and Occupancy	7
4.	ECONOMY	8
4.1	Labour Force	8
4.2	Economic Outlook	10
5.	LAND USE	11
5.1	Residential	11
5.2	Commercial	12
5.3	Industrial	13
5.4	Public Buildings and Institutions	13
5.5	Open Space	15
5.6	Rural	16
6.	MUNICIPAL SERVICES	18
6.1	Water Supply	18
6.2	Sewage Disposal	18
6.3	Fire and Police Protection	19

1.0 INTRODUCTION

1.1 Location and Regional Context

The Town of Carbonear is located on the Avalon Peninsula, midway along the eastern shore of the Bay de Verde Peninsula. The Towns of Victoria and Salmon Cove are immediately neighbouring to the north. The Town of Harbour Grace and the settlement of Bristol's Hope are to the south.

Carbonear is centrally located and easily accessible by highway to all parts of the region. It is developing as the regional centre for commercial and social services.

1.2 Transportation

Carbonear is connected by road by Route 70, extending 43 kilometres from the Trans Canada Highway. A new by-pass road, Route 75, has been recently constructed running from the Trans Canada Highway to Carbonear. The final phase of this highway was completed in the fall of 2003.

Carbonear is also connected by road to the Trinity Bay side of the Bay de Verde Peninsula by Route 74 to Heart's Content, a distance of 23 kilometres, where it joins Route 80. All highways are paved and in reasonably good condition throughout their length.

1.3 Development History

The Town of Carbonear is one of the oldest settlements in Newfoundland with a history dating back almost four centuries to the first known permanent settler, Nicholas Guy, who arrived around 1630. However, summer settlement by European fishermen probably occurred before then. By 1677, Carbonear had a permanent population of 55, making it the third largest settlement in Newfoundland at that time.

The 19th. century brought the growth of the seal industry and the Labrador cod fishery, and the subsequent expansion of many Conception Bay towns, especially Carbonear and Harbour Grace. By the late 1840's roads had been built around the Bay, and a branch railway line built from Whitbourne to Carbonear. The Town has a history of being a major mercantile centre.

1.4 Municipal Area and Planning Area

The Municipal Area extends along the Conception Bay coastline northwards from Mosquito Point to a point beyond Crocker's Cove, and westwards along the valleys of Powell's Brook and Island Pond Brook to the old railway route. This area contains approximately 11.8 square kilometres. The Planning Boundary is generally defined by the height of land lying between Carbonear and the Town of Harbour Grace and Victoria, extending inland about 11 kilometres to include the entire drainage area of Little Island Pond, the source of the towns' water supply. The total area contains approximately 6000 hectares, (60 square kilometres).

1.5 Physical Environment

Topography and Geology

Carbonear Bay opens in an easterly direction into Conception Bay. It extends about 3 kilometres inland and is about 1 kilometre in width. There is a wide entry channel into the Bay having a depth of 20-30 metres. The land slopes into the Bay on the north and south sides providing 10 metres of water depth within 100 meters of the shoreline.

The older section of the town is located on the lower slopes of the hill side north of the harbour. Development now extends to the crest of the hill at an elevation of 100 metres. The remaining portion of the town is located in the broad valley basin to the west of Carbonear Bay and up the lower slopes of Saddle Hill to the south. The valley rises gently to the west a distance of about 4 kilometres to a plateau of low rolling hills varying from 100-200 metres in height.

The valley and plateau areas are mainly comprised of a continuous cover of stony ground-moraine till, 2-6 metres in depth. The hills to the north and south of Carbonear Bay are more thinly covered and exhibit bedrock outcrop consisting of Precambrian slate and sandstone. A deposit of glacial outwash is located along the north side of Line Road, east of Little Island Pond. This deposit and several of the rock outcrop occurrences represent valuable aggregate resource areas. Several quarry sites are located in the Planning Area near the Town.

Forest Cover

Most of the land in the immediate vicinity of the town is either barren or covered by softwood scrub. However, further inland, beyond Flings Big Pond and Little Island Pond, there are substantial areas of productive forest, mostly of balsam fir.

2.0 POPULATION

2.1 Population Characteristics

The existing Municipal Plan for Carbonear assumed that the population of the Town would grow at an annual rate of 1.7%. This would have resulted in a 2001 population of 6100 for the Town. The 2001 census population of Carbonear is 4759. This figure reflects a negative growth rate considerably less than the rate on which the current plan was based. Due to the out migration of population of the Town and the Province as a whole, this report will not make any population projections.

Carbonear experienced a -7.4% decline in population growth during the 1996-2001 period. However, this decrease is not seen to be significant in all instances when compared with the provincial population decrease of -7.0 % during the same period.

The combined population of Carbonear decreased by 91 persons between the period of 1991-1996. This figure represents an decrease in the population of -1.7%. Between 1996 and 2001, the population had further decreased by 409 persons, or by -7.4% (See Table 2).

