

# Carbonear Habitat Conservation Plan



**Prepared: December 2025**



## **Preface**

In the province of Newfoundland and Labrador (NL) some of the wildlife habitat that is in greatest danger of being negatively impacted is found within municipal planning boundaries. On this basis, the primary focus of the NL Eastern Habitat Joint Venture (NL EHJV) is to conserve such valuable wildlife habitat through Habitat Conservation Agreements with municipalities. The Town of Carbonear was identified as having ecologically valuable and unique habitat located within its municipal planning area. The intent of this Habitat Conservation Plan is to outline the scope of the 2025 Habitat Conservation Agreement designed to enact long-term conservation of areas of important wildlife habitat found within Town planning boundaries. Centrally, the Plan outlines the following objectives:

- (1) Presenting an assessment of the habitats and wildlife species designated for conservation.
- (2) Protection and enhancement strategies which will maintain and/or increase wildlife use in designated areas of wildlife habitat.
- (3) Describing potential engagement initiatives designed to increase Council and public awareness of the value of “their” habitat in conserving wildlife.
- (4) Supporting Council in conserving these habitats through informed development decision-making in partnership with community residents.

## **Acknowledgements**

The Agreement signatories would like to thank the following partners for their financial and administrative support in the continued implementation of the Municipal Habitat Conservation and Stewardship Program:

- Stewardship Association of Municipalities Inc
- Environment and Climate Change Canada
- United States Fish and Wildlife Service
- Foundation for the Conservation of Atlantic Salmon
- Wildlife Habitat Canada

## Section 1: The NL Eastern Habitat Joint Venture

Human development has resulted in the destruction or alteration of many types of habitats all over the world. The number and diversity of North America's wildlife species has been declining over the latter half of the twentieth century. Natural wildlife habitats are regularly lost to urban, industrial, and agricultural expansion.

Recognizing the importance of habitat conservation to waterfowl populations, in 1986 Canada and the United States (later followed by Mexico) signed the North American Waterfowl Management Plan (NAWMP). This committed these countries to a long-term partnership to protect wetland habitats. Twenty-four 'joint ventures' have been subsequently established across North America to achieve the objectives of NAWMP. The province of Newfoundland and Labrador (NL) formally committed to its participation in the **Eastern Habitat Joint Venture (EHJV)** in 1989.

The **EHJV (ehjv.ca)** conserves, enhances, and restores wildlife habitat for birds found across the six eastern Canadian provinces of Ontario, Quebec, New Brunswick, Nova Scotia, PEI, and NL. Each province implements the partnership slightly differently, with each provincial program coordinated by a separate program manager and involving the cooperation of international partners, including government agencies and non-governmental conservation groups. In NL, the program is administered by the provincial Department of Forestry, Agriculture and Lands (Wildlife Division). Other NL partners include the Stewardship Association of Municipalities Inc, Ducks Unlimited Canada, Canadian Wildlife Service (a branch of Environment and Climate Change Canada), Birds Canada, Intervale Associates Inc and the Nature Conservancy of Canada.

As its primary contribution to the EHJV in NL, the provincial Department of Forestry, Agriculture and Lands created a "municipal habitat conservation and stewardship program" to help municipalities conserve important wildlife habitat found within planning boundaries. The program signs formal agreements with municipalities so that when future land use decisions are made, the value of that wildlife habitat will not be forgotten and that future activities will not have negative impacts on the lands ability to sustain wildlife. Since 1993, over fifty municipalities have signed Habitat Conservation Agreements in NL becoming important links in a chain of conservation areas in NL and indeed, across North America.

## **Section 2: Roles of Habitat Conservation Agreement Signatories**

In approving the 2025 Habitat Conservation Agreement (Appendix 1), the signatories, the province of Newfoundland and Labrador and the Town of Carbonear, have agreed to work together to ensure the long-term conservation of designated areas of wildlife habitat on crown land found within the planning boundaries of the Town. These responsibilities are outlined in further detail below.

