



**Amendment No. 1, 2017
Great Northern Peninsula Highway Zoning Plan**

Prepared by:

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

July 2018

Urban and Rural Planning Act, 2000

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the Great Northern Peninsula Highway Zoning Plan Amendment No. 1, 2017 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 an amendment to the Great Northern Peninsula Highway Zoning Plan (the Plan). The subject site is located immediately south of the Town of Anchor Point, on the south side of Route 430. The subject site is currently zoned 'Highway Service'. The applicant wishes to rezone the site to 'Rural Conservation' to permit a proposed fishery use (indoor and outdoor storage of fishing equipment). The subject site is approximately 1.32 hectares (ha) in area.

BACKGROUND

The Northern Peninsula Highway, Route 430, is classified as a Class II protected road under Schedule B of the Protected Road Zoning Regulations (the Regulations). Schedule B of the Regulations, in part, states:

The Northern Peninsula Highway (Route 430) from its intersection with the Trans Canada Highway (Route 1), at the Town of Deer Lake, to a point where the northern municipal boundary of the Town of St. Anthony, as defined, crosses Route 430, but excluding those portions of the highway within the Gros Morne National Park.

Subsection 3 (1) (b) of the Regulations defines a Class II protected road as:

... 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 prepared in 1990. The goal of the Plan is to protect the Northern Peninsula Highway as a safe and convenient conveyor of traffic while ensuring that development occurs in an orderly manner.

The Plan establishes land use policies and zones. The Regulations contain permitted uses and development control standards. There are several urban and rural zones applied by the Plan and implemented by the Regulations.

The applicant previously applied to Service NL to develop the site for a service station. The Department of Municipal Affairs and Environment (Land Use Planning) recommended that the

application be approved as the proposed use conformed to the Highway Service zone standards.

The applicant no longer wishes to pursue the proposed service station and submitted a written request that the property be rezoned to 'Rural Conservation' to permit a fishery use for the storage of fishery equipment.

CONSULTATION

In accordance with section 14 of the Urban and Rural Planning Act, the Department of Municipal Affairs and Environment must undertake public consultation to provide an opportunity for interested persons or groups as well as government departments:

- To provide input; and
- To learn about the proposed plan or amendment.

The Department consulted with government departments who identified that:

- A permit is required from the Roddickton Forestry Office for any cutting associated with site preparation;
- A permit is required from the Water Resources Management Division, Department of Municipal Affairs and Environment for any work in a body of water including wetland or for infilling work within 15 metres of a body of water;
- A permit is required from the Government Service Centre for the development of the site; and
- The applicant contact NL Hydro to arrange electrical service and that an easement may be required.

To provide an opportunity for individuals or groups to provide input, a public consultation notice will be placed in the Northern Pen on Wednesday, July 25, 2018, 2018. Written submissions are requested by Wednesday, August 8, 2018.

In addition, the Town of Anchor Point has been asked to review and provide comment on the proposed amendment.

LOCATION

The subject site is located immediately south of the Town of Anchor Point on the south side of the Northern Peninsula Highway (Route 430). The property is approximately 1.32 ha in area. The location of the subject site is shown in Schedule "A" appended to this document.

ANALYSIS

The subject site is located outside of any municipal boundary or municipal planning boundary. There does not appear to be any existing uses near the subject site. The property is large enough to accommodate the proposed use and the proposed use will not create a conflict with any surrounding uses.

Based on input by government departments, there does not appear to be a reason why the subject site is not appropriate location for the proposed use.



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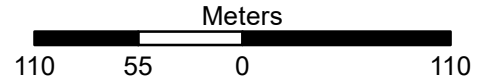
The Great Northern Peninsula Highway Zoning Plan is proposed to be amended by rezoning the subject site, located south of the Town of Anchor Point, on the south side of the Northern Peninsula Highway (Route 430), as illustrated in Schedule "A", from 'Highway Service Centre' to 'Rural Conservation'.

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Schedule "A"

**Great Northern Peninsula
Highway Zoning Plan 1990
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-  Proposed Rezoning from 'Highway Service Center' to 'Rural Conservation'
-  Municipal Boundary



Anchor Point Municipal Boundary

Route 430

