

TOWN OF BAY ROBERTS

PLANNING ANALYSIS

FEBRUARY, 2026



BAY ROBERTS
CARVED BY THE SEA

UPLAND



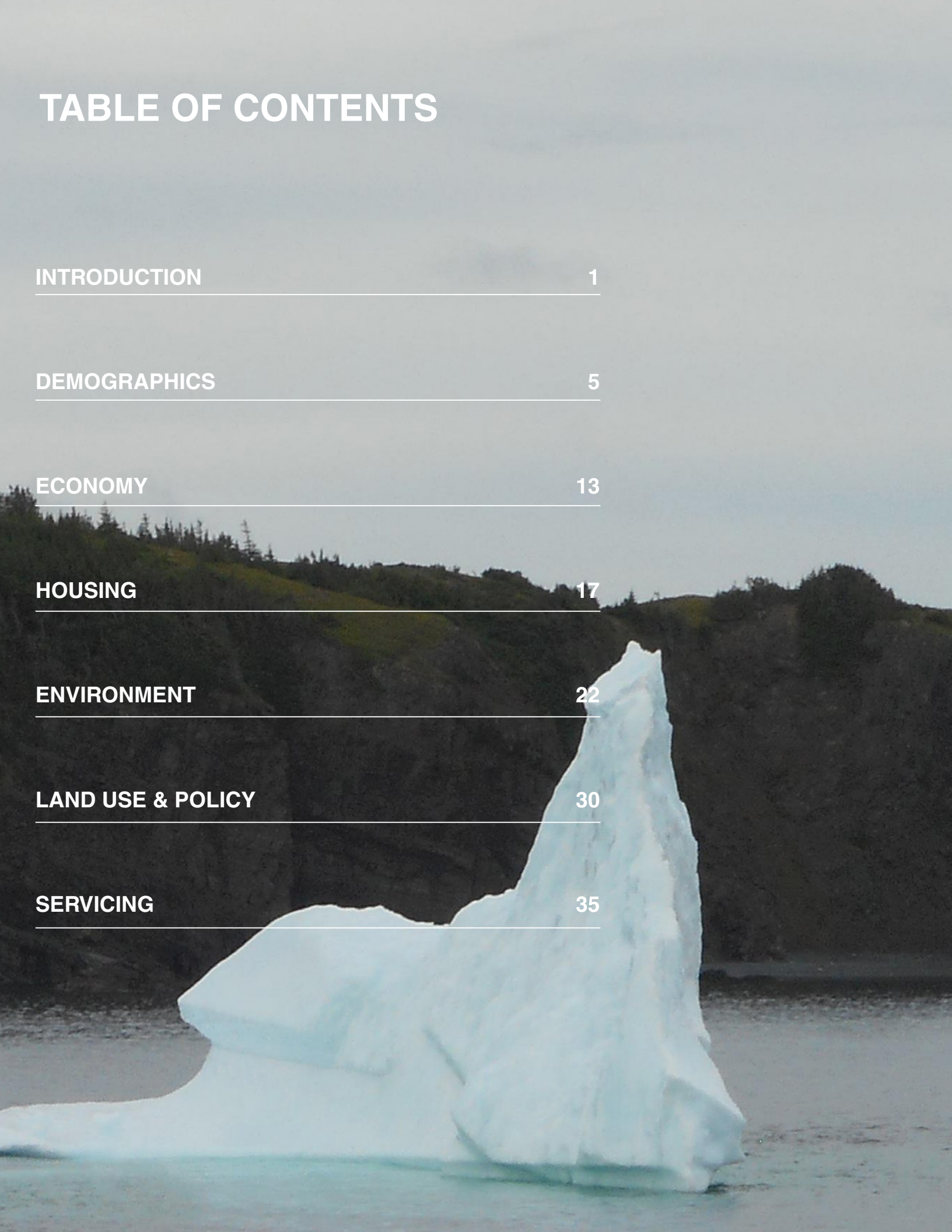
A large, white iceberg floats in the foreground of the page, its jagged edges and translucent blue interior visible. In the background, a dark, forested cliff rises from the water's edge under a grey, overcast sky. The overall mood is somber and contemplative.

TABLE OF CONTENTS

INTRODUCTION	1
--------------	---

DEMOGRAPHICS	5
--------------	---

ECONOMY	13
---------	----

HOUSING	17
---------	----

ENVIRONMENT	22
-------------	----

LAND USE & POLICY	30
-------------------	----

SERVICING	35
-----------	----

1. INTRODUCTION



INTRODUCTION

ABOUT THIS REPORT

In April 2025, the Town of Bay Roberts initiated a process to comprehensively review and update its Municipal Plan and Development Regulations. These planning documents play a significant role in guiding and managing growth and development in the Town, establishing the policies and regulations that determine how, where, and under what conditions development can occur.

The preparation of updated planning documents requires a clear and thorough understanding of the town's fundamental characteristics, including its demographic, economic, social, and physical context. This report provides an overview of these characteristics through a series of data analyses, figures, maps, and supporting information.

The data presented in this report has been sourced from the Town of Bay Roberts, the Province of Newfoundland and Labrador, and the Government of Canada. The majority of the analysis is based on data from the 2021 Census. As a new census release is forthcoming, it is important to acknowledge that some data may not fully reflect current conditions. Additionally, shifts in settlement patterns, housing demand, and the labour market driven by the COVID-19

pandemic and broader economic factors, have had a significant impact across Canada. As a result, certain changes, such as an increased prevalence of remote work, remain difficult to quantify using available data.

Where limitations in the data exist, the project team will seek to supplement quantitative analysis with anecdotal information collected from residents, community members, and stakeholders through community consultations.

ABOUT THE PROJECT

The Town's most recent Municipal Plan and Development Regulations have been in effect since 2011, and have since provided the framework for guiding land use and development within the community. Seeing as over a decade has passed since their approval, amendments have been made to these documents to better reflect the needs of the community, indicating the need for a comprehensive update.

Bay Roberts has experienced growth and change, resulting in increased demand for residential, commercial, and industrial lands. Moreover, risks associated with a changing climate have heightened the need for appropriate land

use planning in the community, particularly as it pertains to coastal flooding and erosion.

Thus, the primary objective of this project is to create a new set of planning documents that will serve as a clear blueprint for future growth and development in Bay Roberts. The updated plan will enable the development of well-planned, environmentally responsible residential, commercial, and industrial areas in appropriate locations. In doing so, the plan will also seek to encourage recreational opportunities and institutional facilities that enhance quality of life for residents, while proactively addressing current and future changes facing the community.



INTRODUCTION

TOWN CONTEXT

The Town of Bay Roberts is located along the western shore of Conception Bay on the Avalon Peninsula and serves as an important regional centre within the area. The town has a population of approximately 6,000 residents and encompasses a land area slightly over 24 square kilometres.

Highway 70 runs directly through Bay Roberts and it is located approximately 30 kilometres north of the Trans Canada Highway. The Town is bordered by Spaniard's Bay to the north and Clarke's Beach to the south, with the City of St. John's being about a one-hour drive away.

TOWN BOUNDARIES

The Town of Bay Roberts municipal boundary consumes both of the two peninsulas and reaches the community of Butlerville. The vast majority of development and services are located within the municipal boundary. However, the municipal planning area, where the Plan will apply, extends beyond the town boundary. The planning area includes vast rural lands.

It is helpful to keep these various boundaries in mind when reading this document. For context, the map on the previous page outlines these boundaries.

HISTORY

Prior to European settlement, the area now known as Bay Roberts was the traditional and unceded territory of the Beothuk. As hunter-gatherers, the Beothuk followed a seasonal cycle, relying on coastal resources during the warmer months and moving inland during the winter to hunt fur-bearing animals. The arrival of European settlers in the 17th century, and the subsequent establishment of permanent coastal settlements, led to the displacement of the Beothuk from coastal areas.

Bay Roberts was established in the late 1600s by English fishermen, with Arthur Varder and his family, along with Joan Clay being recognized as the first recorded settlers of the community. Overtime, the inshore fishery, Labrador fishery and seal hunt further contributed to the community's growth. By the 19th century, Bay Roberts had emerged as a prominent fishing, trading, and commercial centre within Conception Bay.

In the decades that followed, Newfoundland was divided into judicial districts, with Bay Roberts added into the Carbonear Judicial District. By the mid-20th century, the Town had established itself as a regional economic driver, supported by the development of a salt-fish production centre

along the harbour front and the expansion of key institutions such as schools, churches, banks, and supermarkets.

The first Municipal Plan for the Town was approved in 1987 and prepared by the Department of Municipal Affairs. Since then, the Municipal Plan has undergone two comprehensive reviews, with the 2011 Plan reflecting the most recent iteration.