**The Province:** The NL Department of Forestry, Agriculture and Lands through its Wildlife Division, is expected to:

- Draft a Habitat Conservation Plan (this plan) in consultation with the Town.
- Work with the Town on the review of any future developments which would impact the designated “Conservation Area” keeping sustainability and wildlife and habitat conservation as the primary objectives.
- Support Council and local groups in implementing the Habitat Conservation Plan as opportunities allow, often with support of the partners of the NL Eastern Habitat Joint Venture. This can include assisting in carrying out, where appropriate, wildlife and habitat conservation education, restoration, or enhancement projects.

**The Town:** The Town of Carbonear as led by its Mayor and Council are expected to:

- Ensure that the designated “Conservation Area” is protected from destruction or degradation keeping habitat sustainability as the primary management objective. The Town is to contact the NL EHJV Program Manager at the Wildlife Division to allow a 30-day written review of future proposed development activities.
- Incorporate the Habitat Conservation Plan into the Municipal Plan, through the next Municipal Plan review or by making amendments to the present Municipal Plan. The goal is to appropriately zone “Conservation Areas” to avoid unsustainable future land uses.
- Participate in the activities of the Stewardship Association of Municipalities Inc (SAM). Our goal is to partner to implement, over time, and as opportunities allow, the Habitat Conservation Plan in the community, with the assistance of the NL EHJV partners.

## Section 3: Areas of Designated Wildlife Habitat

The Town of Carbonear, found on the Avalon Peninsula of Newfoundland, lies within the *Maritime Barrens* Ecoregion, specifically the Northeastern Barrens subregion. This subregion is commonly recognized by its extensive upland barrens, peatlands and patches of forested areas. This landscape reflects historical glacial activity with gentle moraines scattered by large boulders and hundreds of lakes and ponds left as the glaciers retreated. Records of Carbonear have been found as early as the early 1600s, making it one of the oldest European settlements in North America. Carbonear is home to many well-preserved heritage buildings, including the railway station museum, the old post office, and the Rorke Premises. As of the 2021 census, Carbonear had a population of 6235.

Municipalities may have many excellent reasons to conserve undeveloped land, including, for example, flood risk protection, to allow for recreational use, or to buffer residential development. Our primary focus in identifying lands for inclusion within a Habitat Conservation Agreement/ Habitat Conservation Plan is an area's documented importance to wildlife and biodiversity. These lands become known as "Conservation Areas" under the Habitat Conservation Agreement.

### 1) Carbonear Water Supply Conservation Area

The Carbonear Water Supply Conservation Area is 827.4 hectares and comprises much of the town's designated Public Protected Water Supply Area (Water Resources Act (2002)). The wetlands and ponds of this area contribute to the larger Carbonear watershed and centrally include Big Island Pond, Carbonear Long Pond and The Bower, which eventually connect the watershed to the marine environment.

