

FLOOD INFORMATION MAP



COX'S COVE



This map is a Public Information Document and is to be used for general reference only. The information is based on the Flood Risk Maps for Cox's Cove.

Copies of this map and information on the Flood Damage Reduction Program may be obtained from:

Flood Damage Reduction Program
 Department of Environment & Lands
 Government of Newfoundland and Labrador
 P.O. Box 4750
 St. John's, Newfoundland
 A1C 5T7

Flood Damage Reduction Program
 Inland Waters and Lands
 Environment Canada
 4th Floor, Queen Square
 45 Alderney Drive
 Dartmouth, Nova Scotia
 B2Y 2N6

The designated Flood Risk Maps are suitable for use by elected officials, land use planners, developers, builders and newcomers seeking home or business locations. They may be viewed at the Town Council Office in Cox's Cove, the Department of Environment and Lands Offices in Corner Brook, Grand Falls, and St. John's.

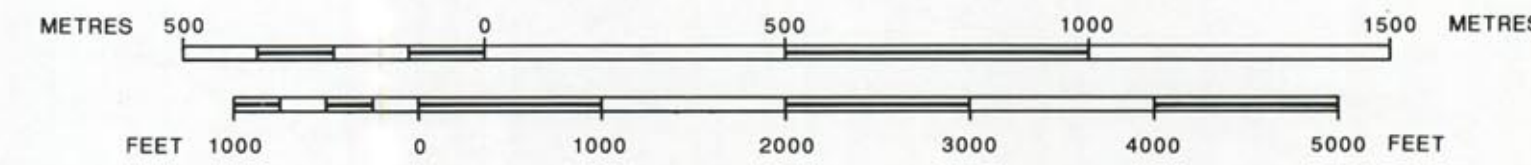
Copies of the Flood Risk Maps may be ordered for a nominal fee from:

Department of Environment and Lands
 Mapping Division
 Howley Building, Higgins Line
 P.O. Box 4750
 St. John's, Newfoundland
 A1C 5T7

FLOOD INFORMATION MAP

COX'S COVE • NEWFOUNDLAND

SCALE 1:12,500



FLOOD ZONES

A "designated floodway" (1:20 year flood zone) is the area subject to most frequent flooding.

A "designated floodway fringe" (1:100 year flood zone) constitutes the remainder of the flood risk area. This generally receives less damage from flooding.

No building should be erected in the "designated floodway" since extensive damage may result from deeper and more swiftly flowing waters. However, it is often desirable and may be acceptable to use land in this area for agricultural and recreational purposes.

Within the "floodway fringe" a new building, or an alteration to an existing building, should receive flood proofing measures. A variety of these may be used, e.g. the placing of a dyke around the building, the construction of a building on raised land, or by the special design of a building.