Table 2: Population Change

Year	Population	Change	% Change
1981	5026		
1986	5335	309	6.1%
1991	5259	-76	-1.4%
1996	5168	-91	-1.7%
2001	4759	-409	-7.4%

This is slightly higher than the -7.0% decrease for the province as a whole. This population decline may be attributed to a number of factors responsible for out migration. Carbonear is closely tied with the economic prosperity of the Avalon North Region. The economic opportunities in this area are major determinants of population growth.

Table 3: Age Characteristics of Population

Age Characteristics of the Population	Carbonear 2001 Census	Carbonear 1996 Census	% Change
	Total	Total	Total
Total - All Persons	4,760	5,830	-7.5%
Age 0-4	215	315	-25.4%
Age 5-14	555	770	-15.1%
Age 15-19	360	480	-13.5%
Age 20-24	285	385	-16.9%
Age 25-44	1,240	1730	-18.3%
Age 45-54	745	740	15.7%
Age 55-64	515	510	12.8%
Age 65-74	375	450	-6.2%
Age 75-84	315	340	3.4%
Age 85 and over	140	105	-
Median Age	41.7		

Source: Compiled by the Community Accounts Unit based on information provided from the Census of Population 1986, 1991, 1996 and 2001, Statistics Canada.

Note: 2001 population figures have been revised as of July 25, 2003 based on postal code estimates from Statistics Canada. Figures may not add to total due to rounding of the underlying data.

According to 1998 figures, the median age for Carbonear is 39. This community is older than the province as a whole, with the provincial median age being 36.

3.0 HOUSING

3.1 Households and Occupancy

Statistics pertaining to households in Carbonear are shown in Table 4.

Table 4: Households and Occupancy Rates for Specified Years

Year	No. of Households	Change	% Change
1986	1520		
1991	1560	+40	1.03%
1996	1740	+180	1.13%
2001	1735	-5	-0.90%

The forecast demand for new dwelling units during the 1996-2001 planning period is for about 27 units per year up to 2003 and 20 units per year from 2004-2014. These will be primarily comprised of owner occupied detached single-family dwellings, supplemented by 15% - 20% rental units which may be of a row housing or apartment unit type.

In view of the extent of replacement of out-migrating young people by in-migration of elderly people anticipated by the population forecast, cottage or small apartment units to accommodate the in-migrating elderly who do not require full nursing care and who are unable to be accommodated by adult children should be anticipated as a probable source of additional housing demand to be met during the planning period

New dwelling construction has proceeded at an average of 35 units per year over the past 15 years, but appears to have declined slightly during the past 5 years. Household occupancy has continued to decline in close accord with the general provincial rate which was 4.1 in 1991 and 3.8 in 1996 and 3.2 in 2001. Most recent new home construction has occurred in Forest Road, Newfoundland Drive and Hoyles Road areas. A substantial proportion of new dwelling construction has occurred in all areas of the town.

4.0 ECONOMY

4.1 Labour Force

In 1996, the employable workforce of Carbonear numbered 1555 people. This figure increased to 1910 in 2001. Table 1 shows the types of occupations in which these people worked.

TABLE 5: EMPLOYMENT BY INDUSTRY, CARBONEAR 2001

Industry	No. of Employees	Percent of Total
Agriculture and other Resource Based Industries	160	8.4%
Manufacturing and Construction	270	14.1%
Wholesale and Retail	360	18.8%
Finance and Real Estate	75	3.9%
Health and Education	480	25.1%
Business Services	175	9.1%
Other Services	395	20.5%
TOTAL	1910	99.9

The largest single industry division was in the form of health and education. This includes teachers, educators, health care workers, etc.

Health and education services include the Carbonear General Hospital, Harbour Lodge Nursing Home, Interfaith Senior Citizens' Home, Legion Manor Senior Citizens' Home, the College of the North Atlantic-Carbonear Campus, Keyin Technical College, Carbonear Collegiate High School, St. Joseph's Intermediate School, and Davis Elementary School.

Manufacturing and construction industrial division accounted for about 14% of Carbonear's employment in 2001, compared with 20% in 1996. About 3.2% of workforce people were still involved in the fishery in 1996. The 2001 census reported 8.4% in resource based industries

A fish processing plant operates on the north side of the Bay producing mainly quick frozen cod and crab. The plant provides seasonal employment for approximately 100 persons.

W. G. Garland Limited operates a lumber and building supplies business in Carbonear and has extended its warehouse capacity alongside Island Pond Brook to manufacture pre-designed roof trusses.

4.2 Economic Outlook

Retail and wholesale trade may be expected to grow at a pace accommodating to increasing requirements of consumers in the northern and western portions of the Bay de Verde Peninsula. Retail trade may be expected to grow more rapidly in Carbonear due to a greater variety of retail outlets finding it advisable to compete for the supply of consumer demand from a conveniently central regional location.

