



**Highway Zoning Plan  
Bonavista Peninsula Highway R.R. 230, 1976 to 1981  
Amendment No. 1, 2017**

**Prepared by:**

**Local Governance and Planning Division  
Department of Municipal Affairs and Environment**

**December 2017**

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that Amendment No. 1, 2017 to the Highway Zoning Plan – Bonavista Peninsula Highway R.R. 230, 1976 to 1981 was prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: \_\_\_\_\_

(MCIP Seal)

## **AMENDMENT NO. 1, 2017**

### **FORWARD**

The Department of Municipal Affairs and Environment is considering amending the Highway Zoning Plan – Bonavista Peninsula Highway R.R. 230, 1976 – 1981 (Plan). The Subject Property is located in the Local Service District (LSD) of George's Brook – Milton and is approximately 2 kilometres north of the Town of Clarendville. The Subject Property, the portion of which is located within the building control lines of the protected road, is 1.39 hectares in area and adjacent to the Bonavista Peninsula Highway, Route #230A. The amendment, if approved and registered by the department, will rezone the Subject Property from "Rural Conservation" to "Residential" to allow the proposed "single family detached" residential dwelling.

### **BACKGROUND**

The Old Bonavista Highway (Route #230A) is classified as a Class III protected road under Schedule B of the Protected Road Zoning Regulations ( Regulations). Schedule B of the Regulations states:

The Old Bonavista Highway (Route 230-A) from a point where the northern municipal boundary of the Town of Clarendville, as defined, crosses the highway to its intersection with the Bonavista Highway (Route 230) near Lethbridge.

A Class III protected road is defined by subsection 3(1)(c) of the Regulations:

3. (1) For the purpose of these regulations, all protected roads shall be given different classifications as defined by the minister and shall be classified under the following categories:

...

(c) Class III is a highway which is designated as either a secondary or tertiary road by the Department of Works, Services and Transportation and whose prime function is a local transportation link to the main highways from small isolated parts of the province.

...

The Plan was established in 1976. The goal of the Plan is to protect the highway as a safe and convenient conveyor of traffic while preserving the interests of government and the general public. The Plan establishes land use policies and implements zoning via the Regulations with permitted uses and development control standards. There are several urban and rural types of zones applied by the Plan and implemented by the Regulations.

## **PUBLIC AND STAKEHOLDER CONSULTATION**

*[To be completed]*

### **LOCATION**

The Subject Property is located in the Local Service District (LSD) of George's Brook – Milton and is approximately 2 kilometres north of the Town of Clarendville. The Subject Property, the portion of which is located within the building control lines of the protected road, is 1.39 hectares in area and adjacent to the Bonavista Peninsula Highway, Route #230A. The location of the Subject Property is illustrated on Schedule A appended to this document.