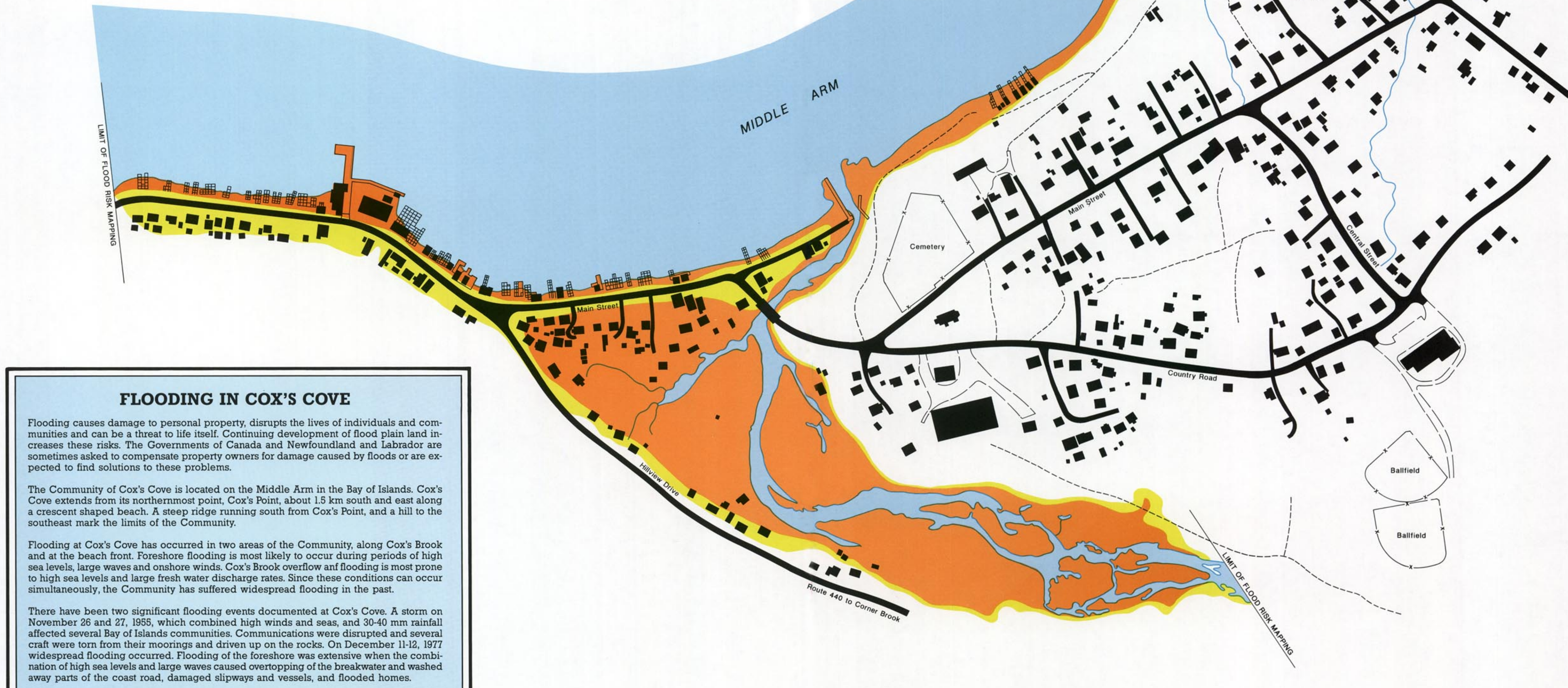
Buildings erected prior to the designation of these areas may still be eligible for flood damage compensation.

The Governments of Canada and Newfoundland and Labrador have agreed to try to control and reduce flood damage.

A joint program has been established for implementation in three phases:

- The first consists of mapping the flood risk areas. The Cox's Cove study was conducted under this phase.
- The second phase consists of studying ways to minimize the risk of flood damage.
- The third consists of putting cost-effective solutions in place. Phases 2 and 3 will be carried out for selected locations only.

This is a map of the Cox's Cove flood risk areas—showing areas prone to flooding—the "designated floodway" in orange and the "designated floodway fringe" area in yellow.



FLOODING IN COX'S COVE

Flooding causes damage to personal property, disrupts the lives of individuals and communities and can be a threat to life itself. Continuing development of flood plain land increases these risks. The Governments of Canada and Newfoundland and Labrador are sometimes asked to compensate property owners for damage caused by floods or are expected to find solutions to these problems.

The Community of Cox's Cove is located on the Middle Arm in the Bay of Islands. Cox's Cove extends from its northernmost point, Cox's Point, about 1.5 km south and east along a crescent shaped beach. A steep ridge running south from Cox's Point, and a hill to the southeast mark the limits of the Community.

Flooding at Cox's Cove has occurred in two areas of the Community, along Cox's Brook and at the beach front. Foreshore flooding is most likely to occur during periods of high sea levels, large waves and onshore winds. Cox's Brook overflow and flooding is most prone to high sea levels and large fresh water discharge rates. Since these conditions can occur simultaneously, the Community has suffered widespread flooding in the past.

There have been two significant flooding events documented at Cox's Cove. A storm on November 26 and 27, 1955, which combined high winds and seas, and 30-40 mm rainfall affected several Bay of Islands communities. Communications were disrupted and several craft were torn from their moorings and driven up on the rocks. On December 11-12, 1977 widespread flooding occurred. Flooding of the foreshore was extensive when the combination of high sea levels and large waves caused overtopping of the breakwater and washed away parts of the coast road, damaged slipways and vessels, and flooded homes.

LEGEND	
Normal Water Surface	
1:20 Year Flood Zone	
1:100 Year Flood Zone	
Road, all season	
cart track	
Railway	
Building	
Stream/River	