Dear [Redacted],

Re: Your request for access to information under Part II of the Access to Information and Protection of Privacy Act, 2015 [Our File #: MA/61/2016]

On July 6, 2016, the Department of Municipal Affairs received your request for access to the following records/information:

"ALL of the correspondence, memorandums, reports, briefing notes, meeting minutes, meeting notes, Ministerial decisions, Ministerial approvals and/or Ministerial rejections in the possession and control of the Minister and the Department of Municipal Affairs including ALL documents received from Avro McMillan, the Town of Cupids, the Department of Tourism, other government departments and/or other parties regarding the changes, revisions, deletions and/or additions made to the Town of Cupids Municipal Plan and Development Regulations 2014 and Cupids Cove Heritage Area Overlay Plan during the period of time between June 24, 2014 and June 30, 2016."

In consultation with the OIPC, the department decided to provide access to those portions of the request that are not unduly repetitive or for which information was not already provided to you, namely all records related to the Cupids Municipal Plan, and any changes, for the time period of May 1, 2016 to June 30, 2016.

I am pleased to inform you that a decision has been made by the Deputy Minister of the Department to provide access to the requested information. Some information has been refused in accordance with the following exceptions to disclosure, as specified in the Access to Information and Protection of Privacy Act, 2015 (the Act):

Disclosure harmful to personal privacy

40. (1) The head of a public body shall refuse to disclose personal information to an applicant where the disclosure would be an unreasonable invasion of a third party's personal privacy.

Policy advice or recommendations

29. (1) The head of a public body may refuse to disclose to an applicant information that would reveal

(a) advice, proposals, recommendations, analyses or policy options developed by or for a public body or minister;
Disclosure of House of Assembly service and statutory office records

41. The Speaker of the House of Assembly, the officer responsible for a statutory office, or the head of a public body shall refuse to disclose to an applicant information

(c) in the case of a statutory office as defined in the House of Assembly Accountability, Integrity and Administration Act, records connected with the investigatory functions of the statutory office.

As required by 8(2) of the Act we have severed information that is unable to be disclosed and have provided you with as much information as possible. Please note that page 20 of Appendix A has been redacted in its entirety as per section 41(c) of the Act and has been removed. In accordance with your request for a copy of the records, the appropriate copies have been enclosed.

Please be advised that you may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the Act. A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner.

The address and contact information of the Information and Privacy Commissioner is as follows:

Office of the Information and Privacy Commissioner
2 Canada Drive
P. O. Box 13004, Stn. A
St. John’s, NL. A1B 3V8

Telephone: (709) 729-6309
Toll-Free: 1-877-729-6309
Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.

Please be advised that responsive records will be published following a 72 hour period after the response is sent electronically to you or five business days in the case where records are mailed to you. It is the goal to have the responsive records posted to the Office of Public Engagement's website within one business day following the applicable period of time. Please note that requests for personal information will not be posted online.

If you have any further questions, please feel free to contact me by telephone at 729-2787 or by e-mail at tarakelly@gov.nl.ca.

Sincerely,

Tara Kelly
Director / ATIPP Coordinator
Hi Ivy,
Further to my telephone message on the issue of an unsigned letter. There is nothing in your Development Regulations that requires an individual to sign a letter related to a development issue.
The Rural zone allows a seasonal dwelling, subject to Council's discretion. Council must consider the issues raised in the unsigned letter and determine if the concerns are legitimate.
I hope this is satisfactory.
Regards,
Geralyn

Geralyn Lynch, MCIP
Senior Planner
Municipal Affairs
Tel: 709-729-0422
Fax: 709-729-0477

Hi Geralyn,
Would you mind calling Ivy to walk though this issue.
Thanks,
Corrie

Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John's, NL A1B 4J6
Tel 709.729.5409 Fax 709.729.0477

Ivy,
By way of this e-mail, I have copied Corrie Davis, Manager of Land Use Planning Division, on your question.

Corrie,

Can you advise the Town on this matter?

Thank you,

Lori

Lori Evoy
Eastern Regional Manager
Department of Municipal Affairs

---

From: Town of Cupids [mailto:townofcupids@eastlink.ca]
Sent: Friday, April 29, 2016 1:55 PM
To: Evoy, Lori
Cc: Harold Akerman
Subject: Letter

Hi Lori,

We have a resident who submitted an application to put a summer residence in a rural zone. The applicant advertised in the local newspaper twice with a deadline of May 3rd. to submit any objections. Today we received a letter from a “Concerned Citizen” opposing the application. The concerned citizen did not identify himself/herself and did not sign the letter. Is this letter acceptable as an objection without the signature? Please advise at your earliest convenience. Thanks. Ivy

Ivy King
Town Clerk, Town of Cupids
(709) 528-4428 (office)
(709) 528-4430 (fax)
E-mail: townofcupids@eastlink.ca
Geralyn,

Corrie indicated as synopsis of the nature of the objections was being prepared. Do you have them?

Thanks.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6  
t: 709-729-3236  
e: phowe@gov.nl.ca

Sure. I am trying to coordinate so that all letters come forward with proposed responses at the same time.

That will take another day or two.

Can I see them.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6  
t: 709-729-3236  
e: phowe@gov.nl.ca
From: Davis, Corrie
Sent: March 29, 2016 2:51 PM
To: Howe, Peter
Subject: RE: Cupids Municipal Plan - Registration

Yes

We have a number of letters alleging of misconduct by council and government

From: Howe, Peter
Sent: Tuesday, March 29, 2016 2:46 PM
To: Davis, Corrie
Subject: RE: Cupids Municipal Plan - Registration

This one is controversial?

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John's, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

From: Davis, Corrie
Sent: March 29, 2016 2:06 PM
To: Howe, Peter
Subject: Cupids Municipal Plan - Registration

Town of Cupids – Review of Municipal Plan Development Regulation

- Purpose is to review and revise the existing Municipal Plan and Development Regulations, in accordance with S. 28 of URPA.
- MIGA released the planning documents from provincial interests on February 6, 2015
- Council adopted the revised Plan and Regulations on October 6, 2015.
- A notice for a public hearing, scheduled for November 4, 2015, was advertised in the Compass newspaper on October 13th and 20, 2015.
- Objections were received and the hearing took place as scheduled.
- The Commissioner’s Report noted that the Town received three written submissions in relation to the Plan and, a total of 7 people attended the Public Hearing. The Report highlighted the following:
  i. there was no strong opposition to the Plan or its policies;
  ii. the main issue related to concerns that a proposed “Heritage Area” overlay would restrict the use of private property;
  iii. two residents objected to the requirements of a proposed “Comprehensive Development Area” zone that was applied to their private land, and,
  iv. there was also an objection to the claim that Cupids is the site of the John Guy colony.
The Commissioner concluded that none of the interveners raised issues of a legal nature and, as a Council is delegated the authority to make land use decisions.

The Commissioner recommended that the Cupids Municipal Plan and Development Regulations be approved, as proposed.

Subsequent to the Public Hearing, a number of residents of the Town contacted the Department with allegations that the Town did not follow proper procedures with respect to the notices for the public Hearing; however, this review found no basis for that complaint.

The Town Council approved the Cupids Municipal Plan and Development Regulations on December 1, 2015.

As the Plan and Regulations do not contravene any laws or policies of the Government, it is recommended that the Cupids Municipal Plan and Development Regulations be registered.

Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John’s, NL A1B 4J6
Tel 709.729.5409 Fax 709.729.0477
Peter,

A synopsis on this file was prepared earlier this month, as follows:

In terms of letters to our Minister, there are two:

1) from [redacted] and,  
2) from MHA Parsley requesting a meeting with the Minister to discuss the [redacted] letter.  
A response to the [redacted] letter was drafted in January but is not signed (COR/2016/0004-04).

Issues raised by [redacted] include:

- Insufficient public consultation – flawed process
  - [redacted] believes the Plan was significantly changed by Council, after it was released by LUP, which should have resulted in additional public consultation.
  - File shows that, at the request of the Local Service District of Roaches Line and with the support of the Cupids Council, the document maps were changed to remove Roaches Line from the Cupids Planning Area.
  - LUP determined additional public consultation was not warranted; the Council decision to change the boundary was made at a public meeting; the new boundary was published in Gazette.
- Inadequate public notice regarding the statutory public hearing
  - File demonstrates Council placed two notices in the Compass newspaper, consistent with legislative requirements.
- Municipal Plan heritage policies may create hardships
  - The Plan contains a heritage overlay “Cupids Cove Heritage Area” within which applications for development must be referred to the Provincial Archaeology Office for review.
  - The referral process is not new; it is required by the current Plan and is a requirement under the Historic Resources Act (s. 13. Impact Assessments).
  - The proposed Plan states:  
    “The Provincial Archaeology Office has identified at least seven archaeological sites in an arc around Saltwater Pond, Mill Brook, First Colony Road, Cupids Pond, plus another, eighth site, located near Newman’s Point. There may be more sites in this general area, and perhaps elsewhere in the community.

These sites are protected by buffers where all development entailing excavation except for surface landscaping and fencing, must be reviewed and approved by the Provincial Archaeology Office of the Heritage Division of the Department of Tourism, Recreation and Culture, before a permit is issued by the Town.

The area that appears to have the highest degree of archaeological potential is identified as ‘Cupids Cove Heritage Area’ under Section 2.4 which overlays the other designations under the municipal plan and zones under the development regulations. Within this area any development entailing excavation except as noted, surface landscaping and fencing, requires approval by the Provincial Archaeology Office before a permit is issued by the Town”.

The remaining complaints were received as phone calls. There were 8 or 9 phone calls and LUP described each call in an email that are in TRIM at:
In general terms, the concerns raised may be summarized as follows:

1. Alleged that the Town did not follow proper procedures with respect to the notices for the Public Hearing - that a notice was placed in the “Compass” newspaper which is not distributed within the Town.
   - The Town Clerk responded to this matter and stated in an email: (EM/2015/01689)
     Further to your e-mail I received this morning attached are the notices that WERE provided regarding the Public Hearing.
     1. October 13th, edition of the Compass
     2. October 20th. edition of the Compass
     3. E-mail to my 225 property owners that I have on data base.
     4. A copy of the ad was placed on the bulletin board of the Town office
     5. It was also motioned at the October council meeting that Tom Strickland was going to be hired to hold a public hearing on November 4th.

   I don’t see how that person who called your office alleged that Council did not provide proper notice.

2. Significant changes were made to the Plan after the documents were released
   - The only change that took place involved the maps which were revised to remove the LSD of Roaches Line from the Cupids Planning Area. LUP determined the change did not warrant another public meeting.

3. The Plan introduced a heritage designation that will create hardships.
   - The heritage overlay “Cupids Cove Heritage Area” is intended to protect the historic core of Cupids and, due to the high potential of archaeological resources, requires a referral process with the Provincial Archaeology Office.

Please advise if you require further information.
Regards,
Geralyn

Geralyn Lynch, MCIP
Senior Planner
Municipal Affairs
Tel: 709-729-0422
Fax: 709-729-0477

From: Howe, Peter
Sent: Wednesday, May 11, 2016 7:09 AM
To: Lynch, Geralyn
Subject: FW: Cupids Municipal Plan - Registration

Geralyn,

Corrie indicated as synopsis of the nature of the objections was being prepared. Do you have them?

Thanks.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
Sure. I am trying to coordinate so that all letters come forward with proposed responses at the same time.

That will take another day or two.

Can I see them.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

Yes

We have a number of letters alleging of misconduct by council and government

This one is controversial?
From: Davis, Corrie  
Sent: March 29, 2016 2:06 PM  
To: Howe, Peter  
Subject: Cupids Municipal Plan - Registration

Town of Cupids – Review of Municipal Plan Development Regulation  
• Purpose is to review and revise the existing Municipal Plan and Development Regulations, in accordance with S. 28 of URP A.  
• MIGA released the planning documents from provincial interests on February 6, 2015  
• Council adopted the revised Plan and Regulations on October 6, 2015.  
• A notice for a public hearing, scheduled for November 4, 2015, was advertised in the Compass newspaper on October 13th and 20, 2015.  
• Objections were received and the hearing took place as scheduled.  
• The Commissioner’s Report noted that the Town received three written submissions in relation to the Plan and, a total of 7 people attended the Public Hearing. The Report highlighted the following:  
  i. there was no strong opposition to the Plan or its policies;  
  ii. the main issue related to concerns that a proposed “Heritage Area” overlay would restrict the use of private property;  
  iii. two residents objected to the requirements of a proposed “Comprehensive Development Area” zone that was applied to their private land, and,  
  iv. there was also an objection to the claim that Cupids is the site of the John Guy colony.  
• The Commissioner concluded that none of the interveners raised issues of a legal nature and, as a Council is delegated the authority to make land use decisions.  
• The Commissioner recommended that the Cupids Municipal Plan and Development Regulations be approved, as proposed.  
• Subsequent to the Public Hearing, a number of residents of the Town contacted the Department with allegations that the Town did not follow proper procedures with respect to the notices for the public Hearing; however, this review found no basis for that complaint.  
• The Town Council approved the Cupids Municipal Plan and Development Regulations on December 1, 2015.  
• As the Plan and Regulations do not contravene any laws or policies of the Government, it is recommended that the Cupids Municipal Plan and Development Regulations be registered.
Kelly, Tara

From: Davis, Corrie
Sent: Wednesday, May 25, 2016 3:24 PM
To: Kelly, Tara
Subject: HP TRIM BRIEFING NOTE : BN/2015/0057 : Cupids MPA Order for Ministerial Signature
Attachments: Cupids MPA Order for Ministerial Signature.PDF

-----< HP TRIM Record Information >-----

Record Number:  BN/2015/0057
Title : Cupids MPA Order for Ministerial Signature
Title: Cupids Municipal Planning Area, 2015

Decision / Direction Required:
Whether or not to approve an Order made under authority of the *Urban and Rural Planning Act, 2000* to establish a new Municipal Planning Area for the Town of Cupids.

It is recommended that:
• The Minister sign the Order made under authority of the *Urban and Rural Planning Act, 2000* that would establish a new Municipal Planning Area for the Town of Cupids.

Background and Current Status:
• The Local Service District (LSD) Committee of Roaches Line requested the Minister review the Cupids Municipal Planning Area (MPA) to exclude Roaches Line.
• The Cupids Town Council supports the request of Roaches Line LSD Committee and passed a resolution of their Council to that effect.
• The area known as Roaches Line is outside the Cupids Municipal Boundary but within the Cupids MPA.
• The Cupids MPA was originally approved in 1971 and published in 1978. The MPA was modified in 1993 and re-published again in 1996.
• The 1993 changes to the Cupids MPA removes reference the word "proposed" when describing Roaches Line and the Conception Bay North By-Pass Highways.
• The Cupids MPA has not changed since 1996.
• The Town of Cupids wrote the Department in July, 2014 in support of a change to their MPA to exclude Roaches Line.
• The Minister met with the Roaches Line Local Service District Committee and MHA Hedderson on December 2, 2014.
• The Minister wrote to the Town of Cupids and the LSD Committee of Roaches Line on April 27, 2015 and committed to revising the Cupids Municipal Planning Area to exclude areas outside the municipal boundary of the Town of Cupids.
• The *Urban and Rural Planning Act, 2000* specifically requires that a Municipal Planning Area can only be implemented by the Minister on application from the Council.

Analysis
• Section 11 of the *Urban and Rural Planning Act, 2000* allows for a MPA to include areas outside the town's Municipal Boundary (established pursuant to the *Municipalities Act, 1999*), where the Minister agrees that land is necessary to enable Council to:
  o exercise control over development relating to the municipality that may occur beyond its boundaries;
Title: Cupids Municipal Planning Area, 2015

- control watersheds for the purpose of municipal water supply, whether within or outside its boundaries; or
- control the amenities of the municipality.

- The inclusion of the Roaches Line area within the Cupids MPA does not appear to meet the foregoing legislative criteria.
- The Department has no records to indicate why the Cupids MPA was designated to include land beyond the Town's Municipal Boundary.
- The Urban and Rural Planning Act, 2000 requires that the Cupids Town Council regulate development within the Cupids MPA.
- The Cupids Council has no ability to impose taxation on lands beyond its Municipal Boundary but within its MPA.
- The Roaches Line LSD committee became inactive sometime after 1993, but resumed committee activities in the fall of 2013.
- The Town, their Planning consultant, and MIGA staff have explained the history of the MPA and its implication to residents and the LSD committee of Roaches Line.
- The Department of Justice and Public Safety have reviewed Council's decision and determined that it satisfies the requirements of the Act with respect to making an application to the Minister and describing the area of a proposed MPA.
- The Department requested that the Office of Legislative Counsel draft an Order that would repeal the current Municipal Planning Area for the Town of Cupids and replace it with a new Municipal Planning Area that is the same as the Town's municipal boundary established under authority of the Municipalities, Act, 1999.
- The Draft Order was prepared by the Office of Legislative Counsel and is appended to this note.

Alternatives:

Section 29(1)(a)
Title: Cupids Municipal Planning Area, 2015

Prepared / approved by: C. Davis / P. Howe/ Colleen Janes
June 11, 2015
Kelly, Tara

From: Howe, Peter
Sent: Friday, May 27, 2016 8:41 AM
To: Davis, Corrie
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

I've asked the DM.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

From: Davis, Corrie
Sent: May 27, 2016 8:40 AM
To: Howe, Peter
Subject: Re: Cupids Municipal Plan and Development Regulations, For Registration

I'll check when I am back in the office.

Does registration of the plan hinge on having the letters approved and sebt?

Corrie Davis
Municipal Affairs

From: Howe, Peter
Sent: Friday, May 27, 2016 7:37 AM
To: Davis, Corrie
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

Have the letters been drafted that may have come in to the Minister on this matter? I am aware of at least one. Are there others?