2. DEMOGRAPHICS



DEMOGRAPHICS

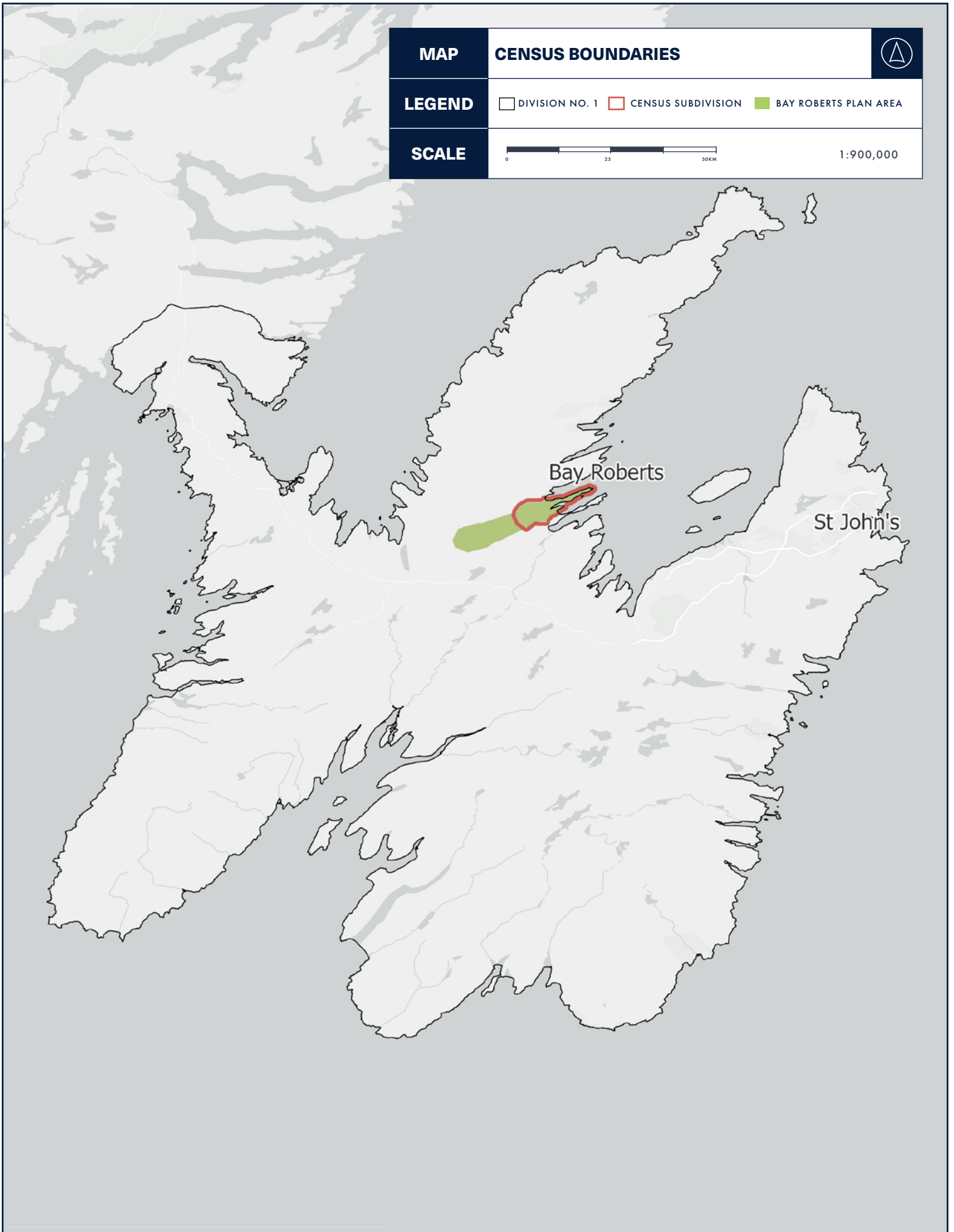
CENSUS GEOGRAPHIC UNITS

The census divides Canada into smaller statistical units called Census Divisions. Newfoundland and Labrador consists of 11, with Bay Roberts being located in Division Number 1. This Division covers the entire Avalon Peninsula.

Census Divisions are broken down further into units called Census Subdivisions, which allow us to look at the data for specific areas and communities. The Town of Bay Roberts has its own Census Subdivision.

Census Subdivisions are broken down to even finer levels of detail; however, data at these levels are not often available to the public.

This analysis primarily utilizes data from the Bay Roberts Census Subdivision with comparisons to the regional Census Division and Provincial level data sets.



DEMOGRAPHICS

POPULATION CHANGE

The population of Bay Roberts has generally increased over the past 25 years. Since 1996, the Town's population has grown by approximately 9.2%. The most significant period of growth occurred between 2006 and 2011, when the population increased by 7.5%, representing a gain of 404 residents. While the overall trend has been positive, Bay Roberts experienced minor population declines in 2001 and 2021. Most recently, the population decreased by 0.6% between the 2016 and 2021 census periods.

Population trends in Bay Roberts closely mirror those of the broader Census Division, which has recorded an overall population increase of 8.1% over the same time frame. Following a decline of 3.4% in 2001, the Census Division has experienced steady population growth, with its most substantial increase also occurring

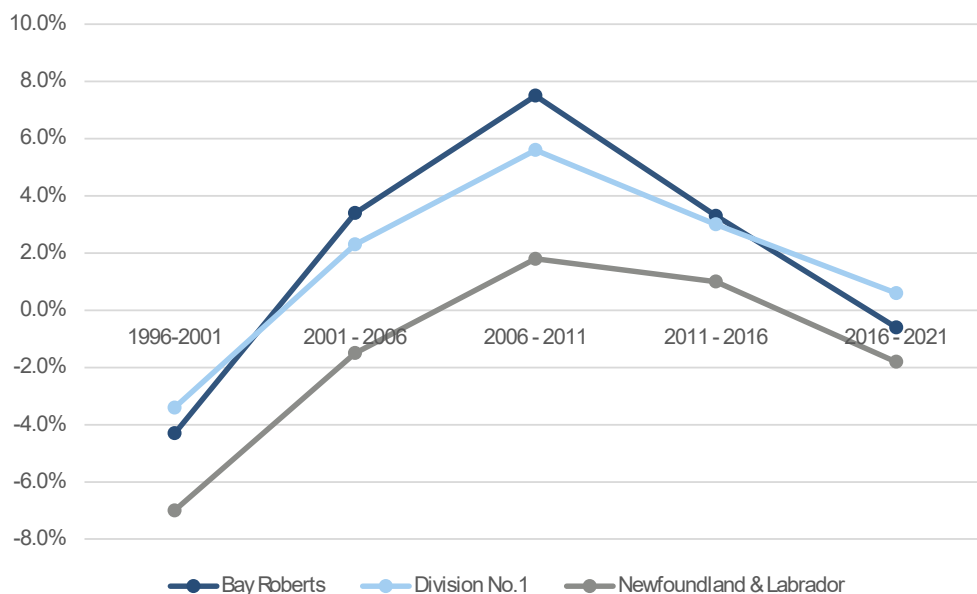


Figure 1. Regional population change by percentage (1996-2021). Source: Statistics Canada

between 2006 and 2011, when the population grew by 5.6%.

In contrast, provincial population trends differ drastically. Since 1996, Newfoundland and Labrador has experienced an overall population decline of 7.5%, with the most

significant decrease occurring in 2001, when the population declined by 7.0 percent. Since then, provincial population levels have fluctuated, with alternating periods of modest growth and decline typically ranging between 1 and 2 percent.

	1996	2001	2006	2011	2016	2021	1996-2021 Change	2016-2021 Change
Newfoundland & Labrador (P)	551792	512930	505469	514536	519716	510550	-7.5%	-1.8%
Division No. 1 (CD)	251523	242875	248418	262410	270348	271878	8.1%	0.6%
Bay Roberts (CSD)	5472	5237	5414	5818	6012	5974	9.2%	-0.6%

Source: Statistics Canada

DEMOGRAPHICS

POPULATION PYRAMIDS

Population pyramids illustrate how a population is distributed across cohorts, typically in five-year age groups, and can be compared across different census years to better understand demographic change over time. Under ideal circumstances, a population pyramid resembles a traditional pyramid shape, with a broad working-age population supporting economic activity and services, and a strong base of children and youth to sustain long-term population renewal.

The population pyramids for Bay Roberts, however, reflect a different demographic pattern. The youth population has been steadily declining, and there is a noticeable narrowing of the population among adults aged 20 to 40. In contrast, age cohorts over 40 have expanded and now represent a growing share of the total population. These patterns suggest that while the town continues to attract or retain older residents, it faces challenges in doing so for youth and young families.

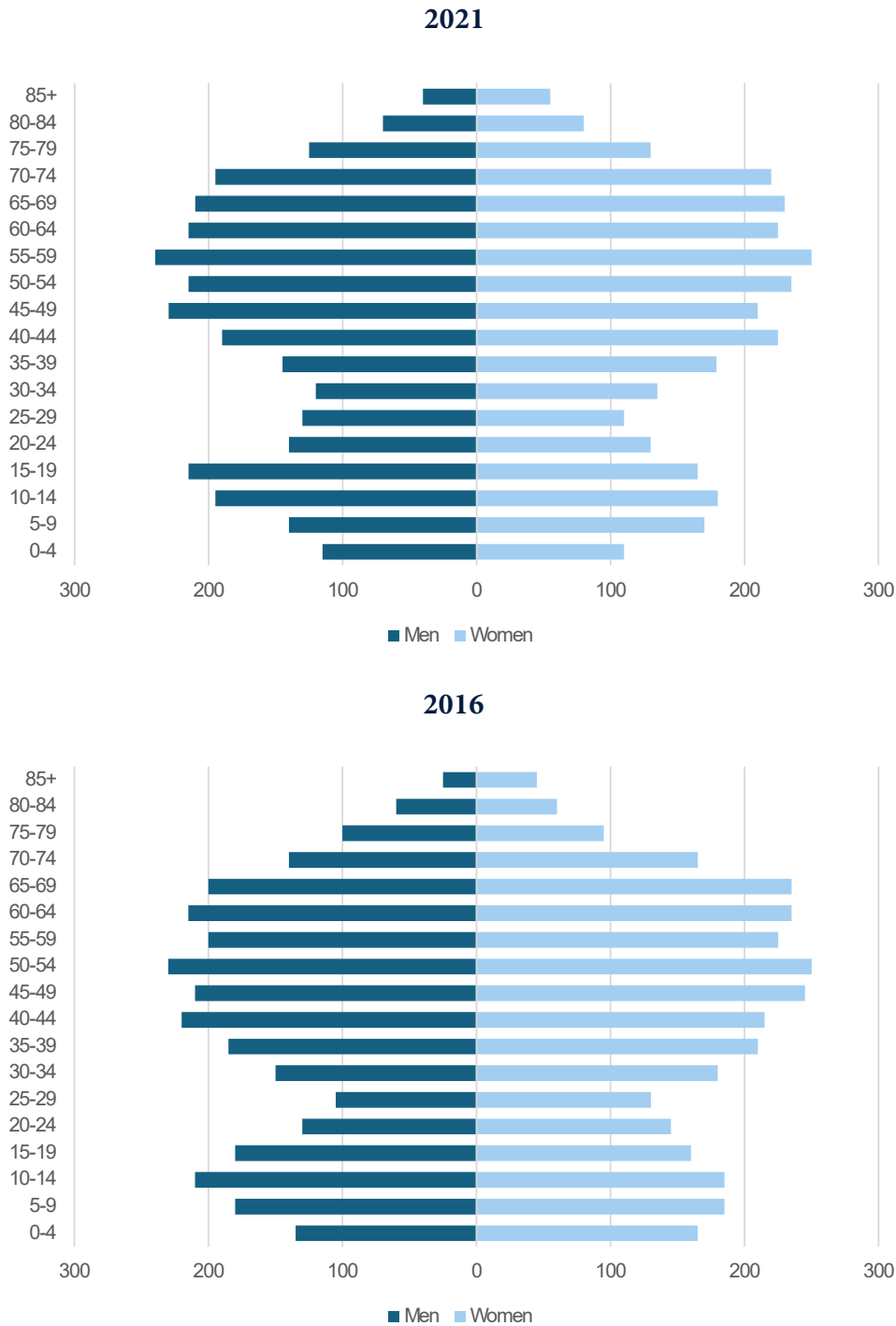


Figure 2. Population pyramids for the Town of Bay Roberts, 2016 and 2021 Source: Statistics Canada

DEMOGRAPHICS

POPULATION CHANGE BY AGE

The figures on this page illustrate how Bay Roberts' population has changed over time across different age groups, including youth, working age individuals, and seniors. Between 1996 and 2021, notable shifts occurred across all age categories, reflecting both population growth and changing demographic patterns within the community.

During this period, the senior population experienced significant growth, increasing by a staggering 114.3%, the largest increase among all age groups. In contrast, the youth population declined by 17%.

