



**Trans Canada Highway  
Channel-Port aux Basques to Corner Brook  
Protected Road Zoning Plan (2004)  
Amendment No. 3, 2015**

**Prepared by:**

**Department of Municipal and Intergovernmental Affairs  
Land Use Planning**

**September 2015**

*Urban and Rural Planning Act, 2000*

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Trans Canada Highway Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004) Amendment 3, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

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

(MCIP Seal)

**Trans Canada Highway  
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**FORWARD**

The Department of Municipal and Intergovernmental Affairs wishes to amend the Trans Canada Highway (TCH) Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004). The purpose of the proposed amendment is to allow residential development in two specific areas; one in Doyles and another near Tompkins. The result will be a minor change to the Protected Road Zoning Plan in two locations. The proposed changes are illustrated in Schedules “A” and “B”.

**BACKGROUND**

The Trans Canada Highway is classified as a Class I Protected Road by the *Protected Road Zoning Regulations, NLR996/96* (PRZR). The TCH Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004) identifies specific land use policies and how each of the land use zones of the PRZR are to be implemented along the that portion of the TCH. The TCH Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004) came into legal effect in 2004. The PRZR and the TCH Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004) are legally binding regulatory documents.

**PUBLIC CONSULTATION**

The Department of Municipal and Intergovernmental Affairs undertook the initiative to allow groups and individuals to provide input during the preparation of this amendment. An advertisement noting the proposed change and soliciting feedback from the public was published on September 16, 2015 in the *Western Star Newspaper*. The Department also invited input from other departments of the provincial government through referral of the proposed amendment to the Interdepartmental Land Use Committee.

**SITE LOCATION**

The two areas affected by this amendment are described as follows:

***Doyles***

The parcel of land is accessed through Doyles Station Road, on the north side of Route 1 within the building control line of the TCH Channel-Port aux Basque to Corner Brook Highway and is currently zoned “Rural Conservation”.

The intended use for the parcel of land is a residential dwelling. The subject property is noted in Schedule "A".

This amendment will have minimal effect on the surrounding community of Doyles. Access to the property is from Doyles Station Road, Route 406-11, and not the TCH. The speed limit approaching the Doyles Station Road intersection with the TCH is 100 kilometres an hour. The TCH includes a dedicated left turning lane for north bound traffic and a combined through and right turning lane for south bound traffic to enter the local road.

The PRZR does not provide for residential development in the "Rural Conservation" Zone. A change in zoning from "Rural Conservation" to "Mixed" will provide opportunity for a local property owner to build a home. The change in zoning at Doyles is illustrated in Schedule "A".

### ***Tompkins***

An individual has applied to develop 3 residential lots, each of which are partially located within the building control lines of the TCH. The subject property is currently zoned "Rural Conservation" which does not allow residential development.

The subject property is located to the south of Tompkins and accessed from a local road, Route 407. The T' Railway Provincial Park (former railway right of way) runs parallel to Route 407 and separates the private property from immediate access to Route 407. The Department of Environment and Conservation indicate the property owner can be permitted to cross the former railway bed with a driveway for each proposed lot in order to provide unimpeded access.

The PRZR do not provide for residential development in the "Rural Conservation" zone, except as an accessory use to an agricultural use. A change in zoning from "Rural Conservation" to "Mixed" will allow the proposed development to proceed. The zoning changes near Tompkins are illustrated in Schedule "B".