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

From: Davis, Corrie
Sent: May 26, 2016 1:37 PM
To: Howe, Peter  
Subject: Cupids Municipal Plan and Development Regulations, For Registration  

Town of Cupids – Purpose is to review and revise the existing Municipal Plan and Development Regulations, in accordance with S. 28 of URPA.

- MIGA released the planning documents from provincial interests on February 6, 2015
- Council adopted the revised Plan and Regulations on October 6, 2015.
- A notice for a public hearing, scheduled for November 4, 2015, was advertised in the Compass newspaper on October 13th and 20, 2015.
- Objections were received and the hearing took place as scheduled.
- The Commissioner’s Report noted that the Town received three written submissions in relation to the Plan and, a total of 7 people attended the Public Hearing. The Report highlighted the following:
  i. there was no strong opposition to the Plan or its policies;
  ii. the main issue related to concerns that a proposed ‘Heritage Area’ overlay would restrict the use of private property;
  iii. two residents objected to the requirements of a proposed ‘Comprehensive Development Area’ zone that was applied to their private land, and,
  iv. there was also an objection to the claim that Cupids is the site of the John Gay colony.
- The Commissioner concluded that none of the interveners raised issues of a legal nature and, as a Council is delegated the authority to make land use decisions, the Commissioner recommended that the Cupids Municipal Plan and Development Regulations be approved, as proposed and without any further modifications.
- The Town Council approved the Cupids Municipal Plan and Development Regulations, as they were adopted on October 6, 2015, without any further modifications on December 1, 2015.
- Subsequent to the Public Hearing and Council’s Approval of the Municipal Plan, a number of residents of the Town contacted the Department and raised the following concerns:
  o The Town did not follow the planning process required by the Urban and Rural Planning Act, 2000.
  o The proposed “Cupids Cove Heritage Area” in the municipal plan would impact property owners’ ability to continue to use and further develop their properties.
  o The municipal plan was changed after it was presented to the public and before the statutory public hearing.
- Land Use Planning Staff reviewed the concerns raised, and determined that
  o Council followed the required process for consultation and developing the municipal plan that is established by the Urban and Rural Planning Act, 2000.
  o The Province supports the inclusion of a “Cupids Cove Heritage Area” in the municipal plan as it establishes a provincial interest within Cupids. Development within that area, that may impact archeological artifacts, must first be reviewed by the Provincial Archeology Office.
  o There were no significant changes to the municipal plan through the planning process.
  o The municipal plan does not contravene law or a policy of the government and therefore the LUPS recommends registration of the plan.
- As the Plan and Regulations do not contravene any laws or policies of the Government, it is recommended that the Cupids Municipal Plan and Development Regulations be registered.
- MHA Parsley has requested a meeting with the Minister to discuss the concerns raised by property owners in Cupids. The Minister may wish to arrange a meeting with MHA Parsley to discuss the issues prior to the Ministers deciding whether to register the Cupid’s municipal plan.
Kelly, Tara

From: Chippett, Jamie
Sent: Thursday, June 02, 2016 1:54 PM
To: Howe, Peter
Subject: RE: Inquiry

No, I'll look for it.

From: Howe, Peter
Sent: Thursday, June 02, 2016 1:54 PM
To: Chippett, Jamie
Subject: Re: Inquiry

I'll head back to my office and email again.

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Chippett, Jamie
Sent: Thursday, June 02, 2016 1:52 PM
To: Howe, Peter
Subject: RE: Inquiry

Please.

From: Howe, Peter
Sent: Thursday, June 02, 2016 1:46 PM
To: Chippett, Jamie
Subject: Re: Inquiry

I emailed to you. I can email again.

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Chippett, Jamie
Sent: Thursday, June 02, 2016 1:44 PM
To: Howe, Peter
Subject: Re: Inquiry

Where is it? Up here?

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Howe, Peter
Sent: Thursday, June 02, 2016 1:28 PM
To: Chippett, Jamie
Subject: FW: Inquiry

Any word on the Cupids plan?

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
From: Davis, Corrie
Sent: June 2, 2016 12:32 PM
To: Howe, Peter
Subject: Fw: Inquiry

Need to know status of Cupids plan......
Corrie Davis
Municipal Affairs

From: Arvo McMillan
Sent: Friday, June 3, 2016 8:16AM
To: Davis, Corrie
Cc: Ivy King
Subject: Cupids Plan and Regulations - Registration Status?

Good Morning Corrie,

Another sunny day in St. John’s, and are the Cupids Plan and Regulations faring?

Thanks,

Arvo
Kelly, Tara

From: Davis, Corrie
Sent: Friday, June 03, 2016 10:46 AM
To: Howe, Peter
Subject: FW: Town of Cupids Municipal Plan and Development Regulations

FYI.

Arvo called me this morning and expressed frustration given that they were given a commitment in the Meeting with the Minister last week that the Plan would be registered before the end of last week.

Corrie

Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John's, NL A1B 4J6
Tel 709.729.5409 Fax 709.729.0477

From: Town of Cupids [mailto:townofcupids@eastlink.ca]
Sent: Friday, June 03, 2016 10:19 AM
To: Davis, Corrie
Cc: Howe, Peter; Glynn, Valerie; Parsley, Betty; Arvo McMillan, Planning Consultant; Harold Akerman; Gordon Power; Darrin Akerman
Subject: Town of Cupids Municipal Plan and Development Regulations

Hi Corrie,
Could you please advise the status of the Town of Cupids Municipal Plan and Development Regulations as per the Town’s meeting with Minister Joyce on May 25th, when they were advised that the Town Plan would be on the Ministers desk by June 3rd. Looking forward to a speedy reply!
Thanks. Ivy

Ivy King
Town Clerk, Town of Cupids
(709) 528-4428 (office)
(709) 528-4430 (fax)
E-mail: townofcupids@eastlink.ca

This email has been checked for viruses by Avast antivirus software.
www.avast.com
Just a FYI as discussed earlier.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6
t: 709-729-3236
e: phowe@gov.nl.ca

FYI.

Arvo called me this morning and expressed frustration given that they were given a commitment in the Meeting with the Minister last week that the Plan would be registered before the end of last week.

Corrie

Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John’s, NL, A1B 4J6
Tel 709.729.5409 Fax 709.729.0477

Hi Corrie,
Could you please advise the status of the Town of Cupids Municipal Plan and Development Regulations as per the Town’s meeting with Minister Joyce on May 25th, when they were advised that the Town Plan would be on the Ministers desk by June 3rd. Looking forward to a speedy reply!
Thanks. Ivy
Ivy King
Town Clerk, Town of Cupids
(709) 528-4428 (office)
(709) 528-4430 (fax)
E-mail: townofcupids@eastlink.ca
Kelly, Tara

From: Howe, Peter  
Sent: Friday, June 03, 2016 4:29 PM  
To: Davis, Corrie  
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration  
Importance: High

Proceed and please advise Town of status today.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6  
t: 709-729-3236  
e: phowe@gov.nl.ca

From: Chippett, Jamie  
Sent: June 3, 2016 4:28PM  
To: Howe, Peter  
Subject: Fw: Cupids Municipal Plan and Development Regulations, For Registration  
Pls proceed and advise town of status today.

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Joyce, Eddie <ejoyce@gov.nl.ca>  
Sent: Friday, June 3, 2016 4:27PM  
To: Chippett, Jamie  
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration  
I am good with it. We agreed to have it completed today. Eddie

From: Chippett, Jamie  
Sent: Friday, June 03, 2016 4:22PM  
To: Howe, Peter; Joyce, Eddie; Dogurga, Sherrie-Lynn  
Subject: Re: Cupids Municipal Plan and Development Regulations, For Registration  
Minister, are you okay with the registration below proceeding. Today was deadline we gave the Town. I am okay with proceeding but wanted to ensure that you were okay and if you wanted to consult with MHA Parsley. We will proceed to register once you advise.

Jamie

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Howe, Peter  
Sent: Thursday, June 2, 2016 1:56 PM  
To: Chippett, Jamie
See below.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6
t: 709-729-3236
e: phowe@gov.nl.ca

From: Howe, Peter
Sent: May 27, 2016 7:46 AM
To: Chippett, Jamie
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration

Jamie,

Please see below from Corrie seeking approval to register the Cupids Municipal Plan and Development Regulations. I have highlighted the sections regarding the objections and the conclusion of the Commissioner. I have also highlighted the objections raised and LUPs review of those objections. Corrie notes below that the Plan and Regulations do not contravene any laws or policies of the Government, and recommends that the Cupids Municipal Plan and Development Regulations be registered.

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Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6
t: 709-729-3236
e: phowe@gov.nl.ca

From: Davis, Corrie
Sent: May 26, 2016 1:37 PM
To: Howe, Peter
Subject: Cupids Municipal Plan and Development Regulations, For Registration

Town of Cupids – Review of Municipal Plan Development Regulation
Purpose is to review and revise the existing Municipal Plan and Development Regulations, in accordance with S. 28 of URPA.

MIGA released the planning documents from provincial interests on February 6, 2015.

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- There was no strong opposition to the Plan or its policies;
- The main issue related to concerns that a proposed “Heritage Area” overlay would restrict the use of private property;
- Two residents objected to the requirements of a proposed “Comprehensive Development Area” zone that was applied to their private land, and,
- There was also an objection to the claim that Cupids is the site of the John Guy colony.

The Commissioner concluded that none of the interveners raised issues of a legal nature and, as a Council is delegated the authority to make land use decisions, the Commissioner recommended that the Cupids Municipal Plan and Development Regulations be approved, as proposed and without any further modifications.

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Subsequent to the Public Hearing and Council’s Approval of the Municipal Plan, a number of residents of the Town contacted the Department and raised the following concerns:

- The Town did not follow the planning process required by the Urban and Rural Planning Act, 2000.
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- The municipal plan was changed after it was presented to the public and before the statutory public hearing.

Land Use Planning Staff reviewed the concerns raised, and determined that

- Council followed the required process for consultation and developing the municipal plan that is established by the Urban and Rural Planning Act, 2000.
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- There were no significant changes to the municipal plan through the planning process.
- The municipal plan does not contravene law or a policy of the Government and therefore the LUPS recommends registration of the plan.

As the Plan and Regulations do not contravene any laws or policies of the Government, it is recommended that the Cupids Municipal Plan and Development Regulations be registered.

MHA Parsley has requested a meeting with the Minister to discuss the concerns raised by property owners in Cupids. The Minister may wish to arrange a meeting with MHA Parsley to discuss the issues prior to the Ministers deciding whether to register the Cupid’s municipal plan.
Kelly, Tara

From: Howe, Peter
Sent: Friday, June 03, 2016 4:36 PM
To: Dogurga, Sherrie-Lynn; Chippett, Jamie; Joyce, Eddie
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

I spoke with Corrie a few moments ago and advised him of the approval and asked that he contact the town.

Peter Howe
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e: phowe@gov.nl.ca

From: Dogurga, Sherrie-Lynn
Sent: June 3, 2016 4:33 PM
To: Chippett, Jamie; Howe, Peter; Joyce, Eddie
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

I’ve just had another call from some people in the town and they have a binder of information stating that the amendments to the town plan were not shared appropriately with the people of the town again.... Or something to that effect.
The binder is arriving to this office on Monday morning.
Perhaps wait the weekend?
Linda Fraser is providing this update.
Sherrie

From: Chippett, Jamie
Sent: Friday, June 03, 2016 4:22 PM
To: Howe, Peter; Joyce, Eddie; Dogurga, Sherrie-Lynn
Subject: Re: Cupids Municipal Plan and Development Regulations, For Registration

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Jamie

Sent from my BlackBerry 10 smartphone on the Bell network.

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To: Chippett, Jamie
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration
See below.

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Department of Municipal Affairs
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P.O. Box 8700
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If you have not got a hold of the Town please leave until Monday.

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Leave till Monday

Sent from my BlackBerry 10 smartphone on the Bell network.

I am still at the office and don’t know if Corrie got a hold of the Town or not, and I’ve emailed him to see if he did and have not heard back. Will I proceed to call the Town or hold off as per Sherri-Lynn’s email?

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If you are at office you may wish to call Town to advise.

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From: Howe, Peter
Sent: Friday, June 3, 2016 4:30 PM
To: Chippett, Jamie
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

I just emailed Corrie and hope I caught him.

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Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
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From: Chippett, Jamie
Sent: June 3, 2016 4:28 PM
To: Howe, Peter
Subject: Fw: Cupids Municipal Plan and Development Regulations, For Registration

Pls proceed and advise town of status today.

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Joyce, Eddie <jjoyce@gov.nl.ca>
Sent: Friday, June 3, 2016 4:27 PM
To: Chippett, Jamie
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

I am good with it. We agreed to have it completed today. Eddie

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Spoke with arvo.

Corrie Davis
Municipal Affairs

Proceed and please advise Town of status today.

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Tel 709.729.5409 Fax 709.729.0477
I don’t understand your email.

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Corrie Davis
Municipal Affairs

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Tel 709.729.5409 Fax 709.729.0477
I heard from Corrie and he had spoke with Arvo, Town's planning consultant, and advised him that the plan is approved and will be registered Monday morning. I told Corrie to follow up with me Monday morning before registering.

Sent from my BlackBerry 10 smartphone on the Bell network.

I spoke to Town's planning consultant

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To: Howe, Peter; Joyce, Eddie; Dogurga, Sherrie-Lynn  
Subject: Re: Cupids Municipal Plan and Development Regulations, For Registration  

Minister, are you okay with the registration below proceeding. Today was deadline we gave the Town. I am okay with proceeding but wanted to ensure that you were okay and if you wanted to consult with MHA Parsley. We will proceed to register once you advise.

Jamie

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Howe, Peter  
Sent: Thursday, June 2, 2016 1:56 PM  
To: Chippett, Jamie  
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration  

See below.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6  
t: 709-729-3236  
e: phowe@gov.nl.ca  

From: Howe, Peter  
Sent: May 27, 2016 7:46 AM
To: Chippett, Jamie
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration

Jamie,

Please see below from Corrie seeking approval to register the Cupids Municipal Plan and Development Regulations. I have highlighted the sections regarding the objections and the conclusion of the Commissioner. I have also highlighted the objections raised and LUPs review of those objections. Corrie notes below that the Plan and Regulations do not contravene any laws or policies of the Government, and recommends that the Cupids Municipal Plan and Development Regulations be registered.

Corrie also noted below that MHA Parsley has requested a meeting with the Minister to discuss the concerns raised by property owners in Cupids (highlighted below). Given the meeting earlier the week with the Town and MHA Parsley present she no longer has any concerns and no longer wishes to meet?

I am also aware of at least one letter that has come in from one concerned resident drafted for the Minister’s signature and have asked Corrie if there are any other letters for the Minister’s signature. Would you prefer to coordinate the letters with the approval for registration?

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

From: Davis, Corrie
Sent: May 26, 2016 1:37 PM
To: Howe, Peter
Subject: Cupids Municipal Plan and Development Regulations, For Registration

Town of Cupids – Review of Municipal Plan Development Regulation

- Purpose is to review and revise the existing Municipal Plan and Development Regulations, in accordance with S. 28 of URPA.
- MIGA released the planning documents from provincial interests on February 6, 2015
- Council adopted the revised Plan and Regulations on October 6, 2015.
- A notice for a public hearing, scheduled for November 4, 2015, was advertised in the Compass newspaper on October 13th and 20, 2015.
- Objections were received and the hearing took place as scheduled.
- The Commissioner’s Report noted that the Town received three written submissions in relation to the Plan and, a total of 7 people attended the Public Hearing. The Report highlighted the following:
  i. there was no strong opposition to the Plan or its policies;
  ii. the main issue related to concerns that a proposed “Heritage Area” overlay would restrict the use of private property;
  iii. two residents objected to the requirements of a proposed “Comprehensive Development Area” zone that was applied to their private land, and,
  iv. there was also an objection to the claim that Cupids is the site of the John Guy colony.
• The Commissioner concluded that none of the interveners raised issues of a legal nature and, as a Council is delegated the authority to make land use decisions, the Commissioner recommended that the Cupids Municipal Plan and Development Regulations be approved, as proposed and without any further modifications.

• The Town Council approved the Cupids Municipal Plan and Development Regulations, as they were adopted on October 6, 2015, without any further modifications on December 1, 2015.

• Subsequent to the Public Hearing and Council’s Approval of the Municipal Plan, a number of residents of the Town contacted the Department and raised the following concerns:
  o The Town did not follow the planning process required by the Urban and Rural Planning Act, 2000.
  o The proposed “Cupids Cove Heritage Area” in the municipal plan would impact property owners’ ability to continue to use and further develop their properties.
  o The municipal plan was changed after it was presented to the public and before the statutory public hearing.

• Land Use Planning Staff reviewed the concerns raised, and determined that:
  o Council followed the required process for consultation and developing the municipal plan that is established by the Urban and Rural Planning Act, 2000.
  o The Province supports the inclusion of a “Cupids Cove Heritage Area” in the municipal plan as it establishes a provincial interest within Cupids. Development within that area, that may impact archeological artifacts, must first be reviewed by the Provincial Archeology Office.
  o There were no significant changes to the municipal plan through the planning process.
  o The municipal plan does not contravene law or a policy of the government and therefore the LUPS recommends registration of the plan.

• As the Plan and Regulations do not contravene any laws or policies of the Government, it is recommended that the Cupids Municipal Plan and Development Regulations be registered.

• MHA Parsley has requested a meeting with the Minister to discuss the concerns raised by property owners in Cupids. The Minister may wish to arrange a meeting with MHA Parsley to discuss the issues prior to the Ministers deciding whether to register the Cupid’s municipal plan.

Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John’s, NL A1B 4J6
Tel 709.729.5409 Fax 709.729.0477
Fyi. See piece from Sherrie-Lynn.