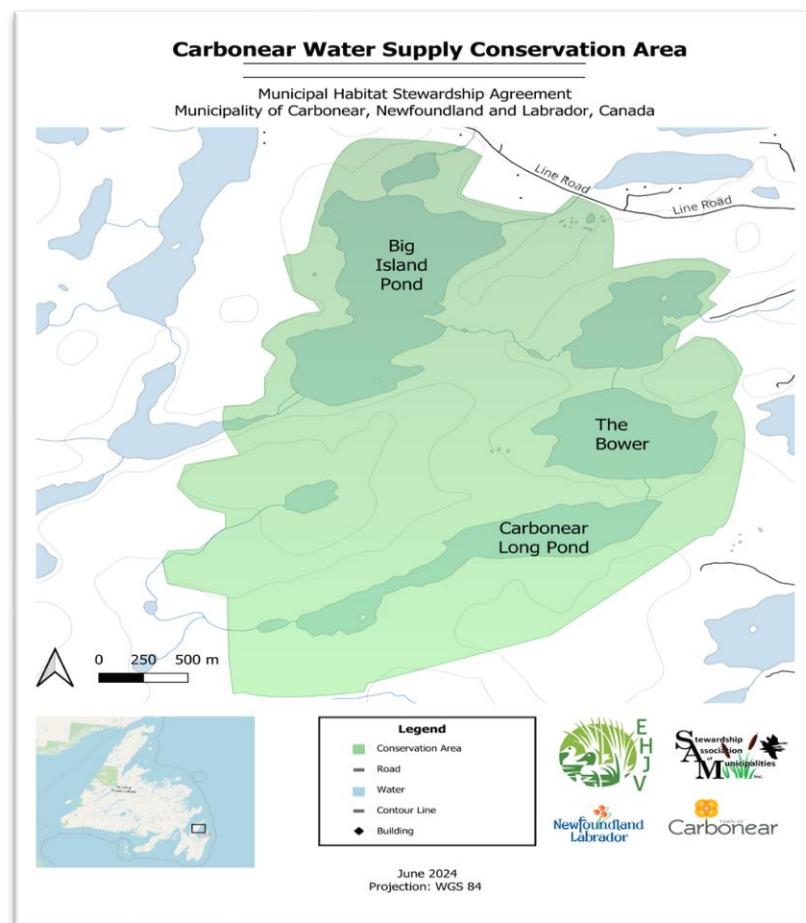
Balsam fir is the most dominant forest species, with black spruce and the occasional white birch dotting the landscape. The forest floor contains abundant moss and Mountain alder. Exposed areas commonly have Partridgeberry and Black crowberry. Large areas of intact, old-growth forest remain on more sloped elevations and provide



subnivean access for many small mammals. Most land birds in the area breed here but migrate for the winter, including Ruby-crowned kinglet, Northern waterthrush, White-throated sparrow, Hermit thrush, Fox sparrow and Yellow-rumped warbler. There are also some year-round residents, such as the Dark-eyed junco, Boreal chickadee and Pine grosbeak. Waterfowl nest in the area, including species such as Canada goose, American black duck, Green-winged teal, Ring-necked duck, and over-wintering waterfowl like Northern pintail and Mallard. Mammals in the area are moose, mink, snowshoe hare, red fox, beaver, muskrat, red squirrel, little brown bat, meadow vole, masked shrew, eastern chipmunk and short-tailed weasel.

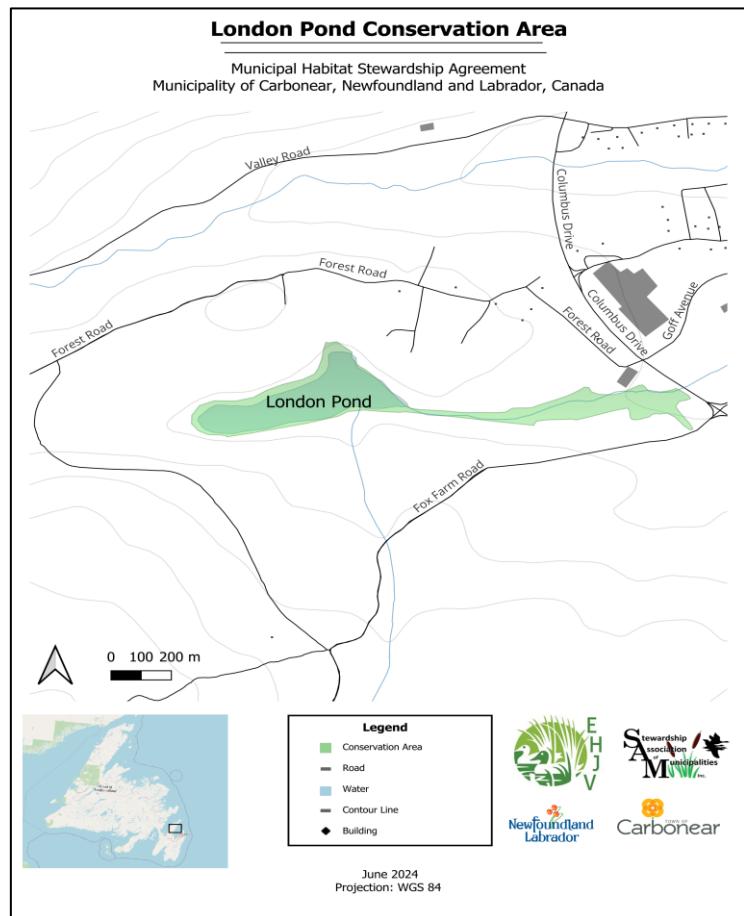
There is also a diverse set of more provincially rare flora, including Mudword (*Limosella australis*), Brown Bentgrass (*Agrostis canina*), Purple Sandspurry (*Spergularia rubra*), Northern Pitcher-Plant (*Sarracenia purpurea*), and the provincially vulnerable Blue-felt lichen (*Degelia plumbea*).