### **THE AMENDMENT**

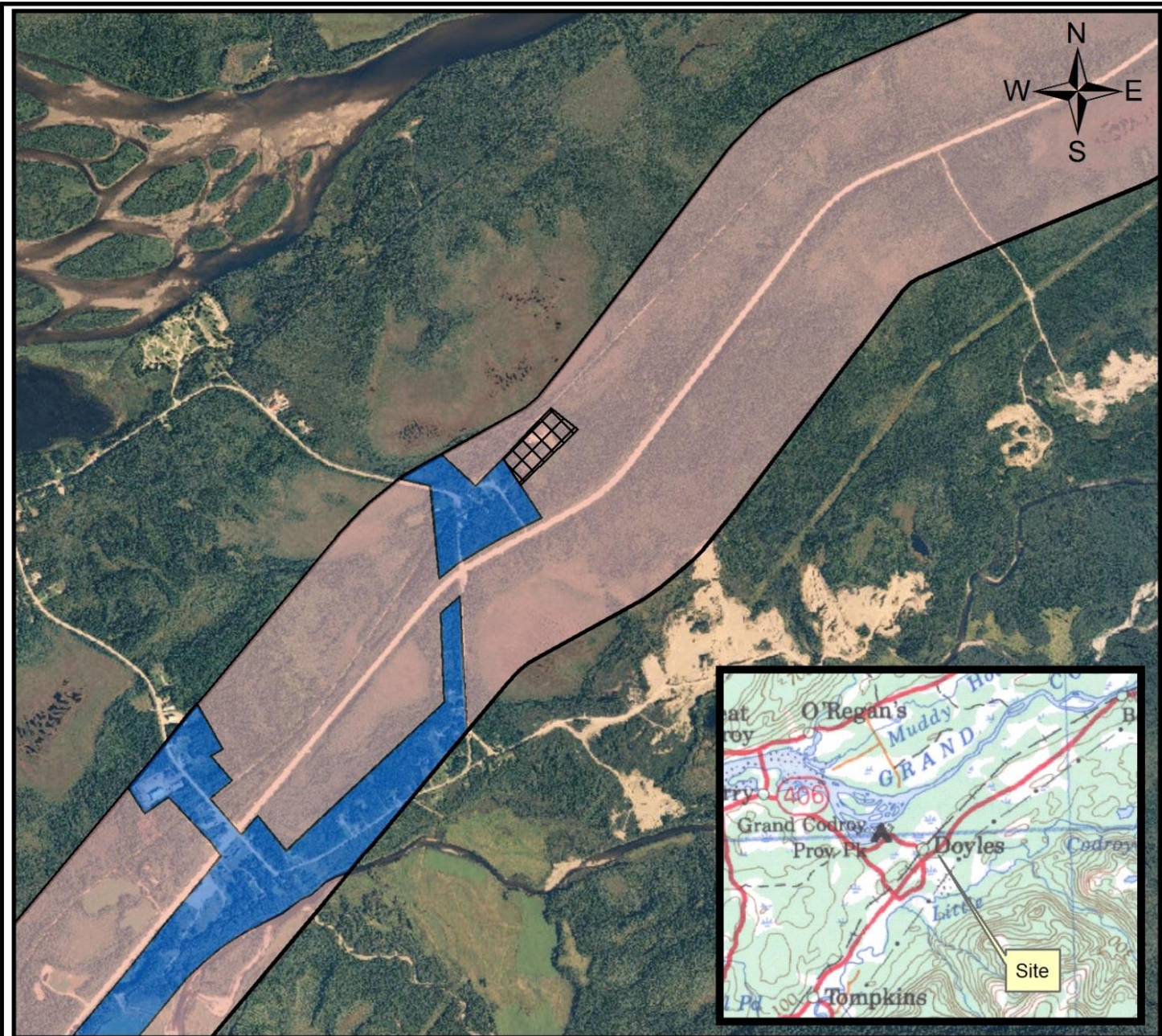
1. The Trans Canada Highway Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004) is amended so the lands at Doyles, Newfoundland and Labrador is changed from "Rural Conservation" to "Mixed" as illustrated at Schedule A.
2. The Trans Canada Highway Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004) is amended so the lands at Tompkins, Newfoundland and Labrador is changed from "Rural Conservation" to "Mixed" as illustrated at Schedule B.
3. All land not being rezoned in this amendment retain the zoning implemented by the Trans Canada Highway Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan (2004).

**TRANS CANADA HIGHWAY  
CHANNEL-PORT AUX BASQUES TO CORNER BROOK  
PROTECTED ROAD ZONING PLAN (2004)**

**AMENDMENT NO. 3, 2015**

**Schedule "A"**

*Trans Canada Highway Channel-Port aux Basques to Corner Brook  
Protected Road Zoning Plan (2004)  
Doyles*



**Schedule "A"**

**Trans Canada Highway  
Channel - Port aux Basque to Corner Brook  
Protected Road Zoning Plan, 2004  
Doyles**

**Amendment No. 3, 2015**



From "Rural Conservation"  
to "Mixed"

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Dated at St. John's, Newfoundland & Labrador