Sent from my BlackBerry 10 smartphone on the Bell network.

I spoke with Corrie a few moments ago and advised him of the approval and asked that he contact the town.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

I've just had another call from some people in the town and they have a binder of information stating that the amendments to the town plan were not shared appropriately with the people of the town again.... Or something to that effect.
The binder is arriving to this office on Monday morning.
Perhaps wait the weekend?
Linda Fraser is providing this update.
Sherrie

Minister, are you okay with the registration below proceeding. Today was deadline we gave the Town. I am okay with proceeding but wanted to ensure that you were okay and if you wanted to consult with MHA Parsley. We will proceed to register once you advise.
Sent from my BlackBerry 10 smartphone on the Bell network.

From: Howe, Peter  
Sent: Thursday, June 2, 2016 1:56 PM  
To: Chippett, Jamie  
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration

See below.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6  
t: 709-729-3236  
e: phowe@gov.nl.ca

From: Howe, Peter  
Sent: May 27, 2016 7:46 AM  
To: Chippett, Jamie  
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration

Jamie,  

Please see below from Corrie seeking approval to register the Cupids Municipal Plan and Development Regulations. I have highlighted the sections regarding the objections and the conclusion of the Commissioner. I have also highlighted the objections raised and LUPs review of those objections. Corrie notes below that the Plan and Regulations do not contravene any laws or policies of the Government, and recommends that the Cupids Municipal Plan and Development Regulations be registered.

Corrie also noted below that MHA Parsley has requested a meeting with the Minister to discuss the concerns raised by property owners in Cupids (highlighted below). Given the meeting earlier the week with the Town and MHA Parsley present she no longer has any concerns and no longer wishes to meet?

I am also aware of at least one letter that has come in from one concerned resident drafted for the Minister’s signature and have asked Corrie if there are any other letters for the Minister’s signature. Would you prefer to coordinate the letters with the approval for registration?

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6  
t: 709-729-3236  
e: phowe@gov.nl.ca
Town of Cupids – Review of Municipal Plan Development Regulation

- Purpose is to review and revise the existing Municipal Plan and Development Regulations, in accordance with S. 28 of URPA.
- MIGA released the planning documents from provincial interests on February 6, 2015
- Council adopted the revised Plan and Regulations on October 6, 2015.
- A notice for a public hearing, scheduled for November 4, 2015, was advertised in the Compass newspaper on October 13th and 20, 2015.
- Objections were received and the hearing took place as scheduled.
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  i. there was no strong opposition to the Plan or its policies;
  ii. the main issue related to concerns that a proposed “Heritage Area” overlay would restrict the use of private property;
  iii. two residents objected to the requirements of a proposed “Comprehensive Development Area” zone that was applied to their private land, and,
  iv. there was also an objection to the claim that Cupids is the site of the John Guy colony.
- The Commissioner concluded that none of the interveners raised issues of a legal nature and, as a Council is delegated the authority to make land use decisions, the Commissioner recommended that the Cupids Municipal Plan and Development Regulations be approved, as proposed and without any further modifications.
- The Town Council approved the Cupids Municipal Plan and Development Regulations, as they were adopted on October 6, 2015, without any further modifications on December 1, 2015.
- Subsequent to the Public Hearing and Council’s Approval of the Municipal Plan, a number of residents of the Town contacted the Department and raised the following concerns:
  o The Town did not follow the planning process required by the Urban and Rural Planning Act, 2000.
  o The proposed “Cupids Cove Heritage Area” in the municipal plan would impact property owners’ ability to continue to use and further develop their properties.
  o The municipal plan was changed after it was presented to the public and before the statutory public hearing.
- Land Use Planning Staff reviewed the concerns raised, and determined that
  o Council followed the required process for consultation and developing the municipal plan that is established by the Urban and Rural Planning Act, 2000.
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  o There were no significant changes to the municipal plan through the planning process.
  o The municipal plan does not contravene law or a policy of the government and therefore the LUPS recommends registration of the plan.
- As the Plan and Regulations do not contravene any laws or policies of the Government, it is recommended that the Cupids Municipal Plan and Development Regulations be registered.
MHA Parsley has requested a meeting with the Minister to discuss the concerns raised by property owners in Cupids. The Minister may wish to arrange a meeting with MHA Parsley to discuss the issues prior to the Minister's decision whether to register the Cupids' municipal plan.

Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John's, NL A1B 4J6
Tel 709.729.5409 Fax 709.729.0477
Kelly, Tara

From: Howe, Peter
Sent: Monday, June 06, 2016 3:54 PM
To: Chippett, Jamie
Subject: Fw: Cupids Municipal Plan and Development Regulations, For Registration

Fyi

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Dogurga, Sherrie-Lynn
Sent: Monday, June 6, 2016 3:48 PM
To: Davis, Corrie
Cc: Howe, Peter
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

No. it did not.

Sherrie-Lynn Doğurga M.Ed.
Executive Assistant to the Honourable Eddie Joyce

Minister of Municipal Affairs
Minister of Service NL
Minister responsible for Fire & Emergency Services, Government Purchasing Agency, Workplace NL
Registrar General
Government of Newfoundland & Labrador
4th Floor, West Block, Confederation Complex
P.O. Box 8700, St. John’s NL A1B 4J6
709-729-3053 | SherrieLynnDogurga@gov.nl.ca

Newfoundland
Labrador

From: Davis, Corrie
Sent: Monday, June 06, 2016 3:32 PM
To: Dogurga, Sherrie-Lynn
Cc: Howe, Peter
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

HI Sherrie,

Did this ‘binder of information’ arrive?

Thanks,

Corrie
From: Dogurga, Sherrie-Lynn  
Sent: Friday, June 03, 2016 4:33 PM  
To: Chippett, Jamie; Howe, Peter; Joyce, Eddie  
Subject: RE: Cupids Municipal Plan and Development Regulations, For Registration

I've just had another call from some people in the town and they have a binder of information stating that the amendments to the town plan were not shared appropriately with the people of the town again... Or something to that effect. The binder is arriving to this office on Monday morning. Perhaps wait the weekend? Linda Fraser is providing this update.

Sherrie

From: Chippett, Jamie  
Sent: Friday, June 03, 2016 4:22 PM  
To: Howe, Peter; Joyce, Eddie; Dogurga, Sherrie-Lynn  
Subject: Re: Cupids Municipal Plan and Development Regulations, For Registration

Minister, are you okay with the registration below proceeding. Today was deadline we gave the Town. I am okay with proceeding but wanted to ensure that you were okay and if you wanted to consult with MHA Parsley. We will proceed to register once you advise.

Jamie

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Howe, Peter  
Sent: Thursday, June 2, 2016 1:56 PM  
To: Chippett, Jamie  
Subject: FW: Cupids Municipal Plan and Development Regulations, For Registration

See below.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John's, NL, A1B 4J6

t: 709-729-3236  
e: phowe@gov.nl.ca
Jamie,

Please see below from Corrie seeking approval to register the Cupids Municipal Plan and Development Regulations. I have highlighted the sections regarding the objections and the conclusion of the Commissioner. I have also highlighted the objections raised and LUPS review of those objections. Corrie notes below that the Plan and Regulations do not contravene any laws or policies of the Government, and recommends that the Cupids Municipal Plan and Development Regulations be registered.

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Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

From: Davis, Corrie
Sent: May 26, 2016 1:37 PM
To: Howe, Peter
Subject: Cupids Municipal Plan and Development Regulations, For Registration

Town of Cupids – Review of Municipal Plan Development Regulation
- Purpose is to review and revise the existing Municipal Plan and Development Regulations, in accordance with S. 28 of URPA.
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  iii. two residents objected to the requirements of a proposed “Comprehensive Development Area” zone that was applied to their private land, and,
iv. there was also an objection to the claim that Cupids is the site of the John Guy colony.

- The Commissioner concluded that none of the interveners raised issues of a legal nature and, as a Council is delegated the authority to make land use decisions, the Commissioner recommended that the Cupids Municipal Plan and Development Regulations be approved, as proposed and without any further modifications.

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Kelly, Tara

From: Arvo McMillan <[redacted]>
Sent: Friday, June 10, 2016 8:55 AM
To: Davis, Corrie
Subject: Cupids Plan and Regulations Registration.

Good Morning Corrie,

How are we doing with the Cupids Plan and Regulations registration?

Also, while we’re at it, any word on...

Thanks,

Arvo
Kelly, Tara

From: Davis, Corrie  
Sent: Friday, June 10, 2016 9:02 AM  
To: Howe, Peter  
Subject: RE: Cupids Plan and Regulations Registration

You reviewed and approved for DM consideration letters to resident and MHA. I was of the understanding that those letters answer pending questions, or are there other issues outstanding?

I actioned those letter for DM review to Connie yesterday.

Corrie Davis, MCIP  
Manager, Land Use Planning  
Department of Municipal Affairs  
P.O. Box 8700  
St. John's, NL A1B 4J6  
Tel 709.729.5409 Fax 709.729.0477

From: Howe, Peter  
Sent: Friday, June 10, 2016 9:00 AM  
To: Davis, Corrie  
Subject: Re: Cupids Plan and Regulations Registration

We need to get back to DM as to the points earlier the week.

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Davis, Corrie  
Sent: Friday, June 10, 2016 8:58 AM  
To: Howe, Peter  
Subject: FW: Cupids Plan and Regulations Registration

Any word from DM?

Corrie Davis, MCIP  
Manager, Land Use Planning  
Department of Municipal Affairs  
P.O. Box 8700  
St. John's, NL A1B 4J6  
Tel 709.729.5409 Fax 709.729.0477

From: Arvo McMillan [mailto:]  
Sent: Friday, June 10, 2016 8:55 AM  
To: Davis, Corrie  
Subject: Cupids Plan and Regulations Registration

Good Morning Corrie,

How are we doing with the Cupids Plan and Regulations registration?
Thanks,

Arvo
Keep an eye to this. This would be one to use Ministers e signature as he had committed to Council to move this along.

Thanks
Jamie

I would edit the letter to and indicate that the step always undertaken by the Dept to verify that no changes have been made is an affidavit from Town Clerk was followed and the affidavit indicated no such changes were made. For clarity I wasn’t suggesting we insert ourselves where we aren’t legally required to be, only asking if this was all that we would do in this case to verify.

I am okay with that edit to send letter to Minister for signature. Once it is signed please proceed with registering. Minister has talked to/advised MHA and he has advised okay to proceed.

Thanks,
Jamie

Corrie is drafting a suggested response.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca
Correct

Corrie Davis  
Municipal Affairs

From: Howe, Peter  
Sent: Friday, June 10, 2016 12:50 PM  
To: Davis, Corrie  
Cc: Chippett, Jamie  
Subject: RE: DM question re Response

Corrie,

Just to confirm that as per normal process we don’t receive or obtain copies of the plan adopted by cancel but just the plan seeking approval and registration. As well, as part of the entire package submitted for approval and registration is an affidavit sworn to the effect there are no changes.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6

t: 709-729-3236  
e: phowe@gov.nl.ca

From: Davis, Corrie  
Sent: June 10, 2016 11:56 AM  
To: Howe, Peter  
Cc: Chippett, Jamie  
Subject: DM question re Response

Peter,

As discussed,

DM posed a question / suggestion that we verify through our own review that there were no changes to the Cupids Municipal Plan that was adopted by Council and the Plan that was approved and submitted by Council to us for registration.

We do not have a copy of the Plan that was Adopted by Council. We normally do not request copies of those documents nor are those documents supplied as a courtesy by Council or their Consultant.
Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John's, NL A1B 4J6
Tel 709.729.5409 Fax 709.729.0477
Kelly, Tara

From: Howe, Peter  
Sent: Tuesday, June 14, 2016 9:26 AM  
To: Chippett, Jamie  
Subject: RE: DM question re Response

Thanks and stay safe.

Peter Howe 
Assistant Deputy Minister – Lands Branch 
Department of Municipal Affairs 
Howley Building, Higgins Line 
P.O. Box 8700 
St. John’s, NL, A1B 4J6

t: 709-729-3236 
e: phowe@gov.nl.ca

From: Chippett, Jamie  
Sent: June 14, 2016 9:25 AM  
To: Howe, Peter  
Subject: Re: DM question re Response

Agree.

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Howe, Peter  
Sent: Tuesday, June 14, 2016 7:51 AM  
To: Chippett, Jamie  
Subject: RE: DM question re Response

I am okay with this revision.

The Town Council submitted the Municipal Plan along with supporting documentation to the department on December 11, 2015 requesting that the documents be registered under authority of the Urban and Rural Planning Act, 2000. The department has a responsibility to determine that the Municipal Plan complies with law and provincial policy prior to registration. A part of that review is to determine if there were changes made to the documents between Council adoption and approval. In order to determine that status, the department requires that the Town Clerk supply an affidavit attesting to the process undertaken by the Council. According to the December 9, 2015 affidavit of the Town Clerk, the Town Council did not make any changes to the Plan arising from their consideration of the Commissioner’s report about the November 4, 2015 Public Hearing. The department accepted the Town Clerk’s affidavit.

Peter Howe 
Assistant Deputy Minister – Lands Branch 
Department of Municipal Affairs 
Howley Building, Higgins Line 
P.O. Box 8700 
St. John’s, NL, A1B 4J6

t: 709-729-3236
From: Chippett, Jamie
Sent: June 11, 2016 8:10 PM
To: Howe, Peter
Subject: RE: DM question re Response

I would edit the letter to indicate that the step always undertaken by the Dept to verify that no changes have been made is an affidavit from Town Clerk was followed and the affidavit indicated no such changes were made. For clarity I wasn’t suggesting we insert ourselves where we aren’t legally required to be, only asking if this was all that we would do in this case to verify.

I am okay with that edit to send letter to Minister for signature. Once it is signed please proceed with registering. Minister has talked to/advised MHA and he has advised okay to proceed.

Thanks,
Jamie

From: Howe, Peter
Sent: Friday, June 10, 2016 1:57 PM
To: Chippett, Jamie
Subject: FW: DM question re Response

Corrie is drafting a suggested response.

Peter Howe
Assistant Deputy Minister – Lands Branch
Department of Municipal Affairs
Howley Building, Higgins Line
P.O. Box 8700
St. John’s, NL, A1B 4J6

t: 709-729-3236
e: phowe@gov.nl.ca

From: Davis, Corrie
Sent: June 10, 2016 12:52 PM
To: Howe, Peter
Cc: Chippett, Jamie
Subject: Re: DM question re Response

Correct

Corrie Davis
Municipal Affairs

From: Howe, Peter
Sent: Friday, June 10, 2016 12:50 PM
To: Davis, Corrie
Cc: Chippett, Jamie
Subject: RE: DM question re Response

Corrie,
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Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6

t: 709-729-3236  
e: phowe@gov.nl.ca

From: Davis, Corrie  
Sent: June 10, 2016 11:56 AM  
To: Howe, Peter  
Cc: Chippett, Jamie  
Subject: DM question re: Response

Peter,

As discussed,

DM posed a question / suggestion that we verify through our own review that there were no changes to the Cupids Municipal Plan that was adopted by Council and the Plan that was approved and submitted by Council to us for registration.

We do not have a copy of the Plan that was Adopted by Council. We normally do not request copies of those documents nor are those documents supplied as a courtesy by Council or their Consultant.
HI Arvo,

I have inquired.

As soon as I hear on the status I will let you know.

Corrie

---

Corrie Davis, MCIP
Manager, Land Use Planning
Department of Municipal Affairs
P.O. Box 8700
St. John's, NL A1B 4J6
Tel 709.729.5409 Fax 709.729.0477

---

Hello Ivy,

I've been trying to follow the registration progress of plan and regulations. So far no news.

Trust it's sunny up your way. It sure isn't in St. John's.

Arvo
Kelly, Tara

From: Howe, Peter  
Sent: Wednesday, June 15, 2016 12:30 PM  
To: Tizzard, Heather; Davis, Corrie  
Subject: RE: Cupids  
Importance: High

It will be registered once the letter to [redacted] is signed.

Corrie, I believe the letter stated that was signed by the Minister today stated “As a result, the Cupids Municipal Plan and Development Regulations was registered this week.” Please take immediate action to have the plan registered today.

Peter Howe  
Assistant Deputy Minister – Lands Branch  
Department of Municipal Affairs  
Howley Building, Higgins Line  
P.O. Box 8700  
St. John’s, NL, A1B 4J6

t: 709-729-3236  
e: phowe@gov.nl.ca

From: Tizard, Heather  
Sent: June 15, 2016 12:24 PM  
To: Howe, Peter  
Subject: Cupids

Peter,  
Has the Cupids plan been registered?
Kelly, Tara

From: Hanlon, Carol
Sent: Wednesday, July 20, 2016 9:57 AM
To: Kelly, Tara
Subject: FW: Arvo McMillian

From: Hanlon, Carol
Sent: Tuesday, June 14, 2016 9:12 AM
To: Davis, Corrie
Subject: Arvo McMillian

Is looking for an update on Cupid's [blurred]. Called at 10:31 am. June 13, 2016,

Carol Hanlon
Land Use Planning Group
Department of Municipal Affairs
phone: (709) 729-3090
fax: (709) 729-0477
email: carolhanlon@gov.nl.ca
Kelly, Tara

From: Hanlon, Carol  
Sent: Wednesday, July 20, 2016 9:54 AM  
To: Kelly, Tara  
Subject: FW: Registed Cupids Municipal Plan and Development Regulations 2014 - Thanks

Thanks Carol,

This is a great relief!

Arvo

From: Arvo McMillan  
Sent: Friday, June 17, 2016 11:48 AM  
To: Hanlon, Carol  
Cc: Ivy King  
Subject: RE: Registed Cupids Municipal Plan and Development Regulations 2014 - Thanks

Thanks Carol,

This is a great relief!