However, the working-age population remained relatively stable over the same time frame, showing a modest growth of 1.2%. As a result, individuals aged 0 to 19 now comprise a smaller proportion of the total population than those aged 65 and over.

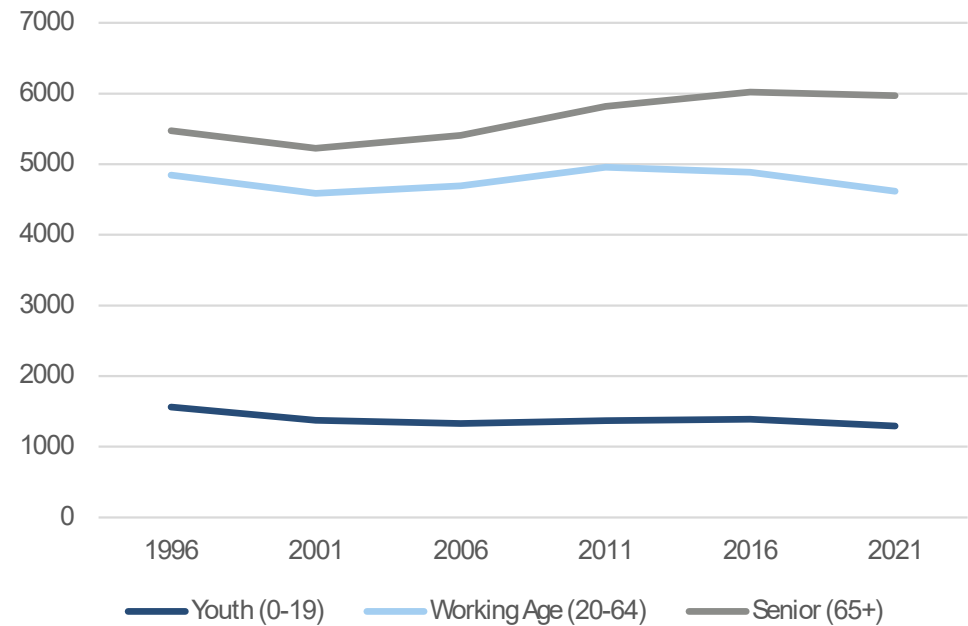


Figure 3. Population change for the Town of Bay Roberts for different age groups (1996-2021). Source: Statistics Canada

These trends are further reflected in the town's median age, which increased to 47.2 years in 2021, up from 44.3 years in 2016.

Shifts in age structure of the population, particularly the growth of the senior cohort, have important

implications for planning. An aging population typically increases demand for smaller and alternative housing forms, as well as residential locations with convenient access to essential services such as grocery stores, health care facilities, and community amenities.

	1996	2001	2006	2011	2016	2021	1996-2021 Change
Youth (0-19 years old)	1560	1375	1330	1370	1390	1295	-17.0%
Working Age (20-64 years old)	3285	3210	3365	3585	3495	3325	1.2%
Senior (65+ years old)	630	640	715	865	1135	1350	114.3%

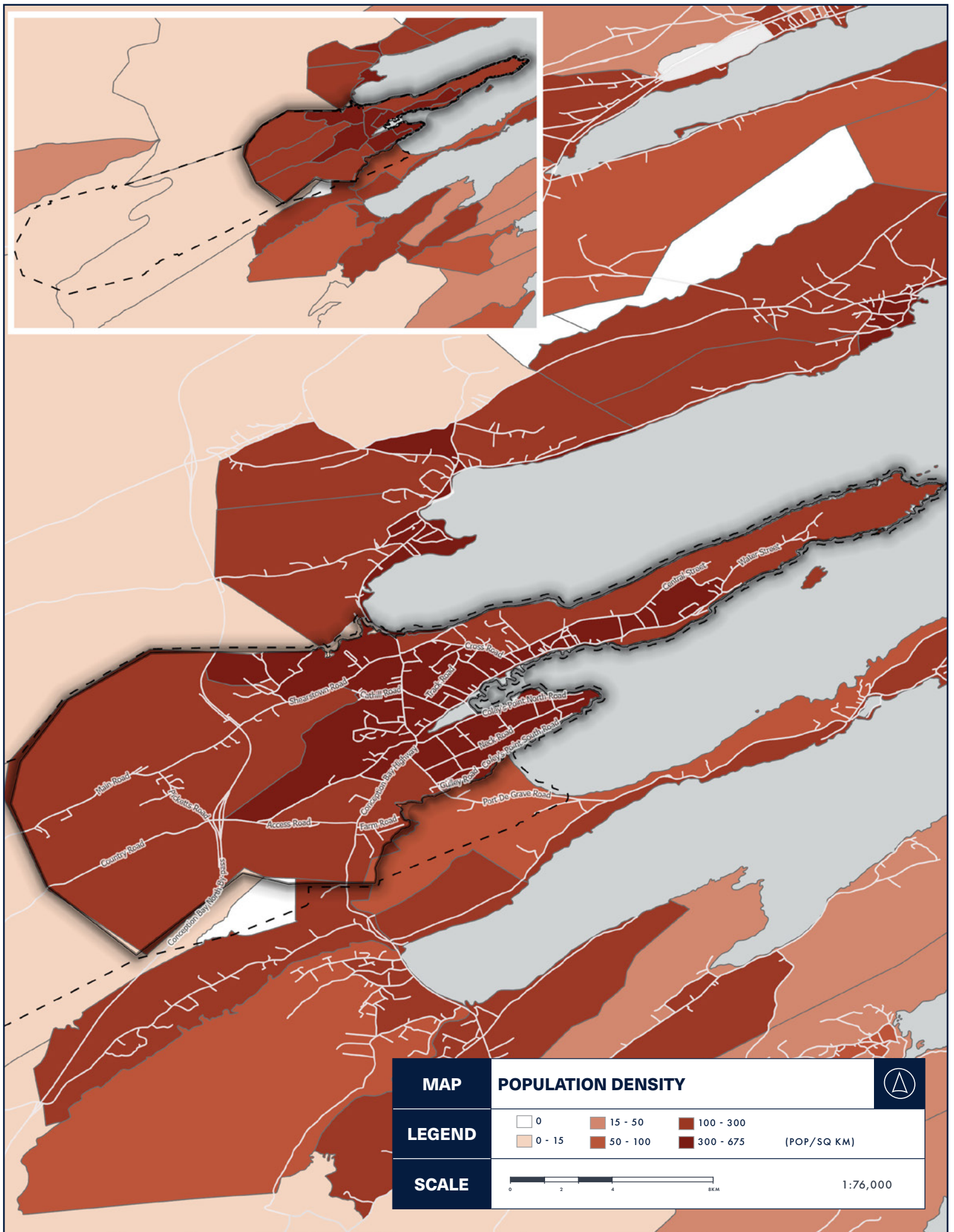
Source: Statistics Canada

DEMOGRAPHICS

POPULATION DENSITY

The map on the following page illustrates population density within both the municipal boundary and the municipal planning area of Bay Roberts. The highest population densities are concentrated in neighbourhoods surrounding Bay Roberts Harbour, where densities range from approximately 300 to 675 persons per square kilometre. Additional pockets of moderate density are evident along Main Road, extending inland from the Town's primary area.

Beyond these areas, population density gradually decreases, particularly toward the south along Port De Grave Road. Outside the municipal boundary, population density declines significantly, with much of the western portion of the planning area exhibiting very low densities of approximately 0 to 15 persons per square kilometre.



3. ECONOMY



ECONOMY

ECONOMY AND LABOUR SNAPSHOT

The economic indicators below suggest that residents of Bay Roberts experience economic conditions that tend to be lower compared to the broader Census Division across several measures.

Median household income is approximately \$6,000 lower annually than the Census Division. Labour force participation is also lower by about 6%, a difference that is likely influenced by the town's aging population. In addition, the unemployment rate in Bay Roberts

is approximately 2% higher than that of the Census Division.

Employment patterns also highlight differences in how residents participate in the workforce. Self-employment accounts for a smaller share of employment in the town (6.9%) compared to Division No. 1 (8.8%). At the same time, remote and mobile work arrangements are more prevalent. The proportion of residents working from home in Bay Roberts is nearly 7% lower than in Division No. 1, while the

share of residents reporting no fixed workplace is higher by 3.3%. This suggests that many people are working in trades and service-based roles, where work is performed at varying locations rather than from a single office or home-setting.

These trends indicate strong connections to regional labour markets and increasing work flexibility, with implications for future planning related to housing, transportation, and access to employment and services.

2021 Economic Indicators Bay Roberts

Median Total Household Income \$72,500 <i>per year</i>	Workforce Participation 54.8% <i>population aged 15+ in the workforce</i>	Unemployment 14.2%
Self-employment 6.9%	Work from Home 10.4%	No Fixed Workplace 16.8%

2021 Economic Indicators Census Division No. 1

Median Total Household Income \$78,500 <i>per year</i>	Workforce Participation 60.2% <i>population aged 15+ in the workforce</i>	Unemployment 12.2%
Self-employment 8.8%	Work from Home 17%	No Fixed Workplace 13.5%

Source: Statistics Canada

INCOME

The median household income in Bay Roberts (\$72,500) is lower than that of the region (\$78,500), but slightly higher than the province (\$71,500). This trend is reflected in the income distribution graph, with the town being overrepresented in most before-tax household income brackets below \$80,000. For most before-tax household income brackets over \$80,000, Bay Roberts is underrepresented. That said, the Town does have a higher percentage of residents earning between \$100,000 and \$124,000 than both the region and province.

Bay Roberts' overrepresentation in lower income brackets may be partly attributable to the town's age structure, including the high population of seniors whose incomes are often derived from fixed sources such as the Canada Pension Plan and Old Age Security.