This \_\_\_\_ day of \_\_\_\_\_, 2015

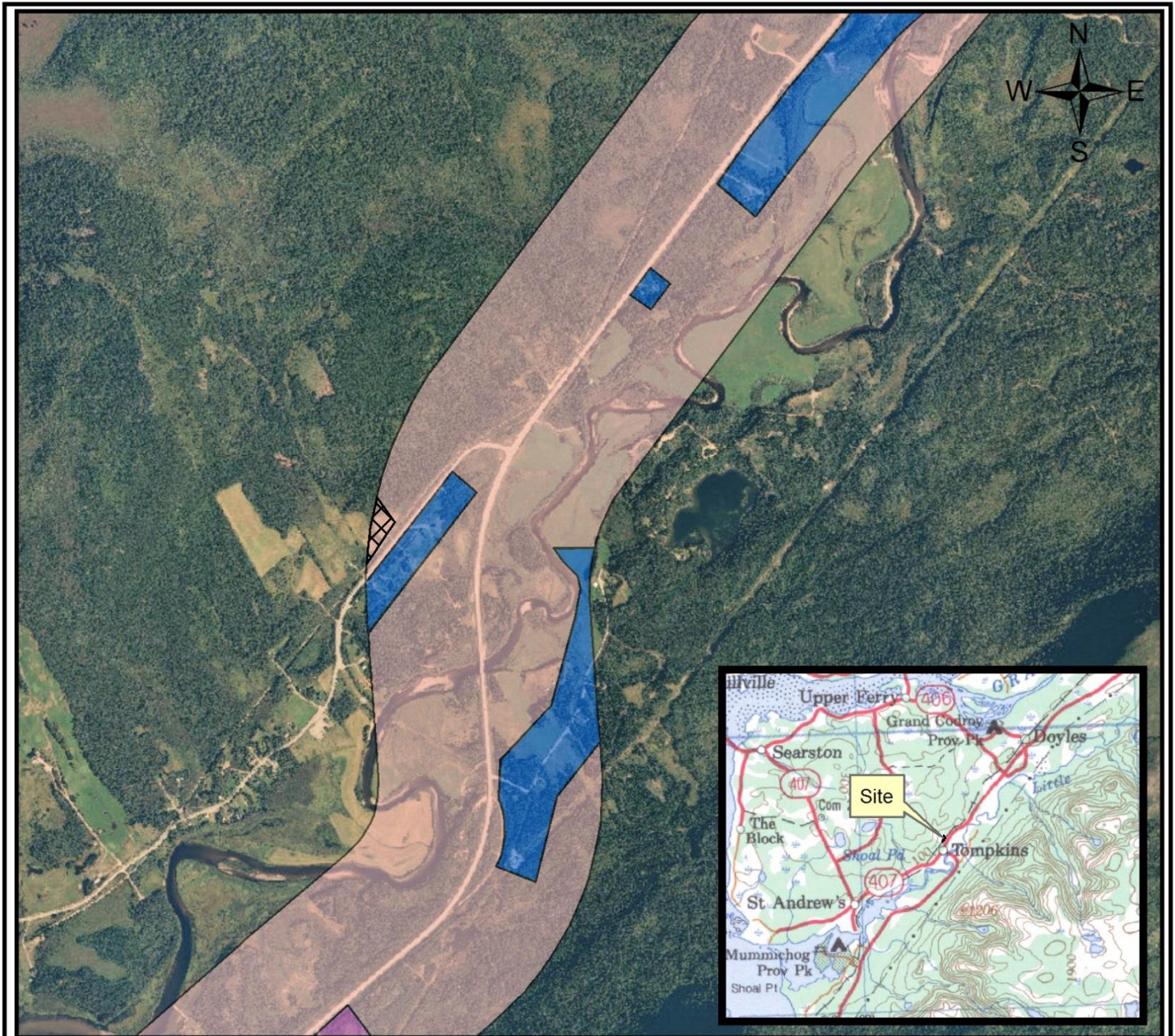
**TRANS CANADA HIGHWAY  
CHANNEL-PORT AUX BASQUES TO CORNER BROOK  
PROTECTED ROAD ZONING PLAN (2004)**

**AMENDMENT NO. 3, 2015**

**Schedule “B”**

*Trans Canada Highway Channel-Port aux Basques to Corner Brook  
Protected Road Zoning Plan (2004)  
Tompkins*





**Schedule "B"**

**Trans Canada Highway  
Channel - Port aux Basque to Corner Brook  
Protected Road Zoning Plan, 2004  
Tompkins**

**Amendment No. 3, 2015**



From "Rural Conservation"  
to "Mixed"

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