Arvo

From: Hanlon, Carol  
Sent: Friday, June 17, 2016 11:00 AM  
To: Arvo McMillan  
Subject: Registed Cupids Municipal Plan and Development Regulations 2014

Please find attached registration letter, original letter and documents will be forwarded to the Town in today's mail.

Carol

"This email and any attached files are intended for the sole use of the primary and copied addressee(s) and may contain privileged and/or confidential information. Any distribution, use or copying by any means of this information is strictly prohibited. If you received this email in error, please delete it immediately and notify the sender."
From: Arvo McMillan [mailto:arvo.mcmillan@fewb.com]
Sent: Friday, June 17, 2016 12:07 PM
To: Queens Printer,
Cc: Ivy King; Hanlon, Carol
Subject: Town of Cupids - Municipal Plan 2014 and Development Regulations 2014 - Notice of Registration

Dear Queen's Printer,

Please publish the attached Notice of Registration in the next edition of the Newfoundland and Labrador Gazette, and invoice the Town of Cupids, attention, Ivy King, Town Clerk, for this Notice.

Please advise when this notice will be appearing.

Thank you very much.

Yours truly,

Arvo McMillan MCIP Planning Consultant
URBAN AND RURAL PLANNING ACT
NOTICE OF REGISTRATION
TOWN OF CUPIDS MUNICIPAL PLAN 2014
AND DEVELOPMENT REGULATIONS 2014

Take notice that the Town of Cupids Municipal Plan 2014 and Development Regulations 2014, adopted on the 6th day of October, 2015 and approved on the 1st day of December, 2015, have been registered by the Minister of Municipal and Intergovernmental Affairs.

The Cupids Municipal Plan 2014 and Development Regulations 2014 come into effect on the day that this notice is published in the Newfoundland and Labrador Gazette. Anyone who wishes to inspect a copy of the Cupids Municipal Plan 2014 and Development Regulations 2014 may do so at the Town Office, Cupids during normal working hours.
From: Hanlon, Carol
Sent: Wednesday, July 20, 2016 9:57 AM
To: Kelly, Tara
Subject: FW: Registered Cupids Municipal Plan and Development Regulations 2014
Attachments: COR 2015 06133 Municipal Plans Amendments - Registration letter(2).PDF

From: Hanlon, Carol
Sent: Friday, June 17, 2016 11:00 AM
To: Arvo McMillan
Subject: Registered Cupids Municipal Plan and Development Regulations 2014

Please find attached registration letter, original letter and documents will be forwarded to the Town in today's mail.

Carol
June 15, 2016

Ms. Ivy King
Town Clerk
P.O. Box 99
Cupids, NL
A0A 2B0

Dear Ms. King:

CUPID'S
Municipal Plan and Development Regulations, 2014

I am pleased to inform you that the Town of Cupid's Municipal Plan and Development Regulations 2014 as adopted by Council on the 6th day of October, has now been registered.

Council must publish a notice in the Newfoundland and Labrador Gazette within 10 days of this letter. The documents come into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. Notices must be submitted a week in advance. Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Council's registered copies of the documents are enclosed. As these are legal documents, they should be reserved in a safe place.

Sincerely,

Corrie Davis, MCIP
Manager, Land Use Planning

Encls.
Copy: Arvo McMillan, MCIP
Kelly, Tara

From: Hanlon, Carol
Sent: Wednesday, July 20, 2016 9:54 AM
To: Kelly, Tara
Subject: FW: Town of Cupids Municipal Plan 2014 and Development Regulations 2014 - Notice of Registration
Attachments: Cupids Notice of Registration Municipal Plan and Development Regulations.docx

From: Arvo McMillan [mailto:]
Sent: Friday, June 17, 2016 12:10 PM
To: 'Compass J Harris'; 'Compass Newspaper'
Cc: Ivy King; Hanlon, Carol
Subject: Town of Cupids Municipal Plan 2014 and Development Regulations 2014 - Notice of Registration

Dear Compass Newspaper,

Please publish the attached Notice of Registration in the next edition of Compass, and invoice the Town of Cupids, attention Ivy King, Town Clerk for this Notice.

Please advise when this Notice will be appearing in the Compass.

Thank you very much.

Yours truly,

Arvo McMillan MCIP Planning Consultant
URBAN AND RURAL PLANNING ACT
NOTICE OF REGISTRATION
TOWN OF CUPIDS MUNICIPAL PLAN 2014
AND DEVELOPMENT REGULATIONS 2014

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From: Arvo McMillan
Sent: Friday, June 17, 2016 4:03 PM
To: Hanlon, Carol; Ivy King
Subject: FW: NLG June 24-16 U&R-Cupids - Municipal Plan 2014 and Development Regulations 2014 - Notice of Registration

FYI Folks.

Arvo

From: Queens Printer, [mailto:queensprinter@gov.nl.ca]
Sent: Friday, June 17, 2016 2:12 PM
To: 'Arvo McMillan'
Subject: NLG June 24-16 U&R-Cupids - Municipal Plan 2014 and Development Regulations 2014 - Notice of Registration

Please be advised your notice will be published in The Newfoundland and Labrador Gazette dated: Friday, June 24, 2016, Vol 91 # 25. Invoice and proof of publication to follow.

All requests/notices regarding Gazette should go directly to queensprinter@gov.nl.ca

Copies may be viewed on line at: http://www.servicenl.gov.nl.ca/printer/gazette/weekly_issues/index.html

Thank you.
Dear Queen's Printer,

Please publish the attached Notice of Registration in the next edition of the Newfoundland and Labrador Gazette, and invoice the Town of Cupids, attention, Ivy King, Town Clerk, for this Notice.

Please advise when this notice will be appearing.

Thank you very much.

Yours truly,

Arvo McMillan MCIP Planning Consultant

"This email and any attached files are intended for the sole use of the primary and copied addressee(s) and may contain privileged and/or confidential information. Any distribution, use or copying by any means of this information is strictly prohibited. If you received this email in error, please delete it immediately and notify the sender."
From: Dogurga, Sherrie-Lynn  
Sent: Tuesday, May 03, 2016 11:06 AM  
To: Letto, Graham  
Subject: FW: Meeting with Minister Joyce

FYI.


Municipal Affairs & Service NL  
Government of Newfoundland & Labrador  
4th Floor, West Block, Confederation Complex  
P.O. Box 8700, St. John's NL A1B 4J6  
709-729-3053 | SherrieLynnDogurga@gov.nl.ca

From: Glynn, Valerie  
Sent: Tuesday, May 03, 2016 10:11 AM  
To: 'Town of Cupids'  
Cc: Harold Akerman; Parsley, Betty; Dogurga, Sherrie-Lynn  
Subject: RE: Meeting with Minister Joyce

Thanks Ivy....

Meeting is to be held here in the Executive Boardroom, Minister’s Suite, Municipal Affairs, 4th Floor, West Block.

Cheers....Valerie

From: Town of Cupids [mailto:townofcupids@eastlink.ca]  
Sent: Tuesday, May 03, 2016 9:58 AM  
To: Glynn, Valerie  
Cc: Harold Akerman  
Subject: Re: Meeting with Minister Joyce

Good morning Valerie,  
This date is ok with Mayor Akerman. Thanks.

Ivy King  
Town Clerk, Town of Cupids  
(709) 528-4428 (office)  
(709) 528-4430 (fax)  
E-mail: townofcupids@eastlink.ca

From: Glynn, Valerie  
Sent: Monday, May 02, 2016 11:06 AM
To: Town of Cupids
Cc: Parsley, Betty; Dogurga, Sherrie-Lynn
Subject: RE: Meeting with Minister Joyce

Good Morning Ivy....

With regards to your request for a meeting with Minister Joyce and the Town of Cupids.

I have tentatively set Wednesday, May 25 @ 9:00 a.m. for this meeting.

Can you please let me know if this date/time is convenient.

Thanks.....Val

From: Town of Cupids [mailto:townofcupids@eastlink.ca]
Sent: Thursday, March 24, 2016 3:08 PM
To: Glynn, Valerie
Subject: Re: Meeting with Minister Joyce

Thank you. Have a nice weekend!

Ivy King
Town Clerk, Town of Cupids
(709) 528-4428 (office)
(709) 528-4430 (fax)
E-mail: townofcupids@eastlink.ca

From: Glynn, Valerie
Sent: Thursday, March 24, 2016 2:28 PM
To: Town of Cupids
Subject: RE: Meeting with Minister Joyce

Hi Ivy....

Your meeting request is currently being reviewed.

I will let you know if and when Minister Joyce is available to meet with the town.

Cheers.....Valerie

From: Town of Cupids [mailto:townofcupids@eastlink.ca]
Sent: Thursday, March 24, 2016 2:09 PM
To: Glynn, Valerie
Cc: Howe, Peter; Barnable, Steve; McMillan, Planning Consultant Arvo; Davis, Corrie; Parsley, Betty; Akerman Harold
Subject: Meeting with Minister Joyce

Mayor Akerman asked that I contact you to request a meeting with Minister Joyce regarding the following issues:

1. Town Municipal Plan & Development Regulations.
2. Crown Land Issue and Expropriation of land around Salt water Pond
3. Capital Works project #15-115 (MA17-MCW-16-00129)
Please advise date, time and location of meeting at your earliest convenience. Thank you.

Ivy King
Town Clerk, Town of Cupids
(709) 528-4428 (office)
(709) 528-4430 (fax)
E-mail: townofcupids@eastlink.ca
Kelly, Tara

From: BourgeoisFraser, Linda
Sent: Friday, June 03, 2016 5:29 PM
To: Dogurga, Sherrie-Lynn
Subject: Cupids Schedule
Attachments: Cupids Plan Schedule.docx; Municipal Plan & Public Hearing Town of Cupids.pdf
Importance: High
<table>
<thead>
<tr>
<th>DATES</th>
<th>DESCRIPTION</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan 2013</td>
<td>ARVO MCMILLAN hired to update outdated plan of Feb 1998</td>
<td>Urban &amp; Rural Plan Act</td>
</tr>
<tr>
<td></td>
<td></td>
<td>requires 5 year updates</td>
</tr>
<tr>
<td>Nov 02</td>
<td>Three key issues: (1) Brief from Glenn Dawe, Patrick and Peter Laracy (2)</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>Brief from Winnifred Bishop re the lack of a public consultation session</td>
<td></td>
</tr>
<tr>
<td></td>
<td>leading up to the hearing</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>Plan Review started</td>
<td></td>
</tr>
<tr>
<td>Nov 19, 2013</td>
<td>One public consultation</td>
<td>Well attended</td>
</tr>
<tr>
<td>July 09, 2013</td>
<td>Ltr from [REDACTED] to Council</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conclusion of this letter: &quot;It is our understanding that no binding decision</td>
<td></td>
</tr>
<tr>
<td></td>
<td>will be made by Council on the new Town Plan and Development regulations</td>
<td></td>
</tr>
<tr>
<td></td>
<td>nor will they be submitted to the Dept of MA or other relevant authority</td>
<td></td>
</tr>
<tr>
<td></td>
<td>without responding to our (and other) submissions so as to allow further</td>
<td></td>
</tr>
<tr>
<td></td>
<td>input if the proposals herein are deemed unacceptable.</td>
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</table>

1. Objection to re-zoning "Conservation" from the current "Rural" zoning.
   This will sterilize [REDACTED] and effectively be an expropriation of [REDACTED].
   Given the current access to this area by way of the Salmon Dove Rd thru South River we wud support a rezoning of the area to Residential Mixed consistent with its traditional use and anticipated future use.

2. Northside Cupids Pond (1st Pond north of the Track) We object to the proposed rezoning to Environmental Protection from the current Rural. Primarily with the width of the proposed EP zone. No compelling reasons for the proposed EP zone to exceed the current 15 m buffer zone along water bodies. The proposed
If approx. 50 m wide which wud include rendering it useless for any future development. We wud support rezoning to EP if it is 15 m wide. Noted is the EP zone on the south side of the pond appears to be 15 m wide and that the north side of the pond is already included in the Heritage Overlay affording it extra protection from development.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 24, 2014</td>
<td>Second public consultation - Well attended – few if any changes made to the draft plan and after June 24th.</td>
</tr>
<tr>
<td>Oct 24, 2014</td>
<td>Council meeting shows (1) the buffer along the Track was to be removed (2) the EP Zone along Cupid’s Pond was to be removed (done almost entirely) and (3) CDA1, 2 and 3 were to remain as set out at the June public consultation.</td>
</tr>
<tr>
<td>Nov 25, 2014</td>
<td>Submission to MA &amp; Intergovernmental Affairs</td>
</tr>
<tr>
<td>Feb 06, 2015</td>
<td>Plan released</td>
</tr>
<tr>
<td>June 26, 2015</td>
<td>Gazetted: new planning area boundary now encompasses the Town itself and excludes the unincorporated area (Roache’s Line, Gould’s Ridge Road, etc. Pursuant to the boundary change and contacts the government planning staff immediately follow the release of the Plan and Regulations were revised as follows the Nov. 25th drafts were revised</td>
</tr>
<tr>
<td>Date</td>
<td>Description</td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Sept 17/2015</td>
<td>Insert in Compass for Nov. 4 2015</td>
</tr>
<tr>
<td>Oct 13, 2015</td>
<td>Insert in Compass for Nov. 4, 2015</td>
</tr>
<tr>
<td>Oct 20, 2014</td>
<td>Insert in Compass for Nov. 4, 2015</td>
</tr>
<tr>
<td>Oct 29/2015</td>
<td>Town from [redacted]−s.40(1)</td>
</tr>
<tr>
<td>Oct 30, 2015</td>
<td>To Mayor &amp; Co’s from [redacted]</td>
</tr>
</tbody>
</table>

as follows:  (a) ref to un-incorp areas removed.  (b) Because of the change in the Planning Area boundaries, Future land Use Map 3 and Land Use Zoning Map 3 were deleted.  (c) The Rural Zone, formerly designed to accommodate a very wide array of uses in the un-incorp areas, became more restrictive.  (d) refs to depts. And agencies were updated & some other relatively minor changes were made following discussions with gvnmt planner.  (e) Sept 17/15 copy of the Draft of the Municipal Plan & a copy of the Sept. 17/15 Draft of the Development Regulations sent to Corrie Davis (Oct 3 2015)

Reminder that the Mayor stated residents wud be given a chance to provide additional input and feedback before submission to authorities
<table>
<thead>
<tr>
<th>Date</th>
<th>From/To</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov 4, 2015</td>
<td>to Strickland Commissioner</td>
<td>before it becomes a legal document. 13 pg doc. Formal written objection with document evidence to reject the inclusion, adoption and enactment of the restrictive land use and development plans and regulations contained in the 2014 municipal plan &amp; development regulations.</td>
</tr>
<tr>
<td>Nov 19, 2015</td>
<td>T W Strickland Commissioner</td>
<td>Turned down</td>
</tr>
<tr>
<td>Nov 25, 2015</td>
<td>Plan and Regulations REVISED 5 in total. No reference previous on file to a Sept Draft of either or if the residents were informed</td>
<td>Sept 17 Draft of the Municipal Plan and a copy of the Sept 17 Draft of the Development Regulations was adopted by Council Oct 6, 2015</td>
</tr>
<tr>
<td>Dec 07, 2015</td>
<td>To Council from</td>
<td>Objecting to a piece of his land being designated in the the Town heritage plan without his knowledge – his land is and no development can take place on that without his permission.</td>
</tr>
</tbody>
</table>
Dec 28, 2015 | Ltr to Min Joyce from [redacted] - formal complaint against the Town Council of Cupids and the Municipal Planning Division of Municipal Affairs.

Summation: This Town Plan will have significant effects on the residents of Cupids of this heritage designation is not removed from the Plan. The Town, The Legacy Center, The Cupids Historical Society or whomever, can still proceed with walking trails, heritage structures and apply for grants, without this massive heritage zone and 100m buffer restrictions on personal property. This area has been designated as residential since the Town’s first plan and it should remain so as did the agricultural zone. If allowed to continue residents will have problems developing their properties and in selling same. As I have shown this is a major implications on land development or resale.

Early Dec 2015 MHA spoke on 2 occasions with min Joyce who asked for the info – Linda said it had already been forwarded, and an answer wud be forthcoming.

(1) Public Info session was never held to discuss the changes made to the Plan after the session in 2014 -residential properties no heritage designation

(2) Significant changes were made without another public Information Session.

(3) The Town Council refused to hold another public session – the matter went directly to a Commissioner.

(4) The Commissioner’s hearing was not sufficiently advertised. The
commissioner refers to the fact that few residents were present as one of the reasons for approving the Plan.

(5) The Town blatantly ignored the rules & regulations of the former Government & established a commercial marina on the site of the public beach the Commissioner again dismissed the submission. (6) I

(7) Town Council tried to trick the residents into paying for the operational costs of the Legacy Centre. A petition and public meeting dismissed the plan.

(8) There is a conflict of interest between
the mayor and some councilors with respect to the operation of the Town and the Legacy Centre but presently difficult to prove given the present regulations in the MA.