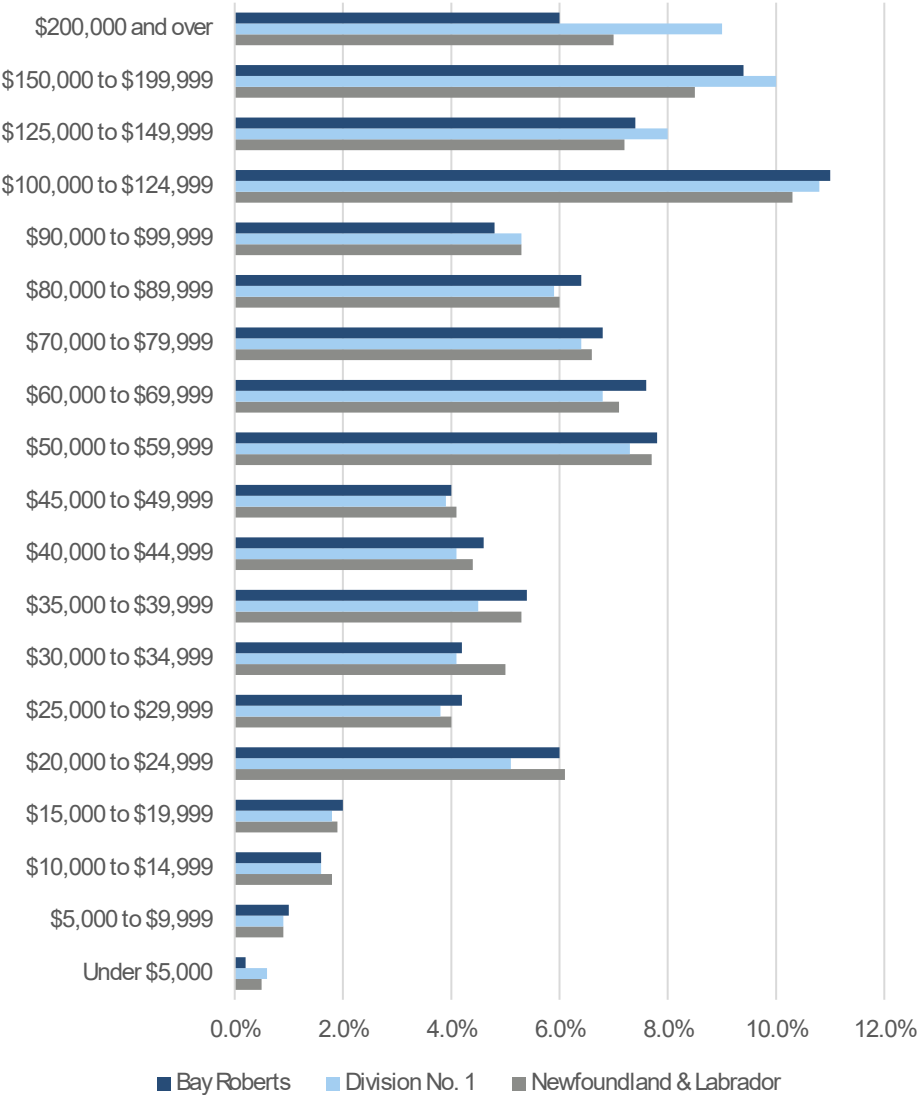


Figure 4. Before-tax household income in 2021. Source: Statistics Canada

ECONOMY

ECONOMIC SECTORS

The graph to the right illustrates the distribution of employment by industry for Bay Roberts, Division No. 1, and Newfoundland and Labrador.

Compared to the broader region, Bay Roberts' workforce is more heavily concentrated in several service-oriented sectors. Notably, a higher proportion of residents are employed in retail trade (14.2%), wholesale trade (4.4%), and accommodation and food services (9.1%).

This employment pattern reflects Bay Roberts' long standing role as a regional service and commercial centre. The town's central location and accessibility to surrounding communities position it as a primary destination for retail and service-based activities for not just its residents, but also tourists and nearby communities.

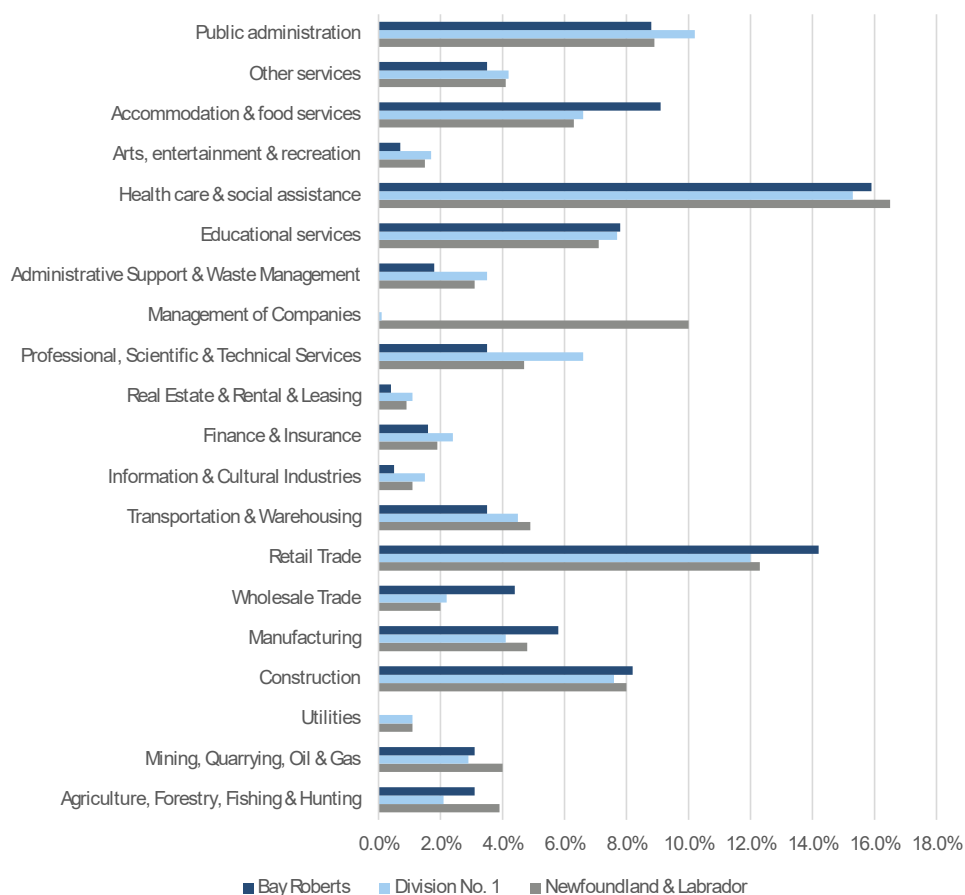


Figure 5. Sectors of employment based on the North American Industry Classification System (NAICS) in 2021. Source: Statistics Canada

4. HOUSING



HOUSING

HOUSING SNAPSHOT

Housing costs in Bay Roberts are lower than the Census Division average for both homeowners and renters. On a monthly basis, owner households in Bay Roberts pay approximately \$295 less, while renters pay about \$80 less than their counterparts in Division No. 1.

Moreover, homeownership is more prevalent in Bay Roberts overall,

with 80.7% of residents owning their dwelling and 19.1% renting.

It is important to highlight that housing affordability pressures are not evenly distributed across tenure types. While 14.7% of households in the town spend 30% or more of their income on housing, this burden falls heavily on renters. Approximately 43.8% of renter households spend 30% or more of their income on

shelter, compared to 7.9% of owner households.

This disparity highlights a clear affordability gap within the local housing market and suggests a need to expand the supply of affordable and diverse rental housing options in Bay Roberts to better meet the needs of current and future residents.

2021 Housing Indicators Bay Roberts

Median Shelter Costs:
Rental Dwelling
\$850
per month

Dwellings Needing Major
Repairs
6.0%

Households Who Own Their
Dwelling
80.7%

Median Shelter Costs:
Owned Dwelling
\$775
per month

Housing Un-affordability
14.7%
Spend more than 30% of income on shelter

Subsidized Housing
11.5%
Renters with some form of housing subsidy

2021 Housing Indicators Census Division No. 1

Median Shelter Costs:
Rental Dwelling
\$930
per month

Dwellings Needing Major
Repairs
4.6%

Households Who Own Their
Dwelling
73.3%

Median Shelter Costs:
Owned Dwelling
\$1,070
per month

Housing Un-affordability
17.2%
Spend more than 30% of income on shelter

Subsidized Housing
18.6%
Renters with some form of housing subsidy

Source: Statistics Canada

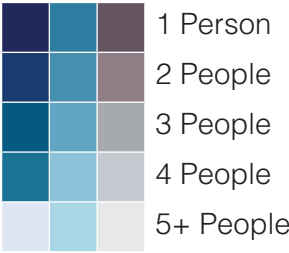
HOUSING

HOUSEHOLD SIZE

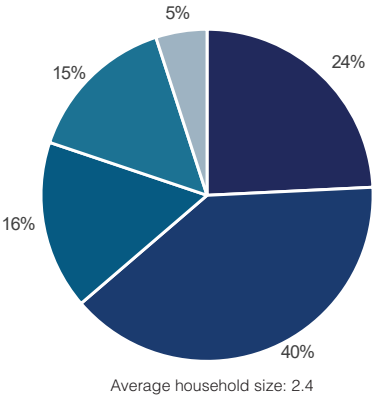
Household size patterns across all census geographies are generally similar, with only minor variations in percentage points between most household categories. Despite these similarities, there are some notable differences.

Compared to both the Census Division and the Province, Bay Roberts has a slightly lower proportion of one-person households, with shares approximately 4.3 and 3.6 percentage points lower, respectively. In contrast, four-person households are somewhat more prevalent in Bay Roberts, exceeding the Census Division and provincial proportions by 2.1 and 3.5 percentage points, respectively.

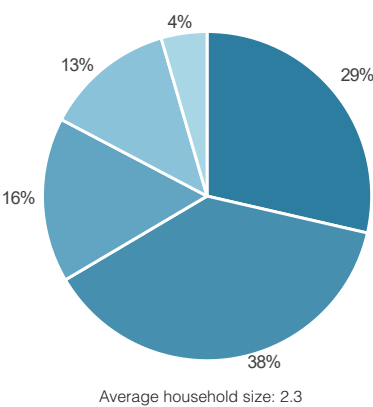
This pattern suggests that Bay Roberts has a relatively higher presence of family households, which has important implications for housing mix types.