This Conservation Area is zoned under the town's municipal plan as "watershed" consistent with its provincial designation as a Public Protected Water Supply Area. It should be noted that the PPWSA designation does, on a discretionary basis, potentially allow for some forms of development, including mining and forestry. The "Conservation Area" designation under this Habitat Conservation Agreement, adds an extra layer of environmental oversight and provides additional support to the town council in permitting only sustainable development with conservation being the foremost consideration in decision making.



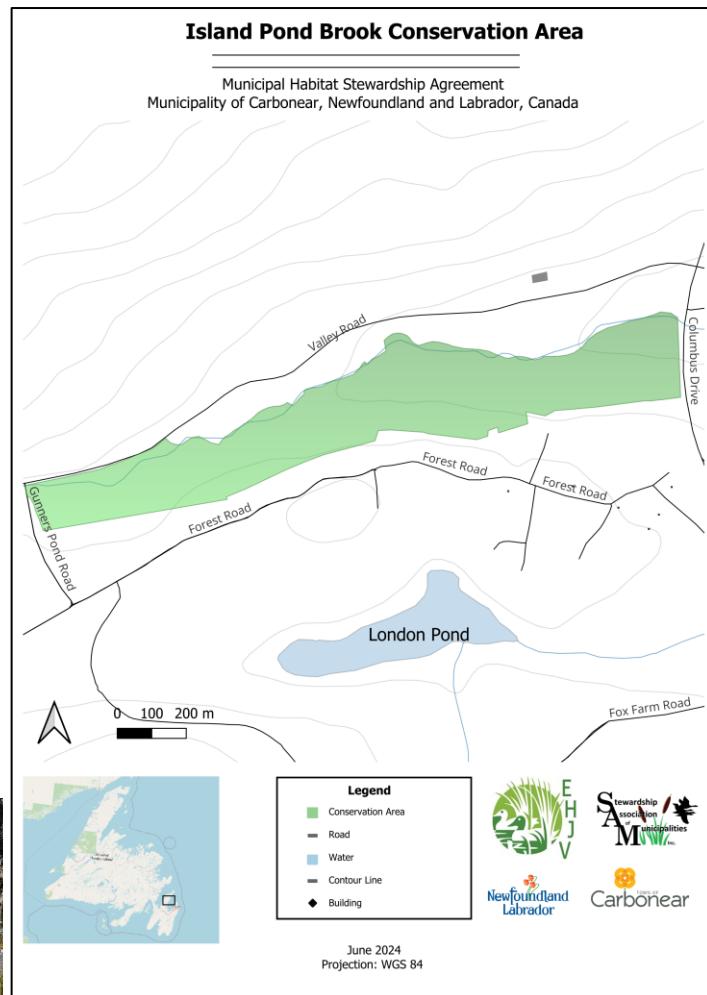
## 2) London Pond Conservation Area

The London Pond Conservation Area, an important wetland, is 16.5 hectares in size, and includes vegetated riparian buffers around the shores of London Pond and its outflowing stream down to Columbus Drive. There is existing residential development on the eastern side of the pond which is not included within the Conservation Area buffer.