<table>
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<tr>
<th>Date</th>
<th>Event</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 07, 2016</td>
<td>Corrie Davis Manager Land Use Planning, Lands Branch to [redacted]</td>
<td>Request that the findings of Corrie Davis be forwarded to MHA.</td>
</tr>
<tr>
<td>January 11 2016</td>
<td>MHA Parsley's letter to Minister Joyce</td>
<td></td>
</tr>
<tr>
<td>May 25, 2016</td>
<td>Meeting Min. Joyce, MHA, and delegation from Town of Cupids with department heads</td>
<td>Minister awaiting new information</td>
</tr>
<tr>
<td>June, 01</td>
<td>Call from [redacted] with questions of who attended the meeting</td>
<td>No discussions just gave the names of those attended.</td>
</tr>
<tr>
<td>June 02</td>
<td>Call from Councillor Kevin Connolly asking who attended the meeting of May 25</td>
<td>No discussions just gave the names of those attended.</td>
</tr>
</tbody>
</table>
Public Consultations and Review

Municipal Plan 2014
and
Development Regulations 2014

Town of Cupids

Report on the Public Hearing

Cupids Town Hall
Cupids, NL

November 4, 2015

T. W. Strickland
Commissioner
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<td></td>
</tr>
<tr>
<td>Appendix E (Future Land Use Map)</td>
<td></td>
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</tbody>
</table>
INTRODUCTION:

The Town of Cupids has adopted the Town of Cupids Municipal Plan 2014 and Development Regulations 2014 as Council's comprehensive policy document to manage growth and development within the municipal planning area over the ten-year planning period 2014 to 2024. The new municipal plan, when fully approved by the Town Council, registered with the Provincial Department of Municipal and Intergovernmental Affairs and formally gazetted in the Newfoundland and Labrador Gazette, repeals and replaces the current Town of Cupids Municipal Plan and Development Regulations 1994 - 2004.

The Town Council of Cupids is now seeking approval of the new Town of Cupids Municipal Plan 2014 and Development Regulations 2014 pursuant to Section 24 of the Urban and Rural Planning Act, 2000 (the Act).

As part of the formal approval process, the Town properly advertised and sponsored public consultations with area residents and concerned groups and individuals to allow public input into the planning process. Further, Mr. T. W. Strickland, the undersigned, was appointed by the Town of Cupids as the Commissioner under Section 19 of the Act, to hold a public hearing to hear objections and or representations with respect to the proposed new municipal plan. Notice of the public hearing process, Appendix A, was duly published by the Town of Cupids in The Compass, a newspaper in general circulation in the area, as required by Section 17(1) of the Act.

Prior to the scheduled public hearing on November 4, 2015, the Town received three written submissions relative to the municipal plan, in accordance with Section 20 of the Act, and the public hearing was convened at the scheduled time and place as required by Section 21(2) of the Act.
PUBLIC HEARING:

The public hearing commenced at 7:30 p.m. on November 4, 2015, at the Cupids Town Hall, Cupids, NL.

Section 20 of the Urban and Rural Planning Act, 2000, provides for written statements of objections and or representations with respect to a municipal plan review or to amendments of a municipal plan or development regulations. Where no written objection is received, Section 21(1) of the Act provides discretion for Council to cancel the scheduled public hearing. Three written submissions, Appendix B, were received from area residents or interest groups in accordance with Section 20 of the Act, as follows:

   Winnifred Bishop                        Letter dated October 30, 2015
   L. Glenn Dawe                           Letter dated October 29, 2015
   Patrick J. Laracy and Peter T. Laracy   Letter dated November 1, 2015

Your Commissioner also opened the hearing to public input and suggested that any member of the public attending was free to make an oral presentation and or raise any questions relative to the proposed Town of Cupids Municipal Plan 2014 and Development Regulations 2014.

A total of seven people attended the public hearing.

All persons who addressed your Commissioner or who spoke at the public hearing were asked to read an Affirmation Statement, Appendix C, as required by Section 21(2) of the Act.

A copy of the Town of Cupids Municipal Plan 2014 and Development Regulations 2014, along with Future Land Use Zoning maps, were available for viewing prior to and during the hearing process.
TOWN OF CUPIDS:

Mr. Arvo McMillan, Planning Consultant for the Town of Cupids, addressed your Commissioner and chronicled the efforts and chain of events leading to the development of the Municipal Plan 2014 and Development Regulations 2014 currently under review. Work on the Cupids Municipal Plan 2014 commenced in early 2013. Properly advertised public consultations were held on November 19, 2013 and June 24, 2014 to permit public input into the planning process. The revised draft plan was finally submitted to the Department of Municipal and Intergovernmental Affairs on November 25, 2014 and released from Government review on February 6, 2015.

In June 2015 revisions became necessary to the draft Cupids Municipal Plan 2014 as a result of approval by the Department of Municipal and Intergovernmental Affairs to remove parts of the unincorporated area of Roache’s Line and Gould’s Ridge Road area from the Town of Cupids planning area boundary. Mr. McMillan advised that the only major changes to the draft municipal plan, after the last public consultation on June 24, 2014, were changes required as a result of the boundary amendment. He also advised that the final draft of the municipal plan dated September 17, 2015 was provided to officials of the Department of Municipal and Intergovernmental Affairs, prior to its final adoption by the Town Council of Cupids on October 6, 2015.

The Town of Cupids Municipal Plan 2014 and Development Regulations 2014 replaces the existing Municipal Plan and Development Regulations which was prepared by the Urban and Rural Planning Division, Department of Municipal Affairs and gazetted in February 1998. It covers the period 1994 - 2004. The new Plan is a much more comprehensive document, which strictly adheres to all existing Provincial legislation including the Urban and Rural Planning Act, 2000. A copy of Mr. McMillan’s remarks to your Commissioner, including the chronology of events leading to the final draft of the Cupids Municipal Plan 2014 and Development Regulations 2014, is included in this Report as Appendix D.
OBJECTIONS AND OR REPRESENTATIONS:

Ms. Winnifred Bishop:

In her letter dated October 30, 2015, Appendix B, addressed to Mayor and Councilors, Town of Cupids, Ms. Bishop expressed concern over the Council’s decision made in October 2015, to skip the public consultation session required as a result of changes to the draft municipal plan and to proceed directly to the public hearing process. Her letter states that she had contacted the Planning Division of Municipal Affairs and was advised that a public information session is a necessary step and must be completed before the Town Plan can become a legal document. Her letter makes no specific reference to the content of the Municipal Plan 2014 or Development Regulations 2014, currently under review, other than to state that she will be making a presentation to your Commissioner and that she needs “input from the public session before I can complete it.”

Unfortunately, in her verbal presentation to the hearing, Ms. Bishop did not provide specific details on the changes to the draft municipal plan referenced in her letter dated October 30, 2015. The issue of changes to the draft municipal plan after the last public consultation on June 24, 2014, and the need for further public consultations, has been discussed at length with Mr. Arvo McMillan, the Town’s planning consultant, and I have been assured that the only major changes to the plan related to the boundary issue and the removal of the unincorporated area of Roache’s Line and Gould’s Ridge Road area from the Town of Cupids planning area boundary. I am satisfied that none of the changes to the draft plan, after the last public consultation, affected Ms. Bishop or any of the issues she raised in her presentation, and further public consultations are unnecessary.

In her verbal presentation to your Commissioner, Ms. Bishop expressed concerns that the Cupid’s Cove Heritage Area shown in red on the Future Land Use map, Appendix E, will seriously restrict her ability to utilize the private land she currently owns within the community. She presented some very lengthy documents and correspondence between federal and provincial government officials and perhaps others, detailing efforts related to the Cupids 400 celebration,
the establishment of the Cupids Legacy Centre, and perhaps the current heritage area, none of which appeared to have any relevance to the Municipal Plan 2014 or Development Regulations 2014, currently under review.

Following further discussions with Ms. Bishop, regarding her property issues and a preliminary review of the Future Land Use map by Mr. Arvo McMillan, the Town’s planning consultant, it was determined that the property owned by Ms. Bishop is currently zoned as Residential Mixed development and that the only requirement for future residential development would be compliance with the Historic Resources Act, RSNL., 1990 CHAPTER H-4. I have discussed the issue of the Cupids heritage area with the Provincial Archaeology Office and have been advised that the heritage overlay area as shown in red on the Future Land Use map, Appendix E, was included in the Town Plan based on recommendations from that office. I have also been advised by the Provincial Archaeologist that the heritage overlay area does not impose undue development restrictions on property owners in the area. In her presentation to your Commissioner, Ms. Bishop made no specific request to have any portion of her property re-zoned.

Mr. L. Glenn Dawe:

In a letter dated October 29, 2015, Appendix B, addressed to the Town of Cupids, To Whom It May Concern, Mr. Dawe challenges and objects to the Town of Cupids “factually incorrect and unproven claim, . . . that historically, Cupids was known as Cupers Cove and that it was the site of the first English settlement in Canada, established by the London and Bristol Company in 1610.” The letter goes on to object to the Cupids Cove Heritage Area Overlay as outlined in the Municipal Plan 2014, and the restrictions placed on private land owners in the Town because of the unproven claims related to the history of Cupids.

Mr. Dawe did not attend the public hearing and no other person requested permission to speak on his behalf, as a result, your Commissioner had no opportunity to question Mr. Dawe on any of the points raised in his letter.
On November 13, 2015, more than a week after the public hearing, your Commissioner received a thirteen page letter, Appendix B dated November 4, 2015, signed by Mr. Glenn Dawe, Chairman, Cupids Salt Water Pond Private Land Owners Committee. The letter also included twelve other pages of attachments related to the history of Cupids and the heritage area as outlined in the Municipal Plan 2014, currently under review. Mr. Dawe explained that he had intended to appear at the public hearing and present verbal and written submissions.” However, he points out that he had “inadequate notice, no public consultation opportunity and insufficient time to obtain documented evidence and to review all of the amendments to the Town of Cupids Municipal Plan ...”

Mr. Patrick J. Laracy and Mr. Peter T. Laracy:

In a brief dated November 1, 2015, Appendix B, addressed to the Town of Cupids, the Laracys object to the Comprehensive Development Area designation imposed on a small area on the south side of the community bordering the neighboring Town of South River. They referenced a submission made to the Town of Cupids dated December 3, 2013 in which they point out that the area traditionally has been a settled area focused on farming and fishing. Their original submission requested that the area be zoned as Residential Mixed, consistent with its traditional use and anticipated future use.

In their verbal presentation to your Commissioner, the Laracys point out that they own approximately two acres of property in the proposed Comprehensive Development Area and that the requirements for residential development effectively renders their property of no value, since it is not large enough to accommodate a large residential sub-division. They further point out that other much larger land areas throughout the Town have been zoned as Residential Mixed development and that the smaller land area around their property holdings should be zoned in a similar fashion.
General Public Comments and or questions:

No person from the general audience accepted the invitation to address your Commissioner with comments and or questions regarding the proposed Town of Cupids Municipal Plan 2014 and Development Regulations 2014 currently under review.

BACKGROUND REVIEW:


The Town of Cupids Municipal Plan 2014 and Development Regulations 2014 will represent significant improvements to the Town’s existing planning approach. The new plan is intended to provide the Town with a more structured and organized format to manage growth. The primary intent of the elected Council and its policies, as laid out in the proposed municipal plan, is to preserve heritage and ensure a healthy, safe and economically sustainable community where appropriate growth and municipal services can be provided within the financial constraints of the Town.

For any municipal plan to gain full legal effect, Section 19(1) of the Act provides for the appointment of an independent Commissioner to hold a public hearing with area residents and affected groups to hear objections and or representations orally or in writing, under oath or affirmation. This public hearing portion of the municipal plan review process commenced at 7:30 p.m. on Wednesday, November 4, 2015 at the Cupids Town Hall, Cupids, NL as scheduled. The date and location of the hearing was properly advertised in The Compass, a newspaper in general circulation in the area, in accordance with Section 17(1) of the Act.
Three written letters and/or submissions relative to the proposed new municipal plan and development regulations were received from Town residents and interest groups in accordance with Section 20 of the Act. The authors of two of these submissions were present at the public hearing and addressed your Commissioner. No person from the general audience accepted the invitation to address your Commissioner with comments and/or questions.

COMMISSIONER'S SUMMARY:

The Town of Cupids is located on the southeast side of Conception Bay, approximately 90 km. west of the provincial capital city, St. John's. The Town of Cupids was incorporated in 1965 and operates with a seven-member elected town council and a town clerk. Neighbouring towns along the Conception Bay shoreline include Clarke’s Beach, Bay Roberts and Harbour Grace. The Town continues to grow and develop and today is recognized for its tourism potential based on the fact that Cupids is one of Canada’s oldest communities and the site of the first English settlement in Canada. It offers many of the amenities and services that one would expect to find in any modern community.

The Town of Cupids Municipal Plan 2014 and Development Regulations 2014 currently under review outlines the goals, objectives and policies of the elected Town Council of Cupids regarding the growth and development of the Town over the next ten years. It is designed to provide guidance and direction to the elected Town Council to ensure that the Town of Cupids continues to grow in a manner that reflects the wishes and concerns of the majority of the residents. Its aim is to protect and enhance the qualities of the municipal planning area to ensure that it remains a healthy, prosperous and pleasant place in which to live and work. The policies outlined in the municipal plan currently under review are the basis on which the elected Town Council must operate.

Your Commissioner has considered all of the points raised by those interveners who drafted letters of objections and/or representations relative to the proposed Town of Cupids Municipal Plan 2014 and Development Regulations 2014, and/or who spoke at the public hearing as follows:
Ms. Winnifred Bishop expressed fears that the Cupids Cove Heritage Area Overlay will negatively impact the value of her property and limit her ability to utilize the property to its full potential. A review of the Future Land Use map accompanying the Municipal Plan 2014 indicates that Ms. Bishop’s property is proposed to be zoned as Residential Mixed development, and subject to the requirements of the Historic Resources Act, which governs large portions of the property around Cupid’s harbor. Other than the requirements for compliance with the Historic Resources Act, the restrictions on Ms. Bishop’s property are no different than other properties in the area. Further, I have been assured by officials of the Provincial Archaeology Office that compliance with the Historic Resources Act and its regulations does not impose undue restrictions on private property owners.

Mr. L. Glenn Dawe did not attend the public hearing to elaborate further on the points raised in his letter dated October 29, 2015. However, it appears that his arguments are similar to the fears raised by Ms. Bishop in her presentation to your Commissioner. A review of the Future Lands Use map indicates that the Dawe property is to be zoned as Residential Mixed development subject only to the requirements of the Historic Resources Act. Again, as in the case of Ms. Bishop, I have been assured by officials of the Provincial Archaeology Office that they are concerned only with the identification and preservation of the Province’s historic and archeological assets and are more than willing to work with private land owners in the Cupids area to help them achieve their individual development objectives.

Your Commissioner has spent considerable time and effort reviewing the thirteen page letter and attachments, dated November 4, 2015, received from Mr. Glenn Dawe as Chairman of the Cupids Salt Water Pond Private Land Owners Committee. Unfortunately, it is impossible for me to investigate all of the charges and supposed facts as listed in the Dawe letter. However, I cannot accept the proposition that Cupids is not the site of the John Guy colony and that history books and other material related to the history of Cupids are incorrect or simply a fabrication of any number of world archeological experts. Experts from Memorial University of Newfoundland and Labrador, the United States and the United Kingdom have reviewed the many recovered artifacts and historical documents and other creditable evidence and all agree there is no doubt that Cupids is the site of the John Guy colony.
Obviously, Mr. Dawe has spent considerable time and effort over the past number of years to refute the claim that Cupids is the site of the John Guy Colony. I cannot accept the argument that Mr. Dawe had insufficient time or documentation to prepare for and attend the public hearing process. As a result, your Commissioner had no opportunity to question or challenge Mr. Dawe on the points raised in his letter. Further, since I am not prepared to accept the basis of Mr. Dawe’s argument related to the John Guy colony, the rest of the information in his letter appears inconsequential to the issue of the Municipal Plan 2014 and Development Regulations 2014, currently under review.

In their presentation to your Commissioner Messer’s Patrick J. and Peter T. Laracy argued that the small area on the south side of Cupids known locally as Goats Cove, bordering the neighboring Town of South River currently proposed as a Comprehensive Development Area is very restrictive particularly to their small property holdings in the area. They point out that other much larger land areas throughout the Town are zoned as Residential Mixed development and that this area should be treated in the same manner. The area is currently zoned as Rural in the existing Municipal Plan 1994 - 2004.

A preliminary review of the area proposed as a Comprehensive Development Area via Google Earth on the computer, indicates that the area is far removed from other residential areas of the Town and is primarily accessible through a road leading in from the Town of South River. According to the Laracys, residential development is occurring along this road; however, there is no indication as to the exact zoning in the neighboring community. Unfortunately, without a more extensive engineering survey, it is difficult to determine the exact suitability of the area for any type of residential development. However, given the lack of accessibility to the area it would seem imprudent to permit residential development without some plan for road access and the provision of basic municipal services. The Comprehensive Development Area zoning permits Council to regulate development in the area.

The Laracys argue that the proposal to re-zone their property as a Comprehensive Development Area effectively limits their ability to use the property to its full potential and therefore limits its potential value. Given the fact that the property is currently zoned as Rural
under the existing Municipal Plan 1994-2004, it is difficult to accept their argument, particularly, since a Rural designation is much more restrictive than a Comprehensive Development Area zoning. The proposal to re-zone the area as a Comprehensive Development Area appears to be a good compromise for both the property owners in the area and the Town Council since it permits residential development in the area under well planned conditions.

If for some reason, over the expected life of the Municipal Plan 2014, the demand for residential development should increase, particularly in the Goats Cove area, Council can amend the Municipal Plan 2014 and Development Regulations 2014. Sections 14 to 24 of the Urban and Rural Planning Act, 2000, describes the process a municipal council must follow to amend an existing municipal plan. The Act grants discretionary authority to the elected Town Council of Cupids to amend the Town of Cupids Municipal Plan 2014 and Development Regulations 2014 as it sees fit. The proposed new municipal plan contains sufficient safeguards and controls, as well as sufficient flexibility, for the Town Council to carry out its mandate to govern the municipality.