Community and personal services, particularly of a type catering to the care and housing of the elderly and retired, is expected to grow in accord with the increasing proportion of elderly population. This, together with a natural increase in demand for health services, will require the full use of the hospital capacity and the increased medical and support staff necessary to utilize this capacity.

Primary, manufacturing and construction industries may be expected to maintain their present level throughout the planning period, thus decreasing as a percentage of the employed population, but having a nominal increase in actual numbers of persons so employed. The town should also be prepared to take advantage of a possible increase in effort to develop the tourist industry by promoting its historic and natural resources and by promoting development of tourist services and accommodations.

5.0 LAND USE

5.1 Residential

Residential development is well dispersed throughout the town and is almost entirely comprised of single detached dwellings. Higher density development, in the form of row housing and apartment units, are located off Saddle Hill, immediately south of Harbour Lodge Senior Citizens Home; along London Road; at the end of Park Avenue, and off Burnt Head Road.

It is apparent, by the extent of existing residential land use, that there is only limited availability for residential infilling on land fronting existing roadways along which municipal water and sewer services have been extended. Newfoundland and Labrador Housing Corporation has developed a 54-lot subdivision (Newfoundland Drive) with approximate full development.

Newer residential development is located to the west of the highway, on London Road Extension with water and sewer services. These are single detached dwellings of good quality on larger than average building lots. Further development in this area should proceed only with an approved subdivision plan.

5.2 Commercial

Carbonear has two distinct retail and shopping areas. Water Street, with its own distinct history, has traditionally been the primary commercial area, characterized by a maximum of commercial, residential, and industrial uses. It is similar to the "Main Street" of many communities, with its shops, stores, and other services. In many places only the frontages of buildings are commercially developed - apartments or other residential arrangements are often located above or to the rear of the commercial activities. A small shopping centre is located at the west end of the street.

The second major commercial area is the Trinity-Conception Square Mall and the surrounding land located on the Conception Bay Highway. The mall's large scale planned development is quite different from the traditional shopping area of Water Street. Opened in February of 1979 the facility contains 18,580 m² of floor space and 1200 parking spaces. Its, 30 commercial premises include two department stores and a large supermarket. The area has many retail outlets and fast food franchises

A number of other commercial establishments, including automotive, strip malls, lounge, motel and restaurant, and other retail outlets have found it advantageous to similarly locate along the highway. These commercial developments should be concentrated as much as possible within a highway commercial area for convenience of use and highway safety, rather than being permitted to extend along an unlimited length of highway. Land is at a premium for commercial development.

5.3 Industrial

Industrial land use in Carbonear is mainly related either to manufacturing or warehouse storage, both of which generate substantial trucking activity. Road access to these sites should therefore be available on roads of an acceptable standard for safe usage by this type of traffic and with a minimum of disturbance to residential land use.

Warehousing consists of Newfoundland Light and Power storage depot and W. G. Garland building materials storage near Pond Side; several other scattered locations including a Newfoundland Telephone storage depot above Saddle Hill and a cabinet storage building in Freshwater. These sites are suitably located with respect to trucking.

The Industrial Park, located off Powell Drive, has been accommodating a variety of commercial, office and industrial sites. This area has reached its capacity and the Town is focusing its attention to a location off Fox Farm Road behind the new Canadian Tire location.

5.4 Public Buildings and Institutions

Most land uses associated with public buildings are located on the north side of Carbonear Bay, extending from St. Clare Avenue in the west to Captain Frank's Lane in the east. The Roman Catholic Church land uses along both sides of St. Clare Avenue which include St. Patrick's Church and Convent, St. Joseph's Elementary School, former offices of the Conception Bay North Roman Catholic School Board (now vacant) and the Knights of Columbus building.

Civic land uses fronting on Bannerman Street which include the former Town Hall, Fire Hall, Royal Canadian Legion Hall and Post Office. The Conception Bay Regional Community Centre which houses the Princess Sheila NaGeira Theatre, Carbonear Public Library and Carbonear Town Council offices and chambers, is located at Water Street West.

Land uses generally associated with protestant churches lie within the area from Bond Street to Captain Frank's Lane and include St. James Anglican Church, Bethany United Church, Salvation Army Church and Calvary Pentecostal Church, Davis Elementary School, Masonic Lodge and Orange Society Hall.

The Collage of the North Atlantic Campus is located at the head of the Bay on the east side of Cross Roads. On the waterfront, just beyond the former railway station, are home to the former Rorke mercantile premises and warehouses. The Carbonear Heritage Society has restored and preserved one slate-roofed large-timber storehouse as heritage site and museum.