### 3) Island Pond Brook Conservation Area

The Island Pond Brook Conservation Area includes the wetlands and riparian areas along a 2.8km portion of Island Pond Brook. It totals 38 hectares and is generally bordered by Gunners Pond Road in the west, Valley Road in the north, Columbus Drive in the east, and Forest Road in the south. Nearly all of this area is within either the 20 year or 100-year flood risk extent and the development regulations that are included for flood risk zones in the municipal plan apply. Including this area in the Agreement helps strengthen the protection for this sensitive natural area and prevents future damage to municipal assists and private property due to flooding.

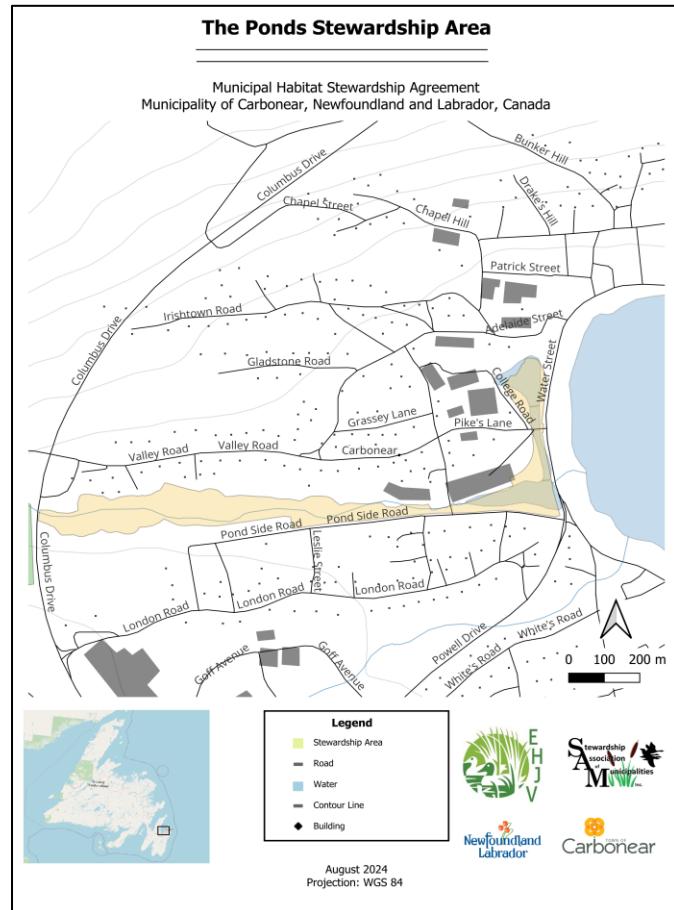


#### 4) The Ponds Stewardship Area

The Ponds Stewardship Area includes the ~1.5km long riparian area along Island Pond Brook from below Columbus Drive to where it empties into Conception Bay.

Importantly, the designation “Stewardship Area” is significantly different in management intent from the above “Conservation Areas”. Specifically, the approval of future developments proposed within any Stewardship Area remains exclusively within the discretion of council, although obviously subject to any existing municipal plan or development regulation requirements. The intent of designating an area as a Stewardship Area, while acknowledging that development may occur within such an area, is to publicly highlight its environmental value to the community and to promote sustainable development.

The Ponds is a known birding hotspot, with over 84 different species recorded on the eBird database. Examples include the American black duck (*Anas rubripes*), Mallard (*Anas platyrhynchos*), Common goldeneye (*Bucephala clangula*), Common tern (*Sterna hirundo*), Semipalmated sandpiper (*Calidris pusilla*), and Boreal chickadee (*Poecile hudsonicus*). Some rarer species have been observed in the area, including the Belted kingfisher (*Megaceryle alcyon*) and Ruddy turnstone (*Arenaria interpres*).