RECOMMENDATIONS:

Your Commissioner has very carefully reviewed the proposed Town of Cupids Municipal Plan 2014 and Development Regulations 2014. I have also taken the opportunity to explore parts of the Town via Google Earth on the computer and I have purposely driven through parts of the Town, particularly the main road through the town, the newer residential areas and around the harbor, to see firsthand how the Town is structured. Obviously, the Town continues to develop with an excellent mix of older homes, newer and larger residential housing with very large lots, as well as a good mix of commercial development.

During the public hearing process, none of the interveners raised any issues of a legal nature or any issue that would bring the Council, or any of its actions relative to the municipal plan, into conflict with the Urban and Rural Planning Act, 2000. Further, none of the interveners who addressed your Commissioner offered any strong opposition to the proposed plan or any of its policies.
The Provincial legislature has entrusted the elected Council for the Town of Cupids with the authority to make decisions respecting certain land use within the municipality, given public demand and the financial ability of the elected Council to respond. The Town of Cupids Municipal Plan 2014 and Development Regulations 2014 are tools designed to help Council carry out its mandate, in this regard. Council’s decisions relative to municipal planning are political decisions intended to reflect the will of the majority of voters who elected town residents as Council members.

As a result of the public hearing on November 4, 2015, in accordance with Section 21(2) of the Urban and Rural Planning Act, 2000, your Commissioner heard no valid reason or saw no hard evidence to oppose the Town of Cupids Municipal Plan 2014 and Development Regulations 2014. As a result, it is my recommendation that:


T. W. Strickland
Commissioner
November 19, 2015
NOTICE OF PUBLIC HEARING

A Public Hearing to consider objections and representations on Municipal Plan 2014 and Development Regulations 2014 will be held at 7:30 p.m. on the 4th day of November, 2015 at the Town Office, Cupids.

Anyone wishing to make an objection or representation at the Public Hearing shall, at least 2 days before the date set for the Public Hearing, deposit with the Town Clerk of Cupids two copies of a signed written statement outlining the objection or representation. If no written objection or representation with respect to the Municipal Plan or Development Regulations is received by 12 noon November 2, 2015 the Public Hearing may be cancelled.

For more information please contact the Town Clerk at 528-4428 or visit her at the Town Office/Fire Station on Seaforest Road, email townofcupids@eastlink.ca, mailing address P.O, Box 99, Cupids NL, A0A 2B0.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
WRITTEN SUBMISSIONS
October 30, 2015

Mayor & Councillors
Town of Cupids

Dear Councillors,

At the last regular meeting of Council in October 2015, it was decided to skip the public information secession and proceed directly to the next step with Commissioner Strickland to make the Town Plan a legal document.

I contacted the Planning Division of Municipal Affairs and was advised that the public information secession is a necessary step and must be completed before the Town Plan can become a legal document. The residents of Cupids need to be made aware of the changes to the plan, since the last public secession, before they can make any presentations to the Commissioner. I will be making a presentation to Mr. Strickland, but I need the input from the public secession before I can complete it.

Municipal Affairs told me to submit an objection to the Council regarding the elimination of the public secession and request that the proper procedures be followed to make the Town Plan a legal document. Municipal Affairs advised that the public must be notified regarding the public secession as outlined in the guidelines. Without the public secession the Town Plan will not become a legal document.

I herewith submit my objection, as requested by Municipal Affairs, and I trust that the Council will publish the required notices of a public information secession following procedures as outlined in the Planning Act.

Sincerely,

[Name Redacted]

Winnifred Bishop
October 29, 2015

Town of Cupids
PO Box 99
Cupids, NF A0A 2B0

Attn: Town Clerk:

To whom it may concern:

Please be informed that as a land owner and tax payer in the Town of Cupids that I or my proxy or [redacted] intend to attend the Public Hearing regarding the Cupids Municipal Plan 2014 and Cupids Development Regulations 2014 that is scheduled for November 4, 2015 at 7:30 p.m. at the Town Hall office in Cupids, NL.

We intend to submit verbal and written representations, objections and inquiries to the Commissioner regarding the Cupids Municipal Plan 2014 and Cupids Development Regulations 2014 that will include but are not limited to the following:

1. To challenge and object to the Town of Cupids factually incorrect and unproven claim contained in the Cupids Municipal Plan 2014 that: "Historically, Cupids was known as Cupers Cove. And that, "...It was the site of the first English settlement in Canada, established by the London and Bristol Company in 1610."

2. To challenge and object to the unreasonable and injurious imposition of the Cupids Heritage Overlay Area restrictions on our privately owned lands situated on or near Sea Forest Drive in Cupids which restrictions are or may be predicated on the factually incorrect and unproven claim that, "Historically, Cupids was known as Cupers Cove. And that, "...It was the site of the first English settlement in Canada, established by the London and Bristol Company in 1610."

3. To challenge and object to the unreasonable and injurious imposition of the Archaeological and Heritage Resources restrictions including a 100 meter buffer zone on our privately owned lands situated on or near Sea Forest Drive in Cupids which restrictions are or may be predicated on the factually incorrect and unproven claim that: "Historically, Cupids was known as Cupers Cove. And that: "...It was the site of the first English settlement in Canada, established by the London and Bristol Company in 1610."

4. To challenge and object to any and all unreasonable and injurious restrictions on development, best and highest use and enjoyment of our privately owned lands situated on or near Sea Forest Drive in Cupids as proposed by the Town of Cupids Municipal Plan 2014 and Cupids Development Regulations 2014.
5. To obtain copies of reports, correspondence and e-mails submitted by Government or private parties with vested interests in the land use planning and zoning of our privately owned lands in Cupids. We will request to obtain all submitted reports, correspondence and e-mails containing suggestions from these parties as submitted to the Town of Cupids or to the land use planning consultant which were considered or included in any manner in the formulation of the final Cupids Municipal Plan 2014 and Cupids Development Regulations 2014.

6. To obtain explicit rationale and justification for restrictions on the highest and best land use and development and to challenge and object to the unreasonable and injurious imposition of ALL other restrictions contained in the Cupids Municipal Plan 2014 and Cupids Development Regulations 2014 which are without foundation in law or fact, not based on the public interest and are not in the best interest of the private land owners and the tax payers in Cupids.

I am enclosing two copies of this letter which constitutes the required two signed written statements outlining our objections and representations.

If you have any questions, comments or concerns, please do not hesitate to contact me.

Sincerely,

Encls.
Cupids Salt Water Pond Private Land Owners Committee  
c/o Glenn Dawe, Chairman  

November 4, 2015  

Mr. T. W. Strickland  
Commissioner  
Public Hearing-Town of Cupids  
17 Matthew Place  
Portugal Cove-St. Phillips NL  
A1M 2B3  

as submitted for adoption on September 17, 2015 without adequate public consultation.  

Formal written objection and documented evidence to support our request that the 
Commissioner reject the inclusion, adoption and enactment of the restrictive land use 
and development plans and regulations contained in the Town of Cupids Municipal Plan 
and Development Regulations 2014 including the Cupids Cove Heritage Overlay Area, 
Archaeological and Heritage Resources and 100 Meter Buffer Zone to be imposed on 
privately owned lands in Cupids to protect the purported heritage of Cupids and any 
Archaeological and Heritage resources which may be located in the area surrounding 
Salt Water Pond and the Cupids Cove Plantation Provincial Historic Site.  

Dear Commissioner Strickland:  

I am writing to you as a private owner of land located at Salt Water Pond and Sea 
Forest Drive in the town of Cupids and as Chairman of the Cupids Salt Water Pond 
Private Land Owners Committee. I have discussed the content of the amended Town of 
Cupids Municipal Plan and Development Regulations 2014 with some of my neighbor 
land owners and they have asked that I express their concerns and objections to you in 
addition to expressing my own concerns and objections.  

Numerous private land owners will be adversely and injuriously affected by the Cupids 
Cove Heritage Overlay Area, Archaeological and Heritage Resources and 100 Meter 
Buffer Zone regulations and conditions proposed in the Town of Cupids Municipal Plan 
& Development Regulations 2014.  

The Town of Cupids Municipal Plan and Development Regulations 2014 have been 
subject to substantial changes and amendments. For unexplained reasons, the Town of 
Cupids did not allow adequate public consultation regarding the amended Town of 
It appears that officials with the Heritage Division of the Department of Business, Tourism, Culture & Rural Development [formerly the department of Tourism, Culture & Recreation] provided substantial verbal and written input and suggestions into the preparation of the amended Town of Cupids Municipal Plan and Development Regulations 2014 which were included practically verbatim into the amended Municipal Plan and Development Regulations. However, no input was sought or required from the private land owners who will be injuriously affected by the land use and development restrictions contained in the amended Municipal Plan and Development Regulations.

I am informed that the Town of Cupids has decided not to postpone the Public Hearing scheduled for November 4, 2015 and the Public Hearing will proceed despite the Town of Cupids not having allowed adequate public consultation and review of the substantially amended Town of Cupids Municipal Plan and Development Regulations 2014. I have forwarded a copy of this correspondence as part of a formal complaint to the Minister of the Department of Municipal and Intergovernmental Affairs.

I had intended to appear at the Public Hearing and present verbal and written submissions to you. However, I had inadequate notice, no public consultation opportunity and insufficient time to obtain documented evidence and to review all of the amendments to the Town of Cupids Municipal Plan and Development Regulations 2014. I was unable to identify and obtain all of the evidence, documents and e-mails from the department of Business, Tourism, Culture & Rural Development and other sources prior to the Public Hearing date that I required in order to prepare a complete verbal response and thorough written objection for submission at the Public Hearing.

Accordingly, in the interim, while I pursue gathering further information, I have prepared the following written submission for your review, investigation and consideration. This written submission will outline many of the objections we have regarding the amendments to the Municipal Plan and Development Regulations 2014 and the failure of the Town of Cupids to allow adequate public consultation and review of the amended Municipal Plan and Development Regulations prior to holding the Public Hearing.

In the absence of adequate notice, lack of open, transparent and meaningful public consultation and informed public participation at a Public Hearing, the Town of Cupids Municipal Plan and Development Regulations 2014 should not be approved by the Public Hearing Commissioner, should not be adopted by the Town of Cupids, should not be approved and should not be registered by the Minister of the Department of Municipal and Intergovernmental Affairs.

My neighbors and I who own properties in the town of Cupids strongly oppose and object to the inclusion, adoption, enactment and imposition of the restrictive Cupids Cove Heritage Overlay Area, 100 Meter Buffer Zone and Archaeological and Heritage regulations contained in the Town of Cupids Municipal Plan and Development Regulations 2014. My objection includes but is not limited to the following reasons:
1. The Town of Cupids Municipal Plan 2014 at page 8 states: "General-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."

I strongly object to and oppose the approval of inclusion of the content of the general clause contained in the Town of Cupids Municipal Plan 2014 on the grounds that it is short sighted in scope, prejudiced and discriminatory in nature, discouraging to future development and expansion of the Town. The general clause permits the Town Council to abdicate its responsibility to encourage and promote development, discourages population growth, obstructs any substantial increase of the commercial and residential taxation revenue base. The content of the general clause precludes any consideration for future development proposals in certain areas of the community which otherwise should be approved for development except that provision of expanded municipal services in the community would be deemed to be uneconomical in conformity with the anti-growth, anti-development and anti-change bias of the Town Council.

2. The Town of Cupids Municipal Plan 2014 at page 8 states: "Archaeological and Heritage Resources-The Provincial Archaeology Office has identified at least seven archaeological sites in an arc around Salt Water Pond, Mill Brook, First Colony Road, Cupids Pond, plus another eighth site, located near Newman's Point. There may be more sites in this general area, and perhaps elsewhere in the community. These sites are protected by buffers where all development entailing excavation except for surface landscaping and fencing, must be reviewed and approved by the Provincial Archaeology Office of the Heritage Division of the Department of Tourism, Culture & Recreation before a permit is issued by the Town. The area that appears to have the highest degree of archaeological potential is identified as "Cupids Cove Heritage Area" under Section 2.4 which overlays the other designations under the municipal plan and zones under the development regulations. Within this area any development entailing excavation except as noted, surface landscaping and fencing, requires approval of the Provincial Archaeology Office before a permit is issued by the Town."

The Town of Cupids Municipal Plan 2014 at pages 11-12 states: "Cupids Cove Heritage Area Overlay-The Cupids Cove Heritage Area Overlay is designed to achieve two objectives: (a) highlight and focus attention on the historic core of Cupids;(b) protect and appropriately develop the archaeological, heritage and community resources of this historic core."

"Development within this area shall be reviewed by the Town to ensure that these objectives are being met regardless of the underlying designations and zones, in doing so it shall where appropriate consult with the Heritage Division and other agencies as needed."

"Within this area the Town will consider strategies and policies to both protect and develop its special characteristics and heritage resources. This could include:
(a) heritage mapping, including an assessment of building and landscape typologies;

(b) design guidelines or regulations employing graphic images of recommended design practice to ensure that the design of buildings maintains the scale, placement and overall character of the area:

(c) the preparation of a development plan that considers opportunities for public improvements and amenities, infill, and other potential developments that capitalize on heritage and community assets and resources-physical, historical, cultural and human."

I strongly object and oppose the approval and inclusion of the foregoing clauses in the Town of Cupids Municipal Plan 2014 on the grounds that the Town of Cupids Municipal Plan and Development Regulations 2014 have been created without any meaningful consultation with the private land owners and without any consideration of and protection for the highest and best uses for their privately owned properties which are located within the Cupids Cove Heritage Overlay Area. These privately owned properties will be subject to onerous restrictions on any highest and best use land use and development that does not conform with the funding of make work projects for Archaeologists, long term development plans and political goals of the Heritage Division of the Department of Tourism, Culture and Recreation [now the department of Business, Tourism, Culture & Rural Development]

The Town of Cupids and the Heritage Division of the Department of Business, Tourism, Culture & Rural Development have created the Town of Cupids Municipal Plan and Development Regulations 2014 to enable the imposition of onerous and injurious land use and development restrictions which will preclude private property development, impede the highest and best use and development of the land, undermine the market value of private properties and empower the Town of Cupids and the Department of Business, Tourism, Culture & Rural Development to impose onerous restrictions designed to further the goals of the Town of Cupids and Department of Business, Tourism, Culture & Rural Development to the detriment and injurious affection of the owners of the land. I strongly oppose and object to the imposition to the arbitrary and highly restrictive land use and development regulations contained in the Town of Cupids Municipal Plan and Development Regulations 2014.

3. The Town of Cupids Municipal Plan 2014 at page 2 states:" History, Heritage, Archaeology and Settlement Patterns-Historically, Cupids was known as Cupers Cove. With the focal point of Pointe Beach and Saltwater Pond it was the site of the first English Settlement in Canada, established by the London and Bristol Company in 1610."

The Historical Record shows that John Guy of the London and Bristol Company landed at Cupers Cove in 1610. However, the Historical Record contains documents and maps which clearly shows that Cupids was NOT Cupers Cove and that John Guy landed at a
place called Salmon Cove in 1610 which was located near to the modern day town of Avondale. John Guy NEVER mentioned Cupids or the Cupids Cove Plantation in any of his letters from Cupers Cove in the 17th century. The Historical Record of the Province of Newfoundland and Labrador contains NO references to or record of any place called the Cupids Cove Plantation!

Nevertheless, despite the fact that the Historical Record contains NO reference to or record of a place called the Cupids Cove Plantation, the Government of Newfoundland and Labrador expropriated several privately owned properties located on Sea Forest Drive near the Salt Water Pond to create and designate the Cupids Cove Plantation Provincial Historic Site in Cupids to commemorate an historic place which NEVER existed.

For decades the Town of Cupids claimed that John Guy's Sea Forest Plantation was located on privately owned lands in Cupids. The Town of Cupids named the main street in the community as Sea Forest Drive. We discovered evidence in the Historical Record which completely refuted the spurious claim that the Sea Forest Plantation was located in Cupids. The Historical Record documents show clearly that the Sea Forest Plantation was located near to the modern day town of Avondale.

When the Department of Tourism, Culture and Recreation attempted to gain access to our privately owned land on Sea Forest Drive in its search for the Sea Forest Plantation and/or Cupers Cove Plantation in Cupids, we opposed the Department in Court.

4. In a sworn affidavit dated December 22, 1998, William Gilbert, the Chief Archaeologist at Cupids stated: "That based on my research Sea Forest Plantation was a personal grant of land to John Guy, which land was not even in Cupids, and which is distinct from the actual site of the Colony itself." (Please refer to attached Affidavit of William Gilbert dated December 22, 1998)

The Chief Archaeologist admitted that the Sea Forest Plantation which the Town of Cupids had long claimed was located in Cupids was in fact NOT located in Cupids. Despite this revelation, the Government of Canada and the Government of Newfoundland and Labrador continued to fund and support the search on our lands for the site of the Cupers Cove Plantation when the Governments knew or ought reasonably to have known that the Sea Forest Plantation and the Cupers Cove Plantation were NOT located on our lands in Cupids.

The Court deferred to the demands of the Department of Tourism, Culture & Recreation and allowed the Government archaeologists to enter onto our lands to search for a Plantation established by John Guy in Cupids despite the fact that John Guy had NOT landed in Cupids and John Guy had NOT established any Plantations in Cupids in 1610.
The remnants, foundations, root cellars and artifacts of an early Planter/Fisher homestead were uncovered on our private properties in Cupids. The finding of such ubiquitous artifacts which can be found on privately owned properties almost anywhere in Conception Bay was quickly exploited to support the unproven claim that John Guy of the London and Bristol Company Plantation had established the Cupers Cove Plantation at Cupids.

However, our research uncovered evidence in the Historical Record which completely refuted the claim that Cupids Cove was Cupers Cove. The documents and maps in the Historical Record clearly show that Cupids is NOT Cupers Cove. The Cupers Cove Plantation was NEVER located in Cupids. The Historical Record clearly shows that Cupers Cove was located near to the modern day town of Avondale.