BAY ROBERTS



DIVISION NO. 1



NEWFOUNDLAND AND LABRADOR

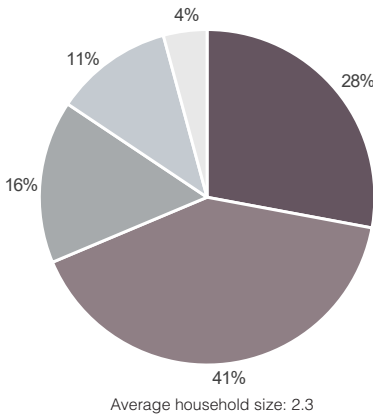


Figure 6. Household size in 2021. Source: Statistics Canada

HOUSING

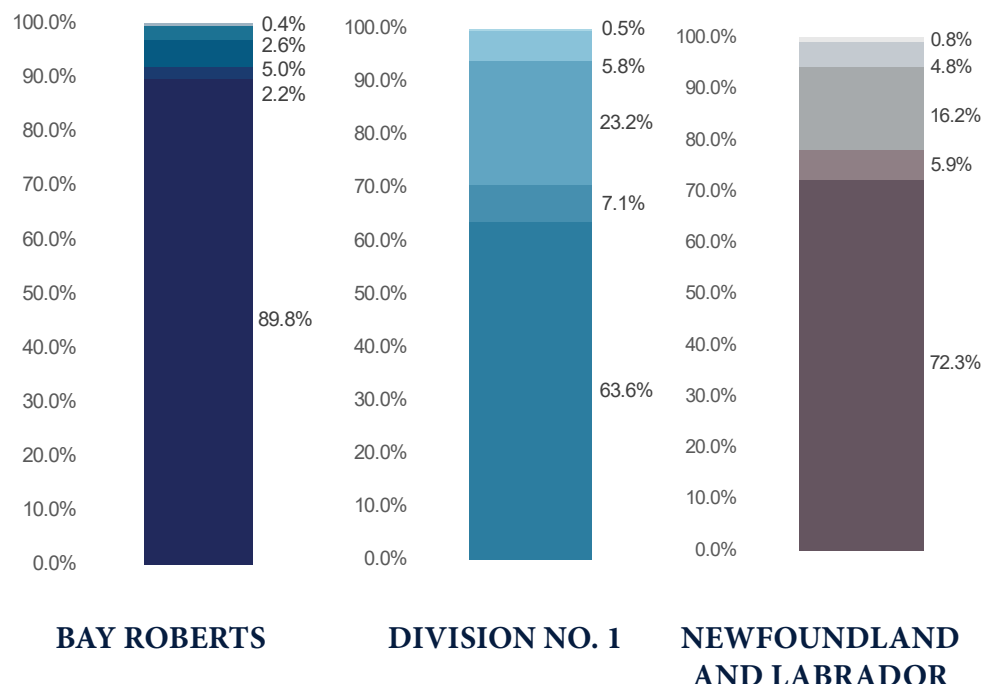


Figure 7. Household types in 2021. Source: Statistics Canada

DWELLING TYPES

The housing stock in Bay Roberts is predominantly composed of single-detached dwellings, which account for approximately 89.8% of all housing units. This proportion is considerably higher than in Division No. 1 (63.6%) and Newfoundland and Labrador overall (72.3%), indicating a more limited range of housing types within the town.

One of the most notable differences between the Town and the broader region is the limited presence of semi-detached and duplex dwellings. In Bay Roberts, these housing types comprise only 5% of the total housing stock, compared

to 23.2% in Division No.1 and 16.2% provincially. While these units represent the second most common dwelling type across all three geographies, their availability in Bay Roberts is substantially lower.

A similar pattern is evident with apartment units. Apartments account for just 2.2% of Bay Roberts' housing stock, whereas they represent 7.1% in Division No. 1 and 5.9% across the province.

Collectively, these differences highlight a housing profile in Bay Roberts that is heavily oriented toward low-density, single-detached

development, with comparatively limited options for more compact or multi-unit housing forms

HOUSING

HOUSING STOCK AGE

The age of housing in Bay Roberts reflects a mix of long-established development and more modest levels of recent construction. A significant portion of the housing stock was built between 1961 and 1980, accounting for approximately 28.7% of all dwellings. Homes built in 1960 or earlier also represent a substantial portion of the stock at 18.7%.

Residential development declined in the decades following this peak period, resulting in a comparatively smaller share of newer housing units. Despite the generally older age profile of the housing stock, the overall condition of housing in Bay Roberts remains relatively strong. Only 6% of housing units are reported to be in need of major repairs.

Housing age trends in the Town are broadly consistent with those observed in the surrounding Census Division and across the province, differing by only 1 to 4 percentage points across each category.

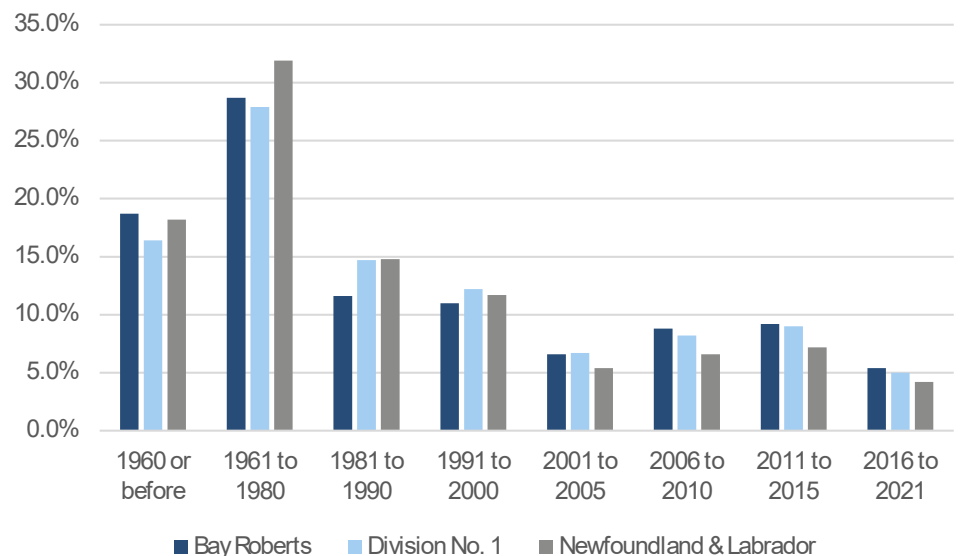


Figure 8. Age of housing construction in 2021. Source: Statistics Canada



5. ENVIRONMENT

ENVIRONMENT

ELEVATION

Elevations in Bay Roberts range from near sea level along the coastline to approximately 200 metres above sea level in parts of the municipal planning area. Higher-elevation areas are primarily located along the western portion of the town and are generally characterized by limited development, consisting mainly of rural and recreational uses.

The elevation generally descends from west to east, with the lowest elevations found along the coastline of the Bay. Several watercourses flow through the town along these lower-lying areas, draining eastward toward the Bay. Established development patterns largely correspond with these lower elevations, where land is more suitable for settlement and infrastructure.

The highest elevations are concentrated along the western boundary of the town, particularly in the areas surrounding Butlerville and North Valley.