## Section 4: Conservation Leadership by Carbonear

### **Incorporate the Habitat Conservation Agreement into Municipal Plan**

During the preparation of any draft Municipal Plan, or during the process of a future Municipal Plan Review or development regulations, Council will incorporate the Habitat Conservation Agreement and Plan concepts and maps into any resulting Municipal Plan or related Master Plan. The Conservation Areas **should be zoned** “Environmental Conservation” or “Environmental Protection”, or some similar consistent zoning designation within any future municipal planning documents as governed by the Urban and Rural Planning Act (2000).

### **Refer future proposed developments to the Wildlife Division**

Activities within the “Conservation Areas” will be managed whereby permitted activities do not result in the unsustainable loss of wildlife habitat or wildlife populations. As such, wildlife conservation will be at the forefront of management decisions. When council reviews/approves land use permits, regulations, developments or by-laws which could impact Conservation Areas, **Council will first consult with the NL EHJV Program Manager** at the Wildlife Division, Department of Forestry, Agriculture and Lands providing a 30-day notice period.

### **Engage residents in wildlife habitat conservation with support of the Stewardship Association of Municipalities Inc.**

Through the signing of the Habitat Conservation Agreement, the Town was provided an opportunity to become a participating member of the Stewardship Association of Municipalities Inc (SAM). SAM is an incorporated, non-profit organization whose member municipalities together to secure, enhance, and restore important wildlife habitat and as a network of communities, contribute to provincial conservation of biodiversity. SAM also represents its municipal members on provincial issues related to wildlife and habitat conservation.

SAM maintains a public webpage about the Habitat Conservation Agreement featuring maps, photos, facts, and information on local attractions. This link can be included on the Town’s website; this will help increase residents’ knowledge and understanding of the agreement and program. To view examples of these pages, please refer to [samnl.org/membership](http://samnl.org/membership).

SAM meets each spring (May or June) and fall (September or October) with host municipalities rotating among members and regions. Identify a representative of the Town (mayor, councillor, staff, or involved resident) to attend at least one of these meetings per year as you might for an external committee of council. This will connect you to like-minded municipalities and link you to resources and training. You may also be interested in hosting a SAM meeting in the future; many municipalities enjoy this for the exposure it provides for their town, their special places and associated projects.



In addition to contributing to SAM membership, participating municipalities can avail of abundant environmental conservation resources on the SAM website: [www.samnl.org/resources](http://www.samnl.org/resources). It is the Stewardship Association's mandate to help support the conservation efforts of its membership.

On an ongoing basis, SAM and other partners of the NL EHJV, particularly the Wildlife Division, actively support municipalities in engaging community residents in conservation learning and awareness, and habitat enhancement and restoration projects. SAM staff regularly consult on, and facilitate support to municipally led projects such as:

- grant funding applications.
- sustainable trail development and recreational infrastructure (bird blinds, boardwalks).
- educational outreach to and engagement of community groups.
- restoration of degraded and threatened habitats.
- enhancement of wildlife habitat through mechanisms such as nest box building or the placement of interpretive signage.
- scientific and technical assessment, and advice relating to municipal conservation programs.

With community engagement and the delivery of conservation programming, being a contributing member of SAM can increase environmental awareness and build a more environmentally conscious community of stewards. In this way, the Town can be a leader in the province on wildlife and habitat conservation and conservation issues. We are excited to support your efforts as we broaden our existing partnership. It has been our experience that **community engagement and partnerships are the true strengths of any habitat conservation agreement.**

## APPENDIX A:

### **Habitat Stewardship Agreement for the Municipality of Carbonear**

**THIS AGREEMENT** made in the Municipality of Carbonear, in the province of Newfoundland, this 17 day of December, 2025.