The highly restrictive land use and development and Archaeology and Heritage protection regulations contained in the Town of Cupids Municipal Plan and Development Regulations 2014 will adversely and injuriously affect our private properties at or near to Salt Water Pond and Sea Forest Drive. The Archaeology and Heritage protection regulations and expansive buffers zones are predicated on unproven or incorrect historical assumptions.

The Archaeological and Heritage protection regulations and buffer zones should not be approved, adopted, registered and enacted into force. The land use and development and Archaeology and Heritage protection regulations are so onerous, injurious and open to abuse that they can and will be employed by the Town of Cupids to reject, refuse and restrict land use and development and undermine the market value and prevent the highest and best use and development of our privately owned land.

The restrictive land use and development regulations and the onerous Archeological and Heritage protection regulations contained in the Town of Cupids Municipal Plan and Development Regulations 2014 are predicated on local myth, folklore and a spurious claim to historical fame in Cupids that is unproven, unsupported by the facts and is completely refuted by numerous documents and maps contained in the Historical Record.

The spurious claim by the Town of Cupids that Cupids has special historical significance of being the First English Settlement in Canada is unproven and unsupported by the Historical Record. The Town of Cupids and the Department of Business, Tourism, Culture & Rural Development have colluded to create and impose unreasonable and overly restrictive land use and development regulations and unreasonable and onerous Archaeological and Heritage protection regulations in the Town of Cupids Municipal Plan and Development Regulations 2014.

The Town of Cupids and the Government of Newfoundland and Labrador have promoted spurious claims that Cupids was formerly known as Cupers Cove and that John Guy landed at Cupids where Guy is purported to have established the Cupers
Cove Plantation at Cupids in 1610. The claims of the purported special historical significance of the town of Cupids are not supported by the Historical Record.

I have obtained numerous documents which show that the Town of Cupids and other parties have a vested interest in promoting the highly questionable historical and heritage claims regarding Cupids. The Town of Cupids and other parties have been extremely active in lobbying the Government of Canada and the Government of Newfoundland and Labrador to obtain funding and land acquisition to enable the Town of Cupids and other parties to proceed with development projects which involve control of or acquisition of our privately owned lands at Sea Forest Drive near the purported Cupids Cove Plantation site and control of or acquisition of our privately owned lands at Salt Water Pond near the Town of Cupids marina at Pointe Beach.

5. An e-mail dated April 3, 2003 sent by Roy Dawe, a former Mayor of the Town of Cupids, to Joanne Smyth of the Atlantic Canada Opportunities Agency (ACOA) stated: "Further to our discussion earlier today, I fully understand that you can only confirm that the funding proposal is under active evaluation and that the land acquisition has to be resolved before Cupids historic developments can proceed....I think you would agree, as previously pointed out to us by funding officials, if the Cupids Masterplan is to be successful, the developments have to be controlled by a community-based resource and that same resource has to "be seen" as the owner of the "engine" that is driving the development, (ie. The archaeology) It would only serve to muddy the waters for the Minister to learn that Cupids funding is mixed up into a second application." (Please refer to attached e-mail dated April 3, 2003 from Roy Dawe)

It appears that the mysterious Cupids Master Plan is one of the directing forces behind the overly restrictive and injurious land use and development and Archeological and Heritage protection regulations contained in the Town of Cupids Municipal Plan and Development Regulations 2014.

I have attached examples of the numerous historical documents and maps available in the Historical Record that we have researched.

The content of these historic documents and maps completely refute claims made by the Town of Cupids and the Government of Newfoundland and Labrador which purport that Cupids was formerly known as Cupers Cove and that John Guy landed at Cupids in 1610. The documents and maps contained in the Historical Record clearly show that John Guy did NOT establish a Colony at Cupids and that Cupids is NOT Cupers Cove.

6. On October 6, 1610 John Guy wrote a letter from Cupers Cove to Sir Percival Willoughby in which Guy stated: "...we arrived (God be praised) all in saftie in the bay of Conception, in Newfoundland, (in the) harbour here called Cuperres coue; which is a branch of Sammon Coue,[Salmon Cove]." (Please refer to attached letter by John Guy dated October 6, 1610)
There is a place named Salmon Cove located near to Cupids today. However, the 17th century maps and documents contained in the Historical Record clearly show that there was no place called Salmon Cove named, inhabited or shown on any map that was located near to Cupids in the 17th century when John Guy arrived in Conception Bay.

7. The Historical Record clearly shows that the documented boundaries of the Colony of Avalon extended from Ferryland to Petty Harbour to Salmon Cove (now Avondale). The description of the boundaries of the Colony of Avalon states: "...the said porte of Petit [Petty] Harbour, and so extending along the south border of the said Collony of St. John's, extendeth itself into a certain little bay called Salmon Cove lying on the south side of the Bay of Conception, including one half of the river that falleth into the said cove.....where it meets with the land of John Guy, Citizen of Bristolle named Sea Fforest is bounded with a certain river or brooke..." It is known that the Salmon Cove which was located near to the Sea Forest Plantation owned by John Guy was the same Salmon Cove which was a boundary of the Colony of Avalon and that the Sea Forest Plantation and the boundaries of the lands of the Colony of Avalon were located near to Avondale and were NOT located in Cupids. (Please refer to attached Charter of Avalon of 1623 which shows the boundaries of the Colony of Avalon)

The Salmon Cove (now Avondale) which was a boundary of the Colony of Avalon is the same Salmon Cove to which John Guy referred to in his letter dated October 6, 1610. The Historical Record clearly shows that John Guy's Sea Forest Plantation was located near where the town of Avondale is now. It is known that the Sea Forest Plantation was owned personally by John Guy and was located near to the Cupers Cove Plantation where John Guy was the First Governor. The Historical Record clearly shows that the Salmon Cove (now Avondale) to which John Guy referred was located near to the Cupers Cove Plantation and that same Salmon Cove (now Avondale) was a boundary of the Colony of Avalon lands. It is known that the boundaries of the lands of the Colony of Avalon did NOT extend to Cupids Cove so the Salmon Cove referred to by John Guy MUST be located near the town of Avondale and NOT near Cupids. The Historical Record clearly shows that both the Cupers Cove Plantation and the Sea Forest Plantation were NOT located in Cupids!

8. A map of the Avalon Peninsula created by William Hacke in London, England in 1677 shows Cupids Cove. In his letter dated October 6, 1610 John Guy stated that Cupers Cove was located near to Salmon Cove. The map clearly shows that in the year 1677 that the Salmon Cove which John Guy stated was situated near to Cupers Cove was actually located near to where the town of Avondale is located now. This map dated in 1677 shows that Cupids Cove and Salmon Cove/Cupers Cove were NOT the same place. (Please refer to attached 17th century map by William Hacke originally dated in 1677)

9. A map of the Avalon Peninsula attributed to a 17th century map maker shows Cupids Cove. This map clearly shows that the Salmon Cove that John Guy referred to in his letter of October 6, 1610, was located near to Avondale and was the same
Salmon Cove which was a boundary of the Colony of Avalon was also located near to where the town of Avondale is now. This map shows that Cupids Cove and Cupers Cove which was located near to Salmon Cove (now Avondale) were NOT the same place as is claimed by the Town of Cupids and the Government of Newfoundland and Labrador. (Please refer to attached 17th century map)

10. A map of the Avalon Peninsula created by Robert Laurie and James Whittle of London, England in 1794 shows Cupids Cove. The map clearly shows the Salmon Cove which was located near to Cupers Cove and which formed a boundary of the Colony of Avalon was located near to where the town of Avondale is now and was NOT located near to Cupids. (Please refer to attached map by Robert Laurie and James Whittle dated 1794)

11. On June 16, 2010 the Hon. Tom Hedderson made a statement in the House of Assembly which was quoted in the Hansard Record as follows: "It is about Cooper's Cove, or Cuper's Cove some call it. We call it, in modern day terms, Cupids." The Hon. Tom Hedderson made that statement in the House of Assembly which indicated that Cupids and Coopers Cove or Cupers Cove were the same place. The statement by the Hon. Tom Hedderson is not historically factual and is not supported by the Historical Record of the Province. (Please refer to attached Statement by the Hon. Tom Hedderson of June 16, 2010 as recorded in Hansard)

12. A map of the Avalon Peninsula created by John Senex and John Harris of London, England in 1719 shows Coopers (Cupers) Cove located in the area near where the town of Avondale is now. (Please refer to attached map by John Senex and John Harris dated 1719)

13. The map created by John Senex and John Harris clearly shows the name Coopers Cove was still in use in the year 1719. The name Coopers Cove remained in use for some years thereafter. The location of Coopers Cove in 1719 is shown on the map as being near to the area where the town of Avondale is now. The numerous documents and maps contained in the Historical Record clearly show that in 1610 Cupids Cove and Cupers Cove were separate and distinct places located a number of miles apart. The documents and maps contained in the Historical Record clearly show that Cupids Cove and Coopers Cove or Cupers Cove are NOT the same place as claimed by the Town of Cupids and the Government of Newfoundland and Labrador.

14. Despite the spurious and unsubstantiated claims of the Town of Cupids and the Government of Newfoundland and Labrador regarding the purported history of Cupids, it is clear from the content of numerous documents and maps contained in the Historical Record that the authentic Sea Forest Plantation, Cupers Cove Plantation or the so called John Guy Settlement were NOT located in the town of Cupids.

15. The buried human remains of several early Planter/Fishers who were the early settlers and owners of the privately owned land on which the fictional Cupids Cove
Plantation was created, were found. The buried human remains were apparently not exhumed and subjected to forensic examination in order to identify who they were or when and how they died. Nevertheless, despite having no conclusive proof of their identity, the buried human remains found in Cupids were quickly attributed as being members of the London and Bristol Company settlers led by John Guy who had died shortly after their arrival in Newfoundland in 1610.

16. The Newfoundland’s Grand Banks Site contains a photograph of an excavated Headstone from the purported John Guy Settlement Cemetery at the Cupids Cove Plantation Provincial Historic Site in Cupids. The photograph shows a Headstone from the early 1700’s. It appears that two Headstones were excavated at the site in Cupids. It appears that one Headstone was from 1720 and the other Headstone was from 1780.

17. The caption attached to the Headstone photograph states: “We had originally thought that this headstone was much older, But information, brought to our attention, indicates that it is from the early 1700’s.” In any event, the John Guy settlers died between 1610 and 1613 so the existence of Headstones on the site in Cupids from the early to late 1700’s could have NO connection whatsoever to the John Guy settlers. (Please refer to attached photograph of a Headstone found at the purported John Guy Settlement Cemetery at the Cupids Cove Plantation Provincial Historic Site in Cupids)

18. It appears that the two Headstones which were excavated at the Cupids Cove Plantation Provincial Historic Site in Cupids have been left exposed to the environment, acidic soil and natural weather elements to deteriorate. It appears that no effort has been made to subject the Headstones to any scientific methods to identify the engraved markings and extract information from the Headstones that would identify the names and dates of death of the persons buried beneath those Headstones in Cupids.

19. It appears that the Hon. Terry French, Minister of the Department of Tourism, Culture and Recreation was misinformed, misled or had information withheld from him regarding the documents and maps contained in the Historical Record which show that Cupids is NOT Cupers Cove. On May 20, 2011, the Hon. Terry French, Minister of the Department of Tourism, Culture and Recreation designated expropriated privately owned land in Cupids as the site of the Cupids Cove Plantation Provincial Historic Site.

It appears that the Hon. Terry French had not been informed of or ignored the fact that the Historical Record of Newfoundland and Labrador contains NO references to any place named the Cupids Cove Plantation. Well documented historical evidence in the Historical Record shows that Cupids is NOT Cupers Cove and that a place named the Cupids Cove Plantation was never established by John Guy in Cupids.

20. A Department of Tourism, Culture and Recreation News Release stated: "Archaeologist Bill Gilbert discovered the Cupids Cove Plantation site in 1995. It dates back to 1610 when Bristol merchant John Guy arrived at Cupers Cove (now Cupids) with a small group of colonists-Canada’s first English settlers." (Please refer to attached
Department of Tourism, Culture and Recreation News Release-Designation of New Provincial Historic Site Celebrated in Cupids- dated May 20, 2011

The News Release contained the statement that “John Guy arrived at Cupers Cove (now Cupids)”. The Department of Tourism, Culture and Recreation knew or ought reasonably to have known that any claim that John Guy arrived in Cupids is not factual and is not supported by the Historical Record.

The News Release stated that Archaeologist Bill Gilbert had discovered the Cupids Cove Plantation site. It appears that John Guy never mentioned a Cupids Cove Plantation and no place named the “Cupids Cove Plantation” was ever recorded or referred to in the Historical Record of Newfoundland and Labrador. The Government of Newfoundland and Labrador expropriated privately owned land, including my land, to create, designate and commemorate the Cupids Cove Plantation as an historic site despite the fact that the so called Cupids Cove Plantation is not mentioned in the Historical Record of the Province.

The Archaeological and Heritage protection regulations, the Cupids Cove Heritage Overlay Area and 100 meter protection buffer zones in the Town of Cupids Municipal Plan and Development Regulation 2014 are predicated on unproven or discredited historical claims and are designed to protect and promote an historical fiction in Cupids.

21. The site in Cupids was not designated as the Cupers Cove Plantation Provincial Historic Site but was instead designated as the Cupids Cove Plantation Provincial Historic Site. The Cupids Cove Plantation Provincial Historic Site in Cupids officially commemorates a fictional historic site named the Cupids Cove Plantation. The Historical Record shows that John Guy or Henry Crout of the London & Bristol Company never referred to Cupids and never referred to a place named the Cupids Cove Plantation in their letters.

22. The Cupids Cove Plantation Provincial Historic Site in Cupids contains the remains of an early Planter/Fisher homestead which has no proven connection to John Guy and his settlers. The Cupids site and 17th century artifacts have no special or extraordinary historical significance to justify the imposition of the onerous protections contained in the Town of Cupids Municipal Plan and Development Regulations 2014.

No connection between John Guy and Cupids has been conclusively proven. The 17th century artifacts in Cupids are ubiquitous and can be found in any early settled area of Conception Bay. The discovery of artifacts from 1610 does not prove that those items were actually deposited on the site in Cupids by John Guy and his settlers. The claim by the Town of Cupids and Government of Newfoundland and Labrador that the site in Cupids was occupied by John Guy and his settlers has never been proven and is completely refuted by the numerous documents and maps contained in the Historical Record.
23. The Town of Cupids and the Government of Newfoundland and Labrador have promoted the spurious claim that Cupids is the authentic location of the Cupers Cove Plantation which was the First English settlement in Canada.

24. We strongly object to the promotion and protection of lands in Cupids as the purported site of the Sea Forest Plantation, Cupers Cove Plantation or so called John Guy Settlement on the grounds that the Historical Record clearly shows that the authentic locations these places were NOT in Cupids.

25. The Historical Record clearly shows that there is NO authentic historical connection between the Cupids Cove Plantation, Sea Forest Plantation, Cupers Cove Plantation or the so called John Guy Settlement and the town Cupids.

26. Spurious and unfounded claims of special extraordinary historical significance of Cupids were used by the Town of Cupids and the Government of Newfoundland and Labrador to justify the expenditure of public funding for archaeological and heritage projects, to expropriate privately owned land and to improperly impose the onerous and overly restrictive land use and development and Archaeology and Heritage protection regulations and expansive buffer zone protection contained in the Town of Cupids Municipal Plan and Development Regulations 2014.

27. The Historical Record completely refutes the spurious claim that the town of Cupids was formerly known as Cupers Cove and is the location of the historic Cupers Cove Plantation founded by John Guy in 1610. The Department of Tourism, Culture and Recreation undertook no due diligence and did not adequately investigate the veracity and historical accuracy of claims by the Town of Cupids prior to designating the site in Cupids as the Cupids Cove Plantation Provincial Historic Site.

28. There is no proof that the authentic location of the Cupers Cove Plantation has been discovered in the town of Cupids. Despite being designated as a Provincial Historic Site for reasons of political expediency, the Historical Record shows that the fictional Cupids Cove Plantation has absolutely no proven connection to John Guy and the London & Bristol Company.

29. I strongly oppose and object to the approval, inclusion, adoption and registration of sections of the Cupids Municipal Plan and Development Regulations 2014 pertaining to Archaeological and Heritage protection regulations and expansive buffer zones which are predicated on unproven claims and incorrect assumptions regarding the purported history of the town of Cupids.

30. Private land owners in Cupids will be adversely and injuriously affected by the imposition of the onerous and injurious Cupids Heritage Overlay Area, Archaeological and Heritage protection regulations and 100 meter Heritage Area protection buffer zone on our privately owned lands located at or near Salt Water Pond and Sea Forest Drive in Cupids.
November 4, 2015

I respectfully request that the provisions for the Cupids Cove Heritage Overlay Area, Archaeological and Heritage protection restrictions and expansive buffer zone protections contained in the Town of Cupids Municipal Plan and Development Regulations be reviewed, amended, rescinded, revoked, not approved or stayed and given no force and effect.

The Cupids Cove Heritage Overlay Area, Archaeological and Heritage protection regulations and expansive buffer zone protections around the privately owned lands at Salt Water Pond, Sea Forest Drive and the Cupids Cove Plantation Provincial Historic Site in Cupids are being imposed for ulterior motives, will impose injurious and adverse effects on private land owners, are not in the public interest, are not supported by the Historical Record, are defective in fact and due to the extensive protections already in force pursuant to the Historic Resources Act, are superfluous, excessive and not necessary in law.

I trust that you will accept, include, investigate and afford earnest consideration to the content of my written submission in your final report as part of the evidence submitted to the Town of Cupids Municipal Plan and Development Regulations 2014 Public Hearing which you, as the Commissioner, held in Cupids on November 4, 2015.

