

**MARBLE MOUNTAIN PROTECTED AREA PLAN 1978**


**AMENDMENT NO. 1, 1995**

OCTOBER 1995

**URBAN AND RURAL PLANNING ACT**  
**NOTICE OF APPROVAL**  
**MARBLE MOUNTAIN PROTECTED AREA PLAN, 1978**  
**AMENDMENT NO. 1, 1995**

I, Arthur D. Reid, Minister of Municipal and Provincial Affairs, under and by virtue of the powers conferred by the Urban and Rural Planning Act, hereby approve the Marble Mountain Protected Area Plan Amendment No. 1, 1995.

Dated at St. John's this <sup>24<sup>th</sup></sup> day of *October* 1995.

  
**Arthur D. Reid, M.H.A.**  
**Carbonear District**  
**Minister of Municipal & Provincial Affairs**

## **BACKGROUND**

The Marble Mountain Protected Area Plan was prepared in 1979 as a result of the approval of the Marble Mountain Protected Area Order by the Lieutenant-Governor in Council. The purpose of the Protected Area Plan is primarily to conserve the amenities of the scenic qualities and ski slopes of the Protected Area and to provide for the development of compatible activities.

The purpose of this amendment is to reflect A) two changes that have been made to the boundary of the Marble Mountain Protected Area, B) the redefining of the Steady Brook Water Supply Area which overlaps the Protected Area and C) the proposal to construct resort developments in the form of a hotel, shops, housing and a day care within the Protected Area, D) the recent amendment to the Marble Mountain Protected Area Land Use Zoning regulation which came into effect 1995 09 29.

### **AMENDMENT NO. 1**

The Marble Mountain Protected Area Plan is amended by:

A. Changing the text as follows:

- i) Page i, Summary, item 3 the reference to 5 areas is changed to 4 and the reference to 2 watershed areas is changed to 1 so that item 3 now appears as:

"The Plan designates 4 areas for development control, one based on the Steady Brook Water Supply Area, one based on adjoining mountain areas and 2 recreational areas based on the Marble Mountain ski slopes."

- ii) Deleting pages v and vi and replacing them with the following:

## **"Marble Mountain Protected Area, 1995**

The Marble Mountain Protected Area has been amended and the amended area came into effect on 1995 09 29. The description of the Marble Mountain Protected Area is as follows:

### **DESCRIPTION**

#### **Marble Mountain Protected Area**

- BEGINNING** at a point on the Southern bank of the Humber River, said point being coincident with the western end of the Steady Brook Municipal Planning Area, the Corner Brook Municipal Planning Area and the northern edge of the Trans Canada Highway Route 1, more specifically having UTM coordinates N 5 422 050; E 438 175.
- THENCE** in a northeasterly direction along northern edge of the Trans Canada Highway Route 1, to a point more or less due north of a cut-off portion of the old Corner Brook/ Deer Lake Highway more specifically having UTM coordinates N 5 422 175; E 438 800.
- THENCE** due south to a point being the western intersection of the Trans Canada Highway and the old Corner Brook/ Deer Lake Highway, More specifically having UTM coordinates N 5 425 100; E 439 850.
- THENCE** along the northern edge of the old Corner Brook/ Deer Lake Highway to a point being the eastern intersection of the old Corner Brook/ Deer Lake Highway and the Trans Canada Highway Route 1, more specifically having UTM coordinates N 5 422 350; E 439 850.
- THENCE** N 60° 30' W 29 meters more or less to a point on the northern edge

of the Trans Canada Highway Route 1, more specifically having UTM coordinates N 5 422 400; E 439 850.

**THENCE** in a northeasterly direction along the northern edge of the Trans Canada Highway Route 1, to a point having UTM coordinates N 5 423 750; E 441 000.

**THENCE** N 64° E a distance of 1400 meters more or less to a point on the western bank of Parsons Brook.

**THENCE** in a generally southeasterly direction along the western bank of Parsons Brook to a point where said brook flows out of an unnamed pond.

**THENCE** S 45° 30' E a distance of 4800 meters more or less to a point on the westernmost end of Line Pond.

**THENCE** S 16° W a distance of 3050 meters, more or less to a point being also the easternmost limit of the Corner Brook Municipal Planning Area having UTM coordinates N 5 417 450; E 445 650.

**THENCE** following the Corner Brook Municipal Planning Area Boundary N 78° 30' W a distance of 6000 meters more or less.

**THENCE** continuing along the Corner Brook Municipal Planning Area boundary S 89° W a distance of 850 meters, more or less

**THENCE** S 82° 30' W a distance of 700 meters more or less

**THENCE** due North a distance of 2450 meters more or less to the point of commencement

All bearings refer to Grid North and as with distances are subject to approximation."

- iii) Page 11, first paragraph, the reference to 5 areas of development control is changed to 4.
- iv) Page 11, Municipal Areas, is retitled as Watershed Area, and section 1. is deleted so that the section now appears as:

"Watershed Area:

The Steady Brook water supply area."

- v) Page 12, The Municipal Areas, first paragraph is changed to show the new title, Watershed Area, and new date of the definition of the Steady Brook Water Supply Area, the change in the name of the legislation and some changes in the wording of the legislation quoted so that the section now reads as follows:

"A. WATERSHED AREA