**BETWEEN:** **HIS MAJESTY THE KING IN RIGHT OF NEWFOUNDLAND AND LABRADOR**, as represented by the Honourable the Minister of, Forestry, Agriculture and Lands (herein called the "Minister")

- of the one part -

**AND:** **THE TOWN COUNCIL OF THE MUNICIPALITY OF Carbonear**, municipal corporation pursuant to Section 15 of the *Municipalities Act, 1999* (herein called the "The Municipality")

-of the other part-

**WHEREAS** the Government of Newfoundland and Labrador has entered into an Agreement with others for the implementation of the of the North American Waterfowl Management Plan through the Eastern Habitat Joint Venture;

**AND WHEREAS** the parties hereto recognize that the proper protection and management of coastal, wetland and upland habitats are fundamental tools in maintaining and enhancing the wildlife populations in the province;

**AND WHEREAS** the Minister proposed that certain important wildlife habitats within the Municipality be protected and enhanced through and with the cooperation of the Municipality in accordance with this Agreement and a Habitat Conservation Plan developed hereafter;

**AND WHEREAS** the Municipality has agreed to enter into this Agreement for the purpose of protecting and enhancing those areas of important wildlife habitat within the limits of its jurisdiction;

**NOW THEREFORE IT IS AGREED BY THE PARTIES AS FOLLOWS:**

1. The lands herein delineated and designated as Conservation Areas (being the lands outlined on a certain Schedule annexed hereto and marked "A") shall be managed in accordance with the terms and conditions of this Agreement including any Habitat Conservation Plan developed hereunder for better protection of wildlife.
2. Within the limits of its jurisdiction, the Municipality shall permit only those activities within the Conservation Areas that have no negative or adverse impact upon the land, or on the wildlife which utilize those areas.
3. The parties may establish other Conservation Areas as may be desirable from time to time. Conservation Areas shall be subject to the terms and conditions of the Habitat Conservation Plan developed to enhance and protect the land, and the wildlife which utilize those habitats.
4. The Habitat Conservation Plan shall be developed in cooperation with the Municipality and the Minister agrees to provide such advice and expertise necessary or advisable for the development of the Habitat Conservation Plan.
5. The Municipality agrees that in the preparation of a Municipal Plan or any amendments to any existing Municipal Plan, the areas designated as Conservation Areas shall be recommended by the Municipality to be appropriately declared protected areas as it prescribed under subsection 13(3)(f) of the Urban and Rural Planning Act (2000) (or such other legislation in amendment or substitution therefore as may be brought into effect from time to time). The Municipality in passing regulations or by-laws related to the protected areas so designated under the Municipal Plan or amendments thereto and which may affect the Conservation Area(s) shall do so in consultation with the Minister and in keeping with the principals of this Agreement.
6. The parties to this Agreement, their consultants, servants or agents, shall have and exercise reasonable rights of access to the Conservation Areas for all purposes necessary or incidental to this Agreement and, in particular, but without limiting the generality of the foregoing, for the purpose of developing and carrying out the Habitat Conservation Plan.
7. If at any time during the term of this Agreement the Parties mutually deem it necessary or desirable to make alterations or additions to it, they may do so by means of a written agreement between them which shall be supplemental to and form part of this agreement.

8. Each of the parties hereto agree that they will exercise their best efforts to further develop management measures for more effectively carrying out of their mutual intentions as expressed in this Agreement.

**IN WITNESS WHEREOF** the parties have caused these presents to be executed in accordance with their respective rules and regulations the day and year first before written.

**SIGNED, SEALED AND DELIVERED**

by the Honourable the Minister of Fisheries  
Forestry and Agriculture in the presence of:

ADM Blair Adams on Behalf of

  
A. Ladys Whiti

Witness

  
Blair Adams

MINISTER OF FISHERIES,  
FORESTRY AND AGRICULTURE

**THE SEAL OF** the Municipality of Carbonear, hereunto  
affixed in the presence of:

  
C. Sonne

Witness

  
T. M. Brett

THE MUNICIPAL COUNCIL OF  
CARBONEAR

# Municipal Habitat Stewardship Agreement Areas

Municipality of Carbonear, Newfoundland and Labrador, Canada