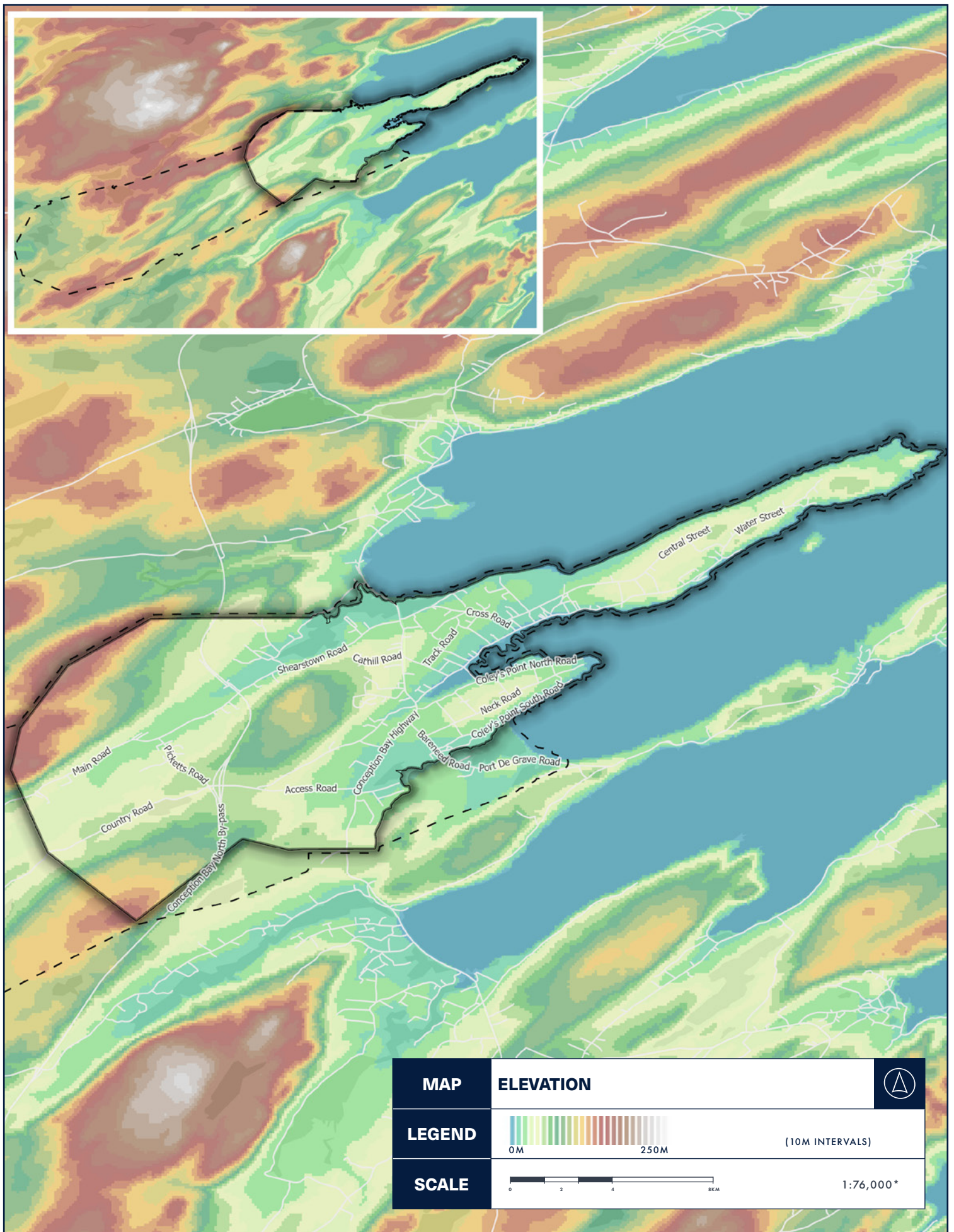
SLOPE

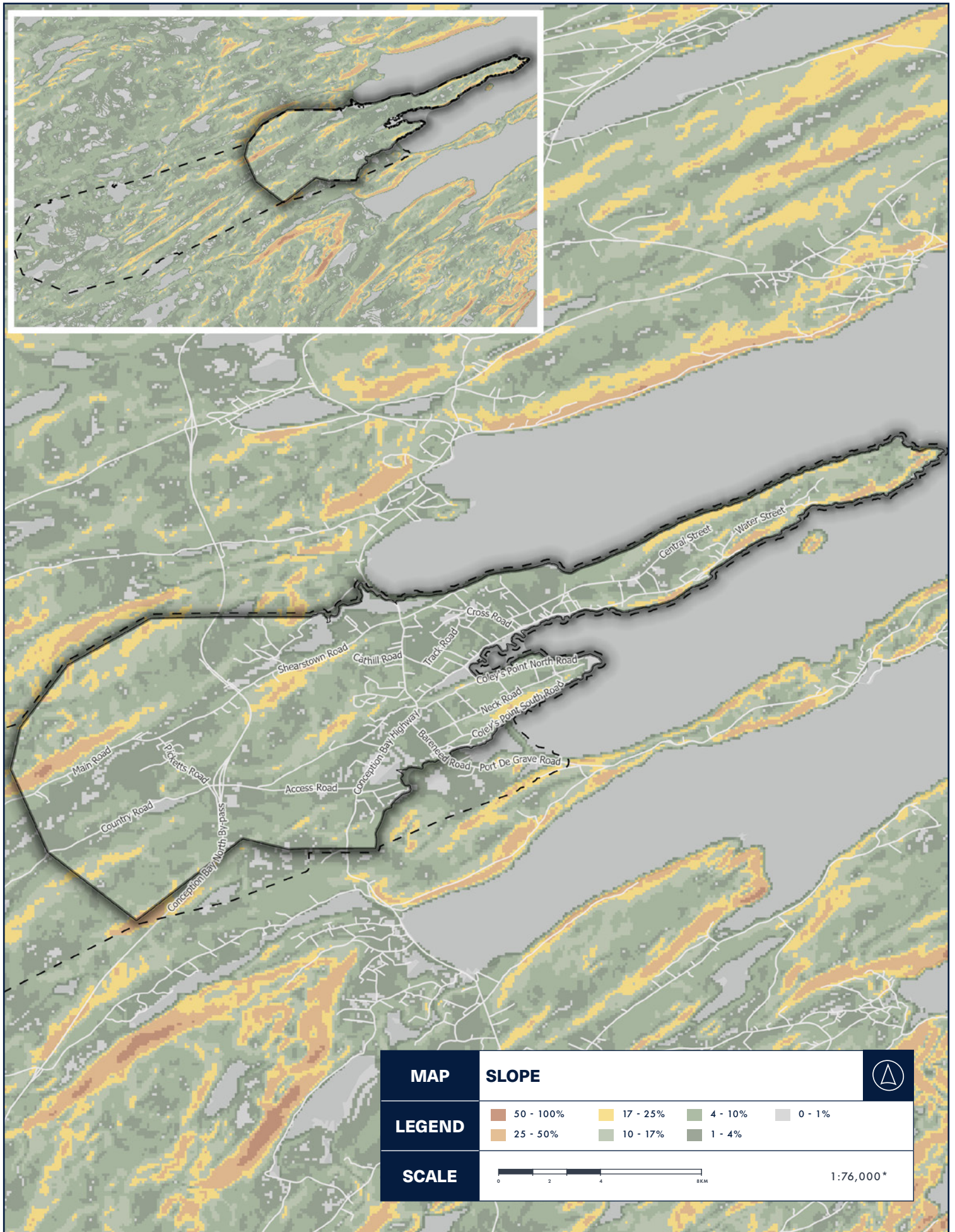
Slope describes how steep or flat land is and it is an important factor in understanding development potential, drainage, and land stability. More precisely, slope measures how much the land rises

or falls over a given horizontal distance. For example, a 1% slope means the land rises by one metre for every 100 metres of horizontal distance, while steeper slopes rise more quickly over shorter distances.

In Bay Roberts, much of the land area consists of gently to moderately sloping terrain that descends from higher elevations toward the coast. The steepest slopes, aside from the immediate coastal areas, are found in the western portion of the town around Butlerville. Additional areas of steeper terrain are present east of the Main Road and highway intersection, as well as north of Country Road.

These slope conditions have implications for future development, as steeper areas may require additional considerations related to servicing, erosion control, and land stability.





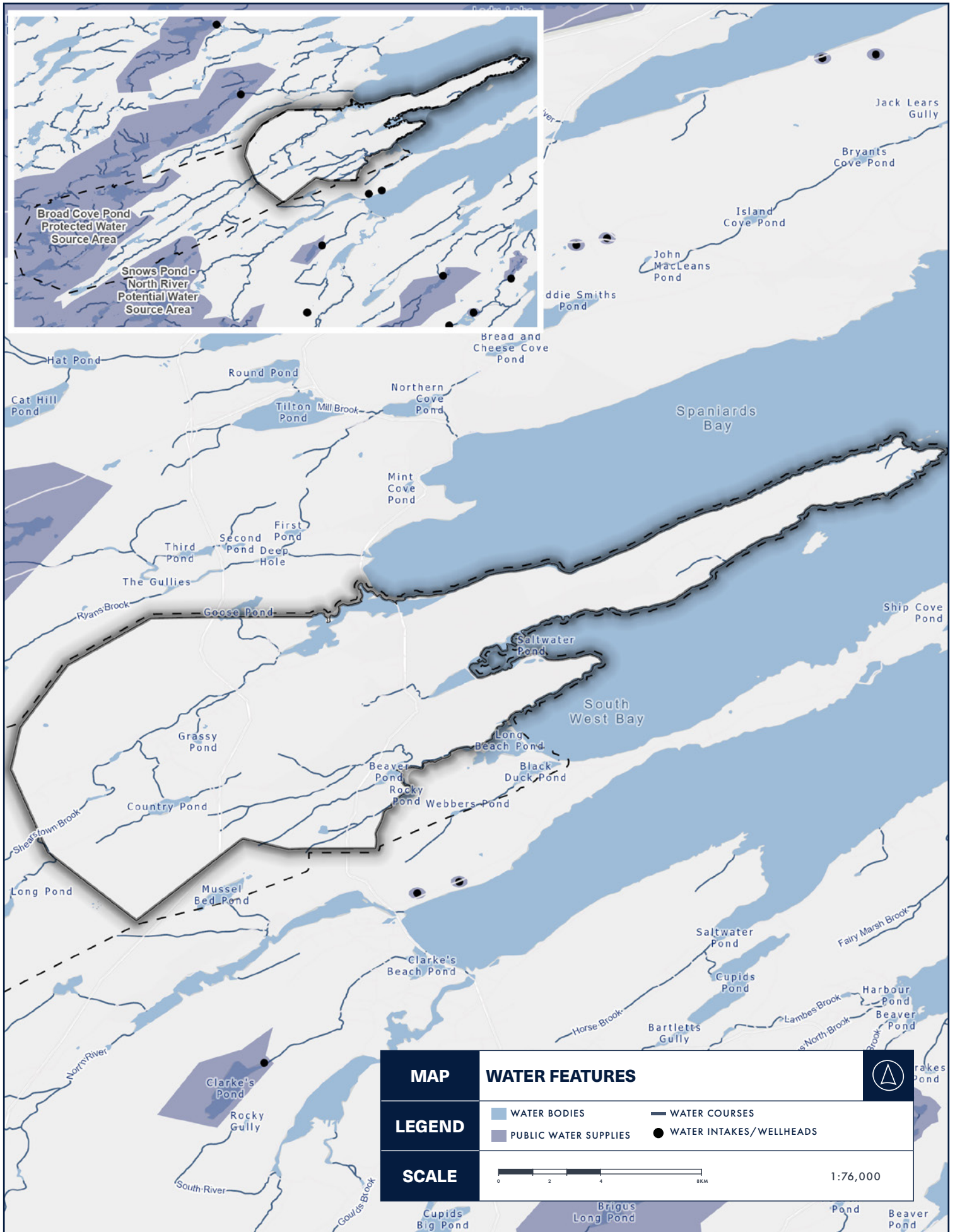
MAP	SLOPE				
LEGEND	50 - 100%	17 - 25%	4 - 10%	0 - 1%	
	25 - 50%	10 - 17%	1 - 4%		
SCALE					1:76,000*

ENVIRONMENT

HYDROLOGY

The varied topography of Bay Roberts supports a network of lakes, ponds, streams, and wetlands that form an important component of the town's natural landscape and ecosystem. These watercourses provide valuable natural functions, including wildlife habitat, surface water drainage, ecological connectivity, and supporting freshwater species.

A group of ponds and associated watercourses is located in the southeastern portion of the town, forming the principal drainage system that flows into South West Bay. Additional ponds and streams are found in the northern areas of Bay Roberts, draining toward Spaniard's Bay. Moreover, Goose Pond, which is located within this system, has a well-known trail system.



ENVIRONMENT

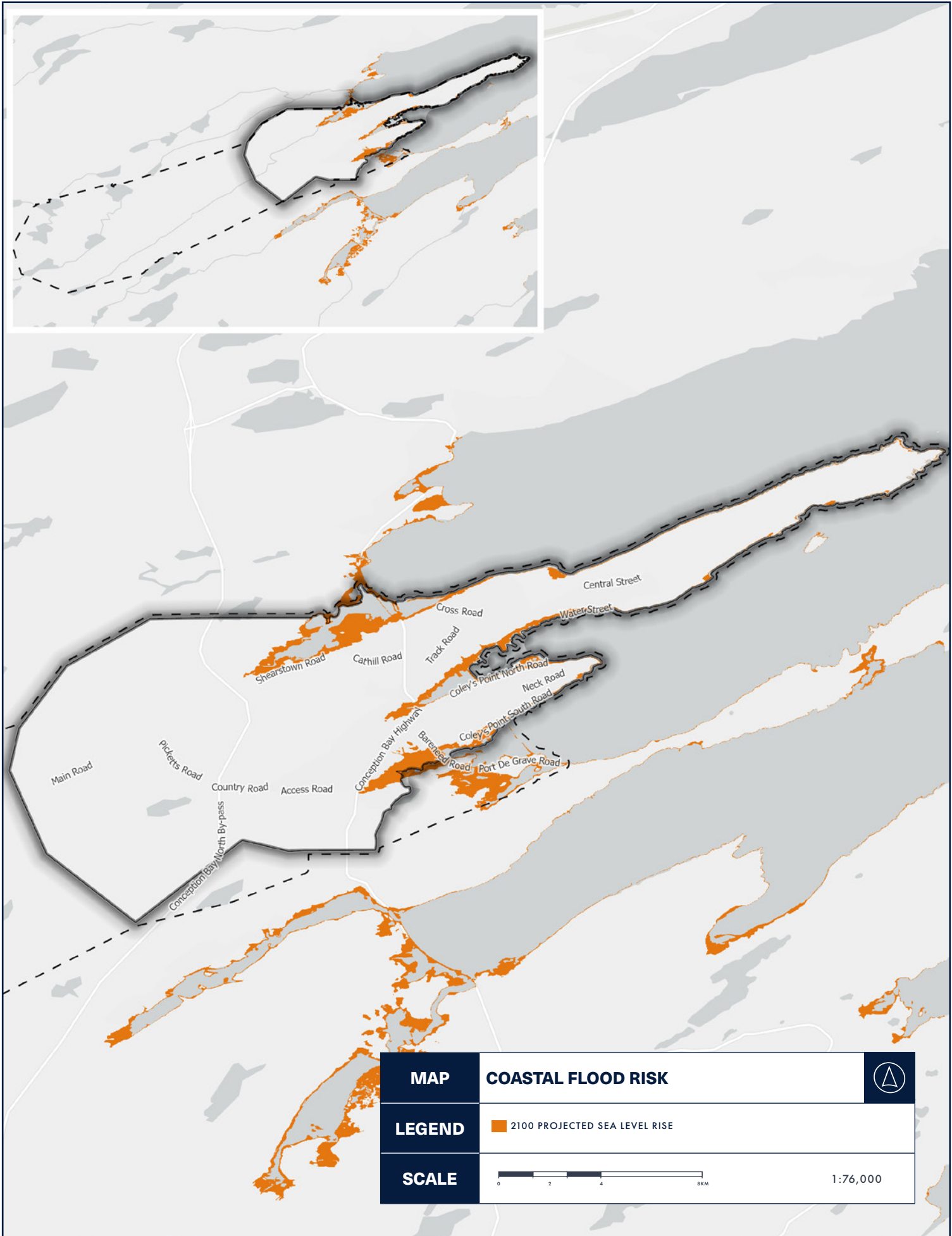
COASTAL FLOOD RISK

As a coastal community, Bay Roberts is susceptible to the impacts of climate change and sea level rise.

