



Burin Peninsula Highway Zoning Plan

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 Burin Peninsula Highway Zoning Plan was prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: _____

(MCIP Seal)

Consultation Draft - Dec., 2017

Amendment No. 1, 2017

FORWARD

The Department of Municipal Affairs and Environment is considering amending the Burin Peninsula Highway Zoning Plan (Plan). The Subject Property is located off of the Old Baie de L'Eau Road adjacent to the Burin Peninsula Highway, Route #210. The Subject Property is approximately 0.36 hectares in area. The amendment, if approved and registered by the department, will rezone the Subject Property from "Rural Conservation" to "Cottage" to allow the proposed "cottage" development.

BACKGROUND

The Burin Peninsula Highway (Route #210) is classified as a Class II protected road under Schedule B of the Protected Road Zoning Regulations (Regulations). Schedule B of the Regulations states:

The Burin Peninsula Highway (Route 210) from its intersection with the Trans Canada Highway (Route 1) to a point where it intersects with the centre line of the eastern access to the Town of Grand Bank, but excluding that portion of the highway within the municipal boundaries of the Town of Marystown , as defined.

A Class II protected road is defined by subsection 3(1)(b) of the Regulations as:

(b) Class II is a highway which is designated as a secondary road by the Department of Works, Services and Transportation and whose prime purpose is a transportation link for large outlying areas of the province;

The Plan was established in 1990. 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 off of the Old Baie de L'Eau Road adjacent to the Burin Peninsula Highway, Route #210. The Subject Property is approximately 0.36 hectares in area and is located roughly 50 kilometres north of the Town of Marystown. The location of the Subject Property is illustrated on Schedule A appended to this document.

ANALYSIS

[To be completed]

AMENDMENT NO. 1, 2017

The Burin Peninsula Highway Zoning Plan is proposed to be amended so that the Subject Property, which is 0.36 hectares in area and located 50 kilometres north of the Town of Marystown and adjacent to the Burin Peninsula Highway, Route #210, is rezoned from "Rural Conservation" to "Cottage" as illustrated in Schedule A.

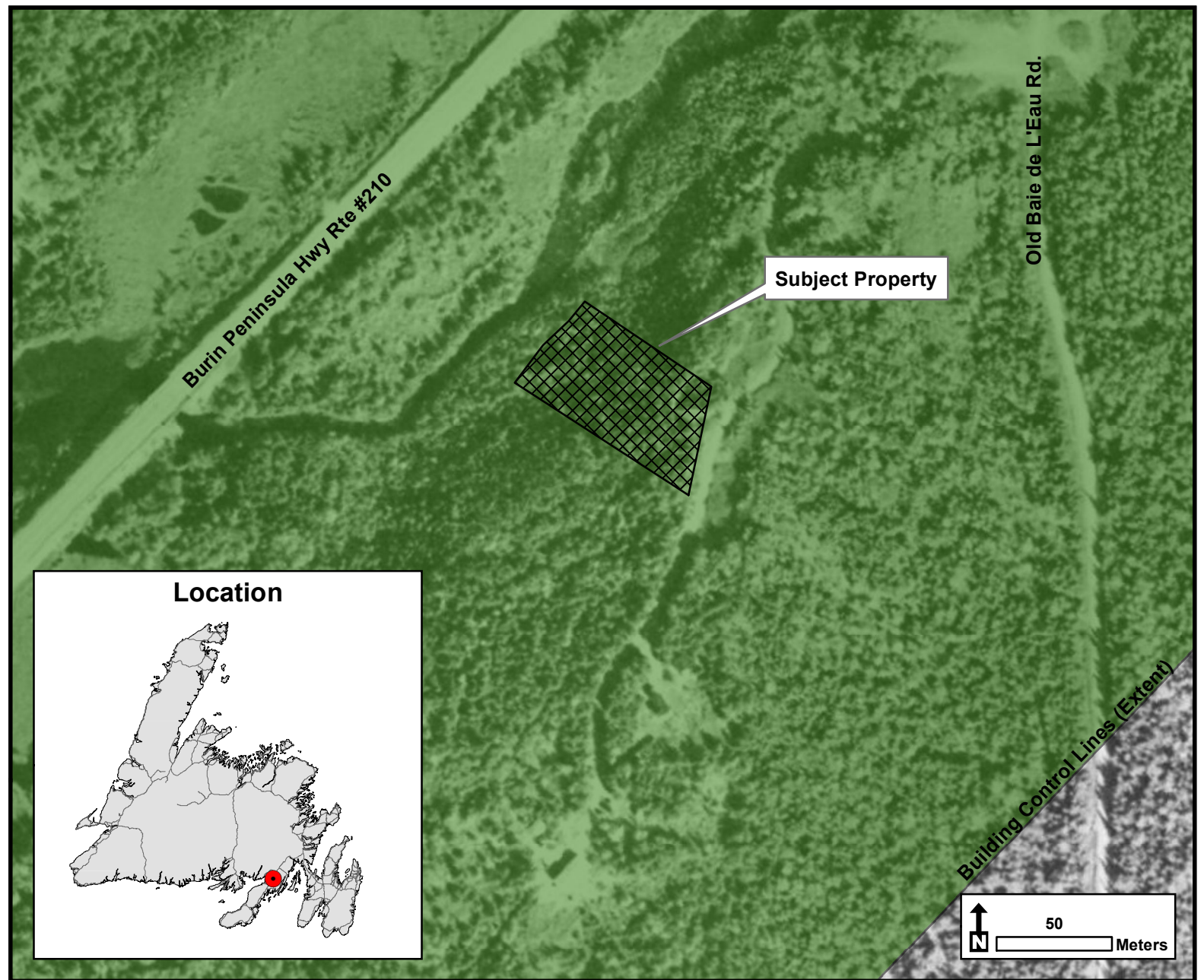
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Burin Peninsula Highway Zoning Plan

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Schedule A

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**Schedule 'A' - Amendment No. 1, 2017
Burin Peninsula Highway Zoning Plan**



From 'Rural Conservation' to 'Cottage'

Provincial Registration Stamp:

I certify that this amendment was prepared in accordance with the *Urban and Rural Planning Act, 2000*.

MCIP or FCIP, Stamp or Seal:

Signature: _____

Dated at St. John's, Newfoundland and Labrador, this ____ day of _____, _____.