I trust that the foregoing written submission contains information which will be of assistance to you in your findings of fact, deliberations and preparation of your final report.

Thank you for your attention to this important matter. If you have any questions or require additional information, please do not hesitate to contact me.

Please inform me as to how and when I can obtain a copy of your Cupids Municipal Plan and Development Regulations 2014 Public Hearing final report.

Sincerely,

Glenn Dawe
Chairman

Encls.

s.40(1)
1998 St. J. No. 3628

BETWEEN: HOPE DAWE APPELLANT

AND: HER MAJESTY THE QUEEN IN RIGHT OF NEWFOUNDLAND RESPONDENT

AFFIDAVIT

I, William Gilbert, make oath and say as follows:

1. That as to paragraph 49 of the affidavit of Hope Dawe filed in this matter I state that I did with Roy Dawe make inquiries of the dozer operator as to the nature of his work and I did advise him as to the importance of my excavations. I did not and nor did Mr. Roy Dawe while he was in my presence order the operator to cease work or hold ourselves out as persons in authority under the Historic Resources Act.

2. That based upon my research Sea Forest Plantation was a personal grant of land to John Guy, which land was not even in Cupids, and which is distinct from the actual site of the Colony itself.

Sworn to at St John's this 22 day of December, 1998

before me:

William Gilbert
From: Roy Dawe  
Sent: April 3, 2003 10:47 PM  
To: Joanne Smyth  
Cc: Lloyd Kane; Arthur May  
Subject: Letter to Minister Batteny

Further to our discussion earlier today, I fully understand that you can only confirm that the funding proposal is under active evaluation and that the land acquisition has to be resolved before Cupids historic developments can proceed, however I would be remiss not to point out to you that the letter should not make reference to the fact that there is a second application being evaluated.

I think you would agree, as previously pointed out to us by funding officials, if the Cupids Masterplan is to be successful, the developments have to be controlled by a community-based resource and that same resource has to "be seen" as the owner of the "engine" that is driving the development, (i.e., the archaeology).  

It would only serve to muddy the waters for the Minister to learn that Cupids funding is mixed up into a second application. As you are aware, this second application is from a party that is not community-based and we have agreement from the party that they are agreeable to have Cupers Cove Heritage Foundation be the umbrella sponsoring group for future Cupids archaeology.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
Potential copyright material

If you wish to obtain a copy please contact the ATIPP Office at (709) 729-7072 or atippoffice@gov.nl.ca.
MR. HEIDERS: Thank you, Mr. Speaker.

Of course, I have been in this House for, I guess going on a little more than a decade, and I would have to say, Mr. Speaker, this is one of my prouder moments to be able to stand and support a private member's motion with regard to a fantastic celebration that, even as we speak, is unfolding.

It is the 400th anniversary of the birthplace of English Canada in a small community in Newfoundland and Labrador. It is part of the rich history, not only of our Province but it is part of the rich history of a nation. We can even go further and talk about how it has great significance internationally as well.

It is about Cooper's Cove, or Cuper's Cove some call it. We call it, in modern day terms, Cupids. It is about a voyage, not necessarily of discovery but of settlement. It was a voyage that happened 400 years ago and it was an event, of course, that changed the course of history in many different ways. The story of John Guy, coming in with I guess, his merry band of men at first, and later followed by females, that this planned settlement was indeed to spur settlements throughout, not only Newfoundland and Labrador but Canada as well.

Mr. Speaker, it is a celebration of a historical event. An event that did change the course of history, but it is also a celebration of the tenacity, the determination, the toll, the foresight and vision of a company, the Bristol Company, in the form of John Guy. Of course, their vision and insight was spot on, as we here stand on basically the same soil today, a very vibrant, a very, I guess forward-thinking jurisdiction in the nation of Canada. Of course, we understand very well that these sorts of things do not come easy.

So, when we talk about the celebration — and it is the celebration, as well, Mr. Speaker, not only of that beginning of John Guy and his people, and that planned community whose story is recorded now in prose and in the journals that he left, in song and historical documentation, but it is also a story that a more modern group of voyagers took upon themselves to make sure that it was celebrated — and not only celebrated, but also to give an indication that those early settlers left a great legacy. That legacy has not been forgotten, nor has it been ignored, in the sense that the settlers who went to stay there and prosper and grow during those 400 years have given way to a community now that is strong, that is vibrant, that is prepared to celebrate with the world, this tremendous, tremendous event.

Mr. Speaker, it is not only about the event; it is about bringing together or unearthing aspects of the story that may have been forgotten or lost. Of course, we can attribute a lot to the archaeologist, Mr. Bill Gilbert, who has already been mentioned, in 1995 really indeed did the first discovery. It was a cellar pit about twenty feet by seven, and that was the first indication of where the plantation was located. Mr. Speaker, you see, it was not an easy find because even though the description of the plantation was included in the journal of John Guy, the location of it and the changes — because it was obviously a community that was forested when they came in — I guess the changes that occurred over time really hid where that plantation was originally, so it was a great discovery in 1995. The cellar pit was followed by a homestead. The homestead, of course, was not standing, but as in all digs, basically, you look for something that would withstand the ravages of time and in this particular case it was a chimney and a fireplace, followed by a third building that was not as intact but the floors were intact and by the investigation that was probably a storehouse.

As well, following that there was a discovery of a two-foot wide stone wall that was perhaps the outer boundary that would have replaced the wooden structure that was originally there and the wooden enclosure. The latest find, Mr. Speaker, is even a more interesting one because it is - I think it was just last year when they were moving a stack of wood just to make room for something else, they discovered the top of a headstone. As they now have — and that is ongoing, they have discovered something like nine graves. So it is very, very likely, but not yet proven, that is probably where the original grave sites of the original settlers would have been and that will certainly give rise to further investigation.

But again, 150,000 artifacts later, we found as well, and the member has already mentioned the oldest English coin that was found. As a matter of fact, it is an Elizabethan silver four pence that was minted in the Tower of London somewhere between 1560 and 1561. So again, the oldest colony, English colony, the oldest gold coin, and of course, we have dig site now that certainly indicates to us where it would be.

We have to take our hats off to Mr. Gilbert. He has done not only the dig itself but, academically, he has spurred, I
Designation of New Provincial Historic Site Celebrated in Cupids

Cupids Cove Plantation was officially designated as a Provincial Historic Site today. The Honourable Terry French, Minister of Tourism, Culture and Recreation, was in Cupids to make the announcement.

"Cupids Cove Plantation was opened for the historic Cupids 400 Celebrations last summer," said Minister French. "Today, we are taking the time to celebrate its significance as our newest Provincial Historic Site, a place of great historical significance to this province, the country, and indeed the world. Cupids is one of our important founding stories that speaks to the earliest English efforts to colonize Newfoundland and Labrador and of the persistence of our early settlers in the face of many challenges."

Archaeologist Bill Gilbert discovered the Cupids Cove Plantation Site in 1995. It dates back to 1610 when Bristol merchant John Guy arrived at Cupers Cove (now Cupids) with a small group of colonists—Canada’s first English settlers. By 1613, the colonists had built at least 16 structures, including a fort, sawmill, gristmill, and brew house.

"The designation of the Cupids Cove Plantation as a Provincial Historic Site will ensure that this site of such important historical significance is preserved for future generations," said the Honourable Tom Hedderson, Minister of Transportation and Works and MHA for Harbour Main. "As the first English settlement in Canada, this site plays an integral part in the story of our province and nation and I am pleased that both residents and tourists will continue to have the opportunity to share in that story long into the future."

More than 150,000 artifacts have been found at the Cupids Cove Plantation, with a number of items and fragments coming from the late 1500s and early to mid 1600s. Among these artifacts are the oldest English coin found in Canada, along with ceramics, household goods and much more. Cupids Cove Plantation Provincial Historic Site will be operated by the Baccalieu Trail Heritage Corporation, in partnership with the Provincial Historic Sites Branch.

Today’s event was also the launch of the summer season for Provincial Historic Sites in the province. All sites open tomorrow (Saturday, May 21). Resident and non-resident visitors can explore the Provincial Historic Sites virtually at the newly designed seehislites.ca and in person throughout the summer months.

Beginning this season, visitors to Provincial Historic Sites will see expanded and more customized programming, a combination of special events, demonstration series, self-directed tours, themed tours, and school programs.

Three small-scale interpretive site animation programs and self-guided tours are being developed for various Provincial Historic Sites around the province. This is being made possible through an additional investment for Provincial Historic Sites programming of $75,000 in Budget 2011 Standing Strong: For Prosperity. For Our Future. For Newfoundland and Labrador.

Through total funding of $5.1 million in Budget 2011, the Provincial Government will build on investments made under its cultural strategy Creative Newfoundland and Labrador: The Blueprint for Development and Investment in Culture, to further support opportunity in the arts and heritage sectors. Since the introduction of the cultural strategy in 2006, over $58 million in new funding has been invested in the cultural and heritage sectors.
Please accept this letter as a response to the Notice of Public Hearing at the Town Office, Cupids at 7:30pm on November 4, 2015 regarding the Town of Cupids Municipal Plan 2014 and Development Regulations 2014.

Pursuant to the public information session held on November 19, 2013 and a subsequent public meeting we note that some changes have been made in the Municipal Plan 2014 and Development Regulations 2014.

The purpose of this letter is to object to the Municipal Plan 2014 and its Development Regulations. Please find attached a letter of request and accompanying map, we submitted to the Town of Cupids on December 3, 2013 regarding the Municipal Plan 2013 and Development Regulations 2013. In that letter, Item 1, referencing the Southside Area, recommends that the Town change the designated area in Municipal Plan 2013 from Conservation to Residential Mixed. The current Municipal Plan 2014 has the area zoned as Comprehensive Development Area 3.

We have not been informed by the Town of any reasons as to why our request has been denied. In addition, we have not been presented with a reasoned case to support its designation as Comprehensive Development Area 3 as opposed to the Residential Mixed designation which we recommended and which we believe is most consistent with its traditional use and anticipated future use.

The Mayor of Cupids stated at the last public hearing regarding the Municipal Plan that residents would be provided with the chance to provide additional input and feedback pending the Town’s consideration of and response to objections and presentations received up to that point and prior to the Municipal Plan and Regulations becoming officially adopted by the Town of Cupids. It is within this context that we look forward to the opportunity to continue to engage in the process of public hearings regarding the Municipal Plan 2014 and Development Regulations 2014.

Sincerely,

Patrick J. Laracy  Nov. 1, 2015

Peter J. Laracy  Nov. 1, 2015
Please accept this letter as a response to the above-noted new proposed Town Plan and Development Regulations. Pursuant to the public information session held on November 19, 2013 we note that the proposed new Town Plan and Development Regulations will have the effect, amongst other things, of changing the current land use zoning of the town, and specifically to two areas of the town that affect our rights as land owners.

We provide our comments as follows:

1. Southside (see attached map). The Southside area which abuts the Town of South River has traditionally been a settled area focused on farming and fishing. We own land in the area dating back to the early 1800's and are aware that there may be other private land owners. We object to the area outlined in the attached map being re-zoned "Conservation" from the current "Rural" zoning. A designation of Conservation will sterilize our land and effectively be an expropriation of our beneficial land rights. Given the current access to this area by way of the Salmon Cove road through South River we would support a rezoning of the area to RM - "Residential Mixed", consistent with its traditional use and anticipated future use.

2. Northside Cupids Pond (First Pond, north of the Track, see attached map). We object to the proposed rezoning to "Environmental Protection" (hereafter "EP") from the current "Rural". Our concern is primarily with the width of the proposed EP zone. We see no compelling reason for the proposed EP zone to exceed the current 15 metre Provincial buffer zone along water bodies. The proposed zone is approximately 50+ metres wide which would include the majority of our land (as indicated), rendering it useless for any future development. We would support the re-zoning to EP if it is 15 metres wide. We note the EP zone on the south side of the pond appears to be 15 metres wide. We also note that the north side of the pond including our land is already included in the Heritage Overlay affording it extra-protection from development.

We appreciate the opportunity for residents to have input into these very important decisions. We anticipate that our concerns will be addressed in a positive manner and await your response in that regard. It is our understanding that no binding decision will be made by Council on the new Town Plan and Development Regulations nor will they be submitted to the Dept. of Municipal Affairs or other relevant authority without responding to our (and other) submissions so as to allow further input if the proposals herein are deemed unacceptable.
Generally, we acknowledge the beneficial purpose and intent of a new Town Plan though question the merits of so much restrictive Conservation and Environmental Protection zoning in a rural town. The Development Regulations are quite comprehensive and will require significant resources to administer and enforce. We urge the Town Council to take these matters into consideration when deliberating on these important decisions. We hope that this regulatory burden will not unduly fall upon the taxpayers, particularly those who intend on abiding by the regulations.
Proposed RM Residential Mixed - not Conservation (cross-hatch area)

Cupids / First Pond - North Side (Laracy Land - Green) Shade

Proposed Environmental Protection Zone should be reduced to 15m width
AFFIRMATION STATEMENT
AFFIRMATION STATEMENT

IN ACCORDANCE WITH SECTION 21 (2) OF THE URBAN AND RURAL PLANNING ACT, 2000, I .......(FULL NAME)............
DECLARE THAT THE INFORMATION I GIVE TO THIS COMMISSION OR THE COMMISSIONER, EITHER ORALLY OR IN WRITING SHALL BE TRUTHFUL.
PLANNER'S OPENING REMARKS AND CHRONOLOGY
This commentary outlines the key issues relating to the three briefs that were received on November 2, 2015.

Two of the Briefs - Glenn Dawe and Patrick and Peter Laracy are representations regarding the September 17, 2015 Draft Plan and Regulations.

The brief from Winnifred Bishop expresses a deep concern about the lack of a public consultation session in the lead up to this public hearing.

Chronology

The Plan Review was started in early 2013.

Two well-attended and documented public consultations took place - one on November 19, 2013 and another on June 24th, 2014.

February 6, 2015 the Municipal Plan and Development Regulations were released, following a submission to the Department of Municipal and Intergovernmental Affairs on November 25, 2014.

On June 26, 2015 the new planning area boundary, which now only encompasses the Town itself and excludes the unincorporated area (Roache's Line, Gould's Ridge Road, etc.) was gazetted – that is, published in the Newfoundland and Labrador Gazette.

Pursuant to the boundary change and contacts the government planning staff immediately following the release the Plan and Regulations were revised as follows the November 25th drafts were revised as follows:

a) References to the unincorporated areas were removed;
b) Because of the change in the Planning Area boundaries, Future Land Use Map 3 and Land Use Zoning Map 3 were deleted;
c) The Rural Zone, formerly designed to accommodate a very wide array of uses in the unincorporated areas, became more restrictive;
d) References to departments and agencies were updated and some other relatively minor changes were made following discussions with a government planner;
e) A copy of the September 17 Draft of the Municipal Plan and a copy of the September 17 Draft of the Development Regulations was emailed to Corrie Davis on October 3, 2015 following a discussion with Mr. Davis regarding the process.
f) A copy of the September 17 Draft of the Municipal Plan and a copy of the September 17 Draft of the Development Regulations was adopted by Council on October 6, 2015.
The Cupids Municipal Plan Review was initiated by the Town of Cupids to replace a very outdated plan and regulations that had been gazetted in February 1998. The Urban and Rural Plan Act requires that a plan and regulations be reviewed every five years.

The Planning Consultant was retained in January 2013 to carry out the work.

It is safe to say that 1998 Plan and Regulations no longer reflected the realities of development within the Town and its Planning Area and the latest in government policy, extending even to the status of Cupids Big Pond as a water supply.

During discussions about the plan and regulations over the ensuing two years and change certain issues stood out:

- The provision of additional land for residential development;
- Following upon community based initiatives, with significant provincial input especially when it came to heritage resources – the protection and appropriate development of historic trails and sites;
- The marina at Salt Pond (a long standing issue, a text amendment to the plan and regulations took place in early 2013 to accommodate transportation uses.

These and other issues were dealt with in this municipal plan and regulations.

Up to June 2015, the Planning Area took in Roache's Line. The change in the Municipal Planning Area did not alter the basic thrust of the Plan.

Chronology

The Plan Review was started in early 2013.

Two well-attended and documented public consultations took place place – one on November 19, 2013 and another on June 24th, 2014. There were relatively few if any changes made to the draft plan and after June 24th.

A note on the Council meeting of October 28th, 2014 shows that the buffer along he Track was to be removed, the EP Zone along Cupid's Pond was to be removed (done almost entirely) and CDA1, 2 and 3 were to remain as set out at the June public consultation.
February 6, 2015 the Municipal Plan and Development Regulations were released, following a submission to the Department of Municipal and Intergovernmental Affairs on November 25, 2014.

On June 26, 2015 the new planning area boundary, which now only encompasses the Town itself and excludes the unincorporated area (Roache’s Line, Gould’s Ridge Road, etc.) was gazetted — that is, published in the Newfoundland and Labrador Gazette.

Pursuant to the boundary change and contacts the government planning staff immediately following the release the Plan and Regulations were revised as follows:

a) References to the unincorporated areas were removed;
b) Because of the change in the Planning Area boundaries, Future Land Use Map 3 and Land Use Zoning Map 3 were deleted;
c) The Rural Zone, formerly designed to accommodate a very wide array of uses in the unincorporated areas, became more restrictive;
d) References to departments and agencies were updated and some other relatively minor changes were made following discussions with a government planner;
e) A copy of the September 17 Draft of the Municipal Plan and a copy of the September 17 Draft of the Development Regulations was emailed to Corrie Davis on October 3, 2015 following a discussion with Mr. Davis regarding the process.
f) A copy of the September 17 Draft of the Municipal Plan and a copy of the September 17 Draft of the Development Regulations was adopted by Council on October 6, 2015.
FUTURE LAND USE MAP
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