The frequency and intensity of storm events has increased, and impacts are felt across the region. Municipal services and infrastructure can be interrupted by such events.

The Coastal Flood Risk map on the following page shows the area affected by the projected sea level rise in 2100 based on the Government of Canada's Canadian Extreme Water Adaptation Tool.

Bay Roberts' varied topography offers some protection for much of the developed portions of town. However, there are areas that will be impacted, which has implications for future planning decisions.



6. LAND USE AND POLICY



LAND USE AND POLICY

LAND USE PLANNING

As previously mentioned, growth and development in Bay Roberts are guided by municipal planning documents, particularly the Municipal Plan and Development Regulations. Together, these documents provide the policy framework that directs how land is used and how the community evolves overtime.

The Municipal Plan serves as the Town's long-term vision, outlining goals, objectives, and policies that guide future land use and development. It establishes principles for managing growth in a sustainable way and supporting a high quality of life for residents. The Development Regulations build on this framework by regulating land use in greater detail, including the use and placement of buildings and structures. These regulations are intended to protect public health and safety, enhance community aesthetics, and promote overall well-being.

Above all, however, land use planning is a collaborative process where citizens, business owners, community and civic leaders, and elected officials can work together to build a vision for their community.

The authority to prepare and adopt these planning documents is provided through provincial

legislation. Just as land use planning is enabled and required under the *Urban and Rural Planning Act*, it also establishes what *can* be regulated. This includes the size and location of buildings, the ways land may be used, landscaping, signage, among others.

Moreover, it is important to highlight that land use planning cannot regulate things such as taxation, land ownership, people, and the way roads and highways are used.

CURRENT FUTURE LAND USE

Bay Roberts is made up of several different land use types including residential, mixed development, industrial, commercial, environmental protection, rural, comprehensive development, and highway reserve. The majority of the town area is designated residential. Opposite to this, the rural designation encompasses most of the land west of the Veterans Memorial Highway. A swath of commercial areas can be found between the two highways, with mixed development interspersed throughout.

Consideration for the natural environment is evident in the Future Land Use map, with several lands along the coast and watercourses receiving environmental protection

designations. There are also a handful of comprehensive development areas, most notably the Mad Rock Heritage Area at the tip of the main peninsula.

CURRENT ZONING

The Town's zoning framework includes several categories, such as Residential, Industrial, Commercial, Mixed Development, Rural, Environmental Protection, Highway Reserve, and Comprehensive Development.

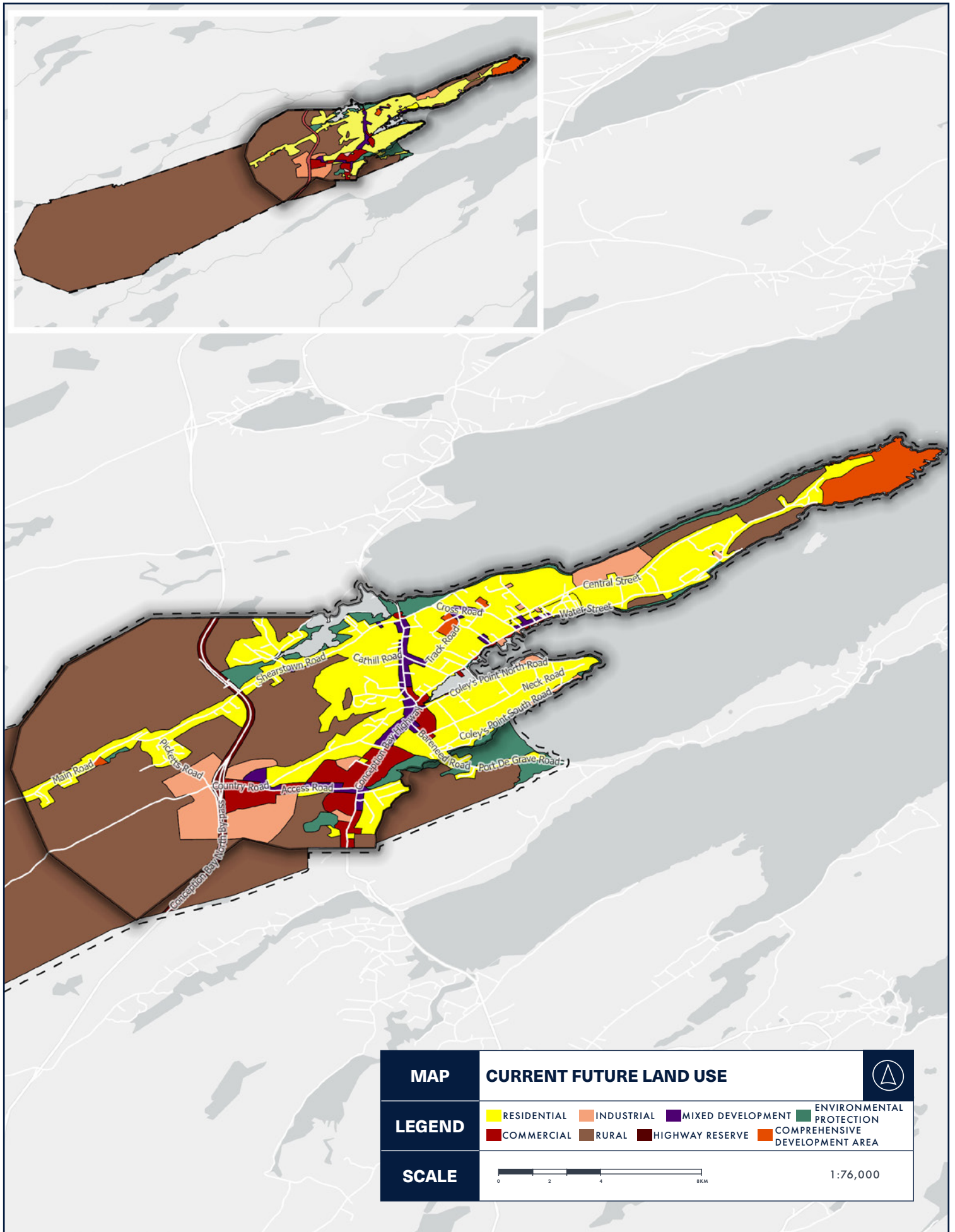
Within town boundaries, the majority of land is zoned Residential. Commercial zones are concentrated along the highway and extend west along Access Road and east into town around Bay Roberts Harbour. Industrial zones are mainly located around the Conception Bay North Bypass and in small pockets along the Conception Bay Highway. Industrial Marine lands are concentrated along the Bay. Lands zoned as Environmental Protection include large portions around the coast. Within the plan area but outside of the town boundary, land is predominantly zoned as Rural and Residential.

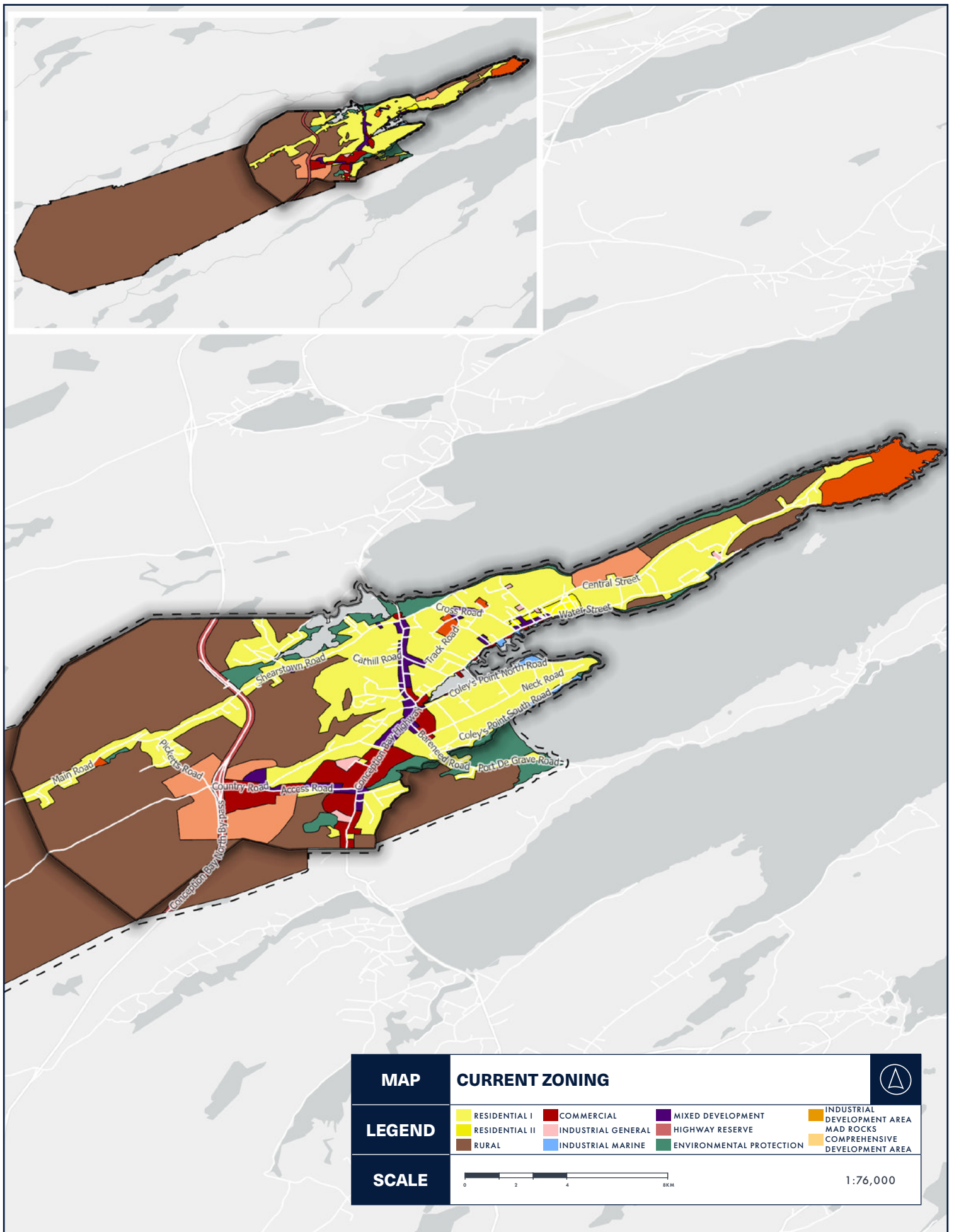
LAND USE AND POLICY

PARKS AND GREEN SPACES

Bay Roberts offers a diverse network of outdoor recreational and green spaces, including municipal gardens, playgrounds, trails, and dog parks. These amenities provide a range of opportunities for residents and visitors to enjoy outdoor activities and connect with the natural environment. The town also features a number of seating areas along scenic viewpoints as part of its Scenic Seating Project.