Carbonear boasts several historic sites including the old railway station built in 1905, the Rorke Mercantile Premises built between 1860 & 1874, the old post office built in 1905, Harbour Rock Hill and the grave site of Princess Sheila NaGeira. The Rorke Stone House and Rorke Stores and the former Post Office Building have been designated provincial heritage sites by the Heritage Foundation of Newfoundland and Labrador.

The Carbonear General Hospital and Harbour Lodge Senior Citizens Home are located in Carbonear South Side, near Saddle Hill. Legion Manor Senior Citizens home is located on the site of the former Saunders and Howell lumber manufacturing site located off Pike's Lane. Carbonear Interfaith Seniors Home, the former Carbonear hospital, is located in Crocker's Cove

A group of public building land uses is located on Line Road. This group includes the Carbonear Integrated Collegiate, the Town's recreation complex which includes an Indoor swimming pool, 2 softball fields, track and field facilities, soccer field, 4 tennis courts and an outdoor concert venue, Paddy's Garden. The Carbonear Lions Club building is also located in this area.

5.5 Open Space

Open space uses are divided into two categories - recreational uses and cemeteries.

The Town's main recreational area is located on the Line Road. It includes two ball fields, a soccer field surrounded by a running track, a six-lane indoor swimming pool and the high school gymnasium.

A small playground associated with Davis Elementary School is situated at the Church Street-LeMarchant Street Junction. Another of similar size is situated in the Burnt Head Road area and is well equipped with playground furniture, and a third playground, also of similar size, is situated in the South Side area off Driscoll's Lane.

Other open space areas include Harbour Rock Hill, a Heritage site on the south side of Water Street East, near Buckle's Lane; Centennial Memorial Park, and a small landscaped site, at the foot of Bannerman Street.

Seven cemetery sites, including the legendary site of Sheila Na Geira's Grave off Pike's Lane opposite the Collage of the North Atlantic, are located within the Municipal Area. Five other cemetery sites are located within the Planning Area north of the Town including one in the settlement of Freshwater.

5.6 Rural

Within the context of this section rural uses are divided into the following categories:

1. Agricultural uses (including animal containment operations)
2. Aggregate resource areas
3. Forest resources
4. Seasonal residences (summer cabin development)
5. Unutilized areas

(a) Agricultural

A substantial area of farmland, mainly for grazing purposes, is located on the height of land north of the Town, at the junction of Hoyle's Road and Lily Pond Road and on the downward slopes towards Lily Pond. A number of small animal barns and associated small pasture areas are sporadically located throughout the town. A nursery is located on the high land at the junction of New Road and High Road South. Several greenhouse operations are located in conjunction with a main residential use. Some field crop production is carried out in isolated instances.

(b) Aggregate Resource Areas

There are five aggregate resource areas identified by the Department of Natural Resources. The largest of these is a granular deposit located north of Line Road and west of the power line. Two smaller but significant granular deposits are located south of London Pond and one near Gunner's Pond. The Saddle Hill rock quarry has been extensively used in the past and may well be required for future extraction.

(c) Forest Resources

The Department of Natural Resources has identified an area north of the Line Road and west of Fling's Big Pond as a domestic cutting area. Several silviculture projects are ongoing at the south west extremities of the planning area.

(d) Seasonal Residences

Summer cabins are located intermittently along Line Road, from Flings Pond to Greens Gully. These were built before the area was designated a protected watershed. Further building in these areas is now prohibited and existing cabins are liable for removal as required to preserve water quality. Summer cottages have been developed with good quality dwellings along the north and south shoreline of Gunners Pond. Access to these lots is by road from Milton's Bridge, off Line Road.

(e) Unutilized Areas

The remaining areas are those which are undeveloped rural lands. These include forested and partially cut over lands, scrub lands, barren land and areas of rock outcrop, marsh land and river courses.

6.0 MUNICIPAL SERVICES**6.1 Water Supply**

Carbonear's water supply comes from Little Island Pond, about 5.6 kilometers west of the town and nearly 112 meters above sea level. The catchment area covers the river system of Island Pond Brook and includes Flings Big Pond, Carbonear Long Pond, Big Island Pond and others totaling, over 2830 hectares. This area is undeveloped except for summer cabins off Line Road from Little Flings Pond to Tuckers Gully. The water is chlorinated at the intake and carried to Carbonear along Line Road.

6.2 Sewage Disposal

The town's sewer system covers all areas serviced by the water system. The sewers are generally of 8 inch diameter with 10 inch diameter near the outfall extremities. A 12 inch diameter section extends from LeMarchant Street to the Crocker's, Cove outfall.

6.3 Fire and Police Protection

The Fire Department, located on Bannerman Street, is operated by a 40 member volunteer fire brigade responding to calls initiated by an electronic paging system. Additional fire fighting support is available on request from Harbour Grace and Victoria.

Police protection is provided by the RCMP detachment headquartered in Harbour Grace.