

USE ZONE TABLE**157. PROTECTED WATER SUPPLY AREA****PERMITTED USE CLASSES - (see Regulation 127)**

None

DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)

General industry, light industry, agriculture, forestry, mineral working, recreational open space, conservation, antenna.

CONDITIONS**1. Discretionary Use Classes**

All uses listed as discretionary in this Use Zone Table and any other activity within the designated protected water supply areas shall conform with the “Corner Brook Sustainable Watershed Management Plan”.

Any new development in a designated water supply area will be assessed as a Discretionary Use and as such will require public consultation prior to a decision by Council. The Discretionary Use Classes listed in this table may be permitted provided that they will not in the opinion of Council reduce or impair the quality and/or quantity of the water resource within the water supply area.

The Council shall refuse a development application if in the opinion of Council it appears the proposed development may reduce or impair the quality and/or quantity of the resource within the water supply area.

Notwithstanding the other policies in this Plan and the requirements of the Development Regulations, no land use activity shall be permitted within the Municipal Plan Area or within a protected water supply area serving as a potable water supply for the City or Corner Brook that is deemed deleterious to the quality and/or quantity of this valuable resource.

2. Recreational Open Space

Only walking or hiking trails of this land use classification shall be permitted as

discretionary uses in this zone and it must be demonstrated to the satisfaction of the Council that the trail will be of minimal impact to any land and that there will be no negative effect on the quality and/or quantity of the water resource within the water supply area.

3. Antenna

No antenna will be permitted in this zone as a discretionary use if it is determined that the installation or erection of the structure(s) will result in degradation or negative impact upon on the quality and/or quantity of the water resource within the water supply area, either as a direct result of constructing or erecting the antenna structure or any road construction to access the antenna site.

4. Conservation Uses

- (a) The cutting or harvesting of trees will not be permitted within the buffer zones that are identified in the “Corner Brook Sustainable Watershed Management Plan” and the cutting or harvesting of trees may be subject to additional conditions as specified by the Council.
- (b) Wood cutting will not be permitted in areas where it will have a detrimental effect on the amenities of scenic value of an area.