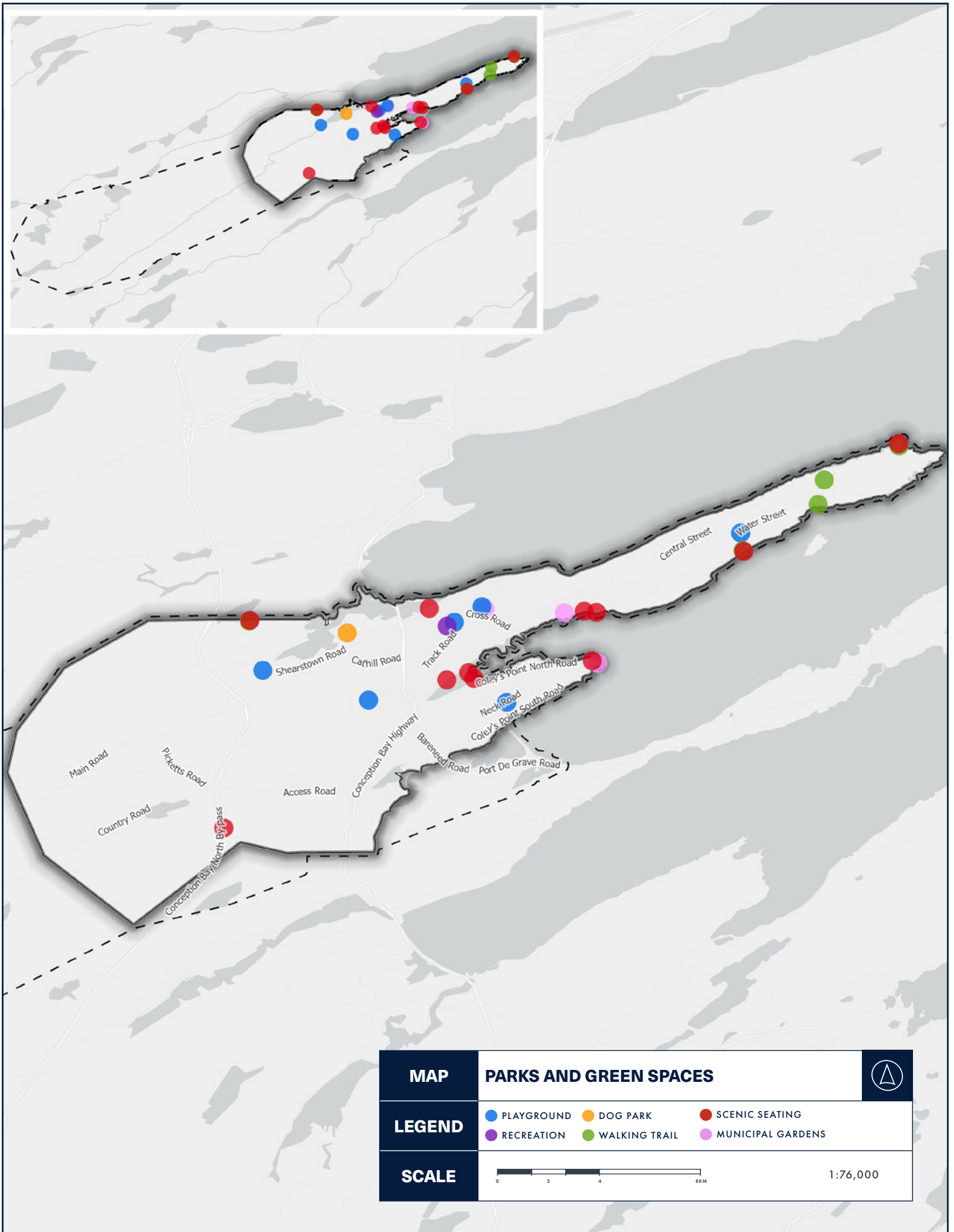
In recent years, the Town has undertaken several initiatives to enhance and maintain its green space network. These efforts include ongoing trail maintenance, the expansion and restoration of municipal gardens, and community-focused initiatives such as recycling and cleanliness campaigns. These actions demonstrate a continued commitment to improving public spaces and ensuring they remain accessible, attractive, and well-maintained for all users.





MAP	CURRENT ZONING				
LEGEND	 RESIDENTIAL I	 COMMERCIAL	 MIXED DEVELOPMENT	 INDUSTRIAL DEVELOPMENT AREA	
	 RESIDENTIAL II	 INDUSTRIAL GENERAL	 HIGHWAY RESERVE	 MAD ROCKS	
	 RURAL	 INDUSTRIAL MARINE	 ENVIRONMENTAL PROTECTION	 COMPREHENSIVE DEVELOPMENT AREA	
SCALE					1:76,000

1:76,000



7. SERVICING



SERVICING

TRANSPORTATION

Bay Roberts is supported by a well-established transportation network, both within the community and in connection to the broader region. Local and arterial roadways provide residents and visitors with efficient access to community amenities and services.

The Conception Bay Highway (Highway 70) runs north to south directly through the town. Bay Roberts' location along this major transportation corridor contributes significantly to its role as a service hub for the surrounding area. To the west, the Conception Bay North Bypass further enhances regional connectivity and traffic movement. Running east to west, Main Road and Country Road help form a strong spinal network that facilitates movement within the town. These primary routes are complemented by a network of local streets that provide access to residential neighbourhoods and commercial areas.

While vehicular connectivity within Bay Roberts is generally strong, pedestrian infrastructure is limited in many areas. The lack of adequate sidewalks and dedicated pedestrian facilities has implications for walkability and safety, particularly along higher-volume roadways.

SEWER AND WATER SERVICE

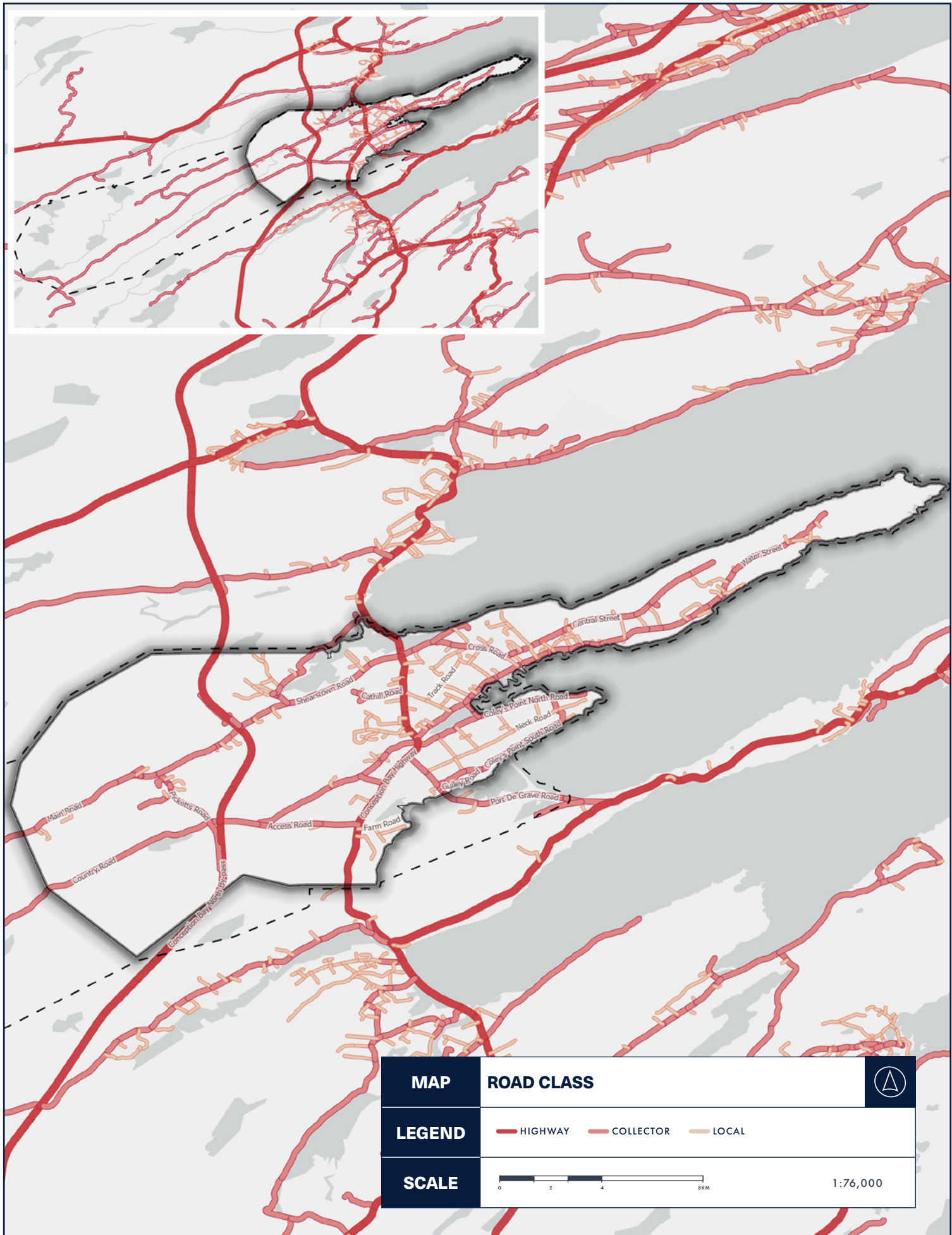
The municipal water supply for Bay Roberts is sourced from Rocky Pond, located northwest of the town. The Town's Public Works Department is responsible for the operation, maintenance, and ongoing improvement of both water distribution and wastewater systems.

Sewage is collected through a municipal sewer network and is discharged untreated into Conception Bay. The system includes two primary sewage basins with outfalls at Bears Cove and Coley's Point, as well as several smaller outfalls associated with localized systems along Water Street.

The current Municipal Plan references a 2007 study that identified several infrastructure challenges. These included areas of low water pressure, leakage within the distribution system, and aging sewer pipes; some of which were undersized and unable to adequately accommodate existing flows or anticipated future development.

In response to these issues, the Town has recently secured federal funding through the Investing in Canada Infrastructure Program to support improvements to water quality and the reliability of sewer

services. In addition, the 2026 Municipal Budget identifies further investments in water and sewer infrastructure, along with funding for the completion of a wastewater feasibility study, signaling a continued commitment to upgrading municipal servicing.



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