### **ANALYSIS**

*[To be completed]*

### **AMENDMENT NO. 1, 2017**

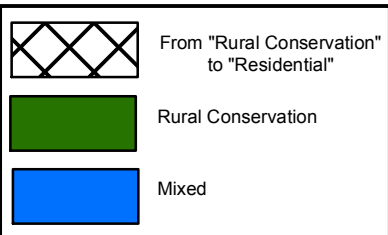
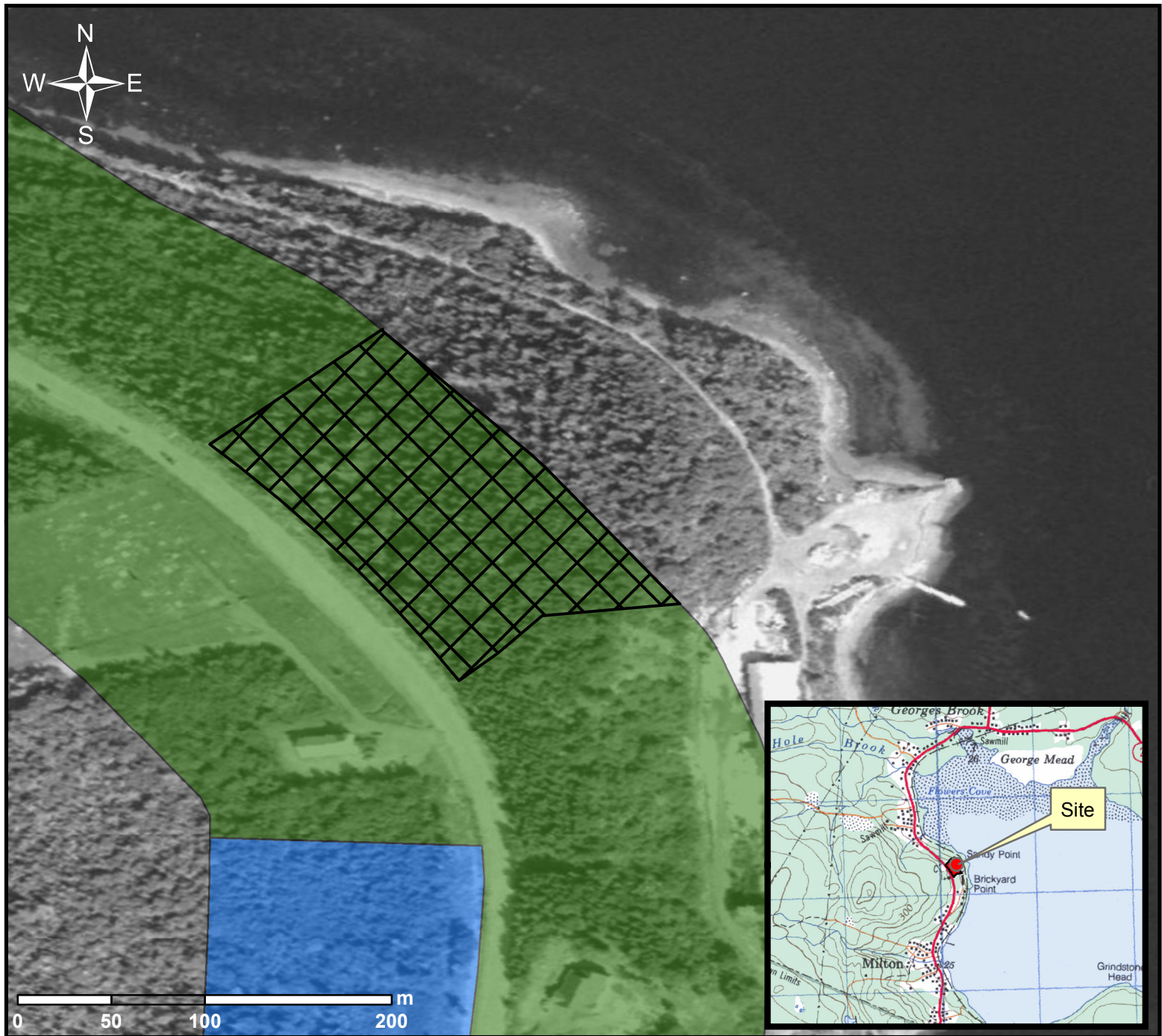
The Highway Zoning Plan – Bonavista Highway R.R. 230, 1976 – 1981 is proposed to be amended so that the Subject Property (portion within building control lines), which is 1.39 hectares in area and located approximately 2 kilometres north of the Town of Clarendville and adjacent to the Bonavista Peninsula Highway, Route #230A, is rezoned from "Rural Conservation" to "Residential" as illustrated in Schedule A.

**Highway Zoning Plan  
Bonavista Peninsula Highway R.R. 230, 1976 to 1981**

**Amendment No. 1, 2017**

**Schedule A**

Consultation Draft - Dec., 2017



# **Highway Zoning Plan Bonavista Peninsula Highway R.R. 230 1976 - 1981**

## **Schedule 'A'**

Amendment No. 1, 2017

### Protected Road Plan Amendment **REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

I certify that the attached Highway Zoning Plan Bonavista Peninsula Highway R.R. 230 1976 -1981 amendment was prepared in accordance with the Urban and Rural Planning Act, 2000.

Dated at St. John's, Newfoundland & Labrador

This \_\_\_\_ day of \_\_\_\_\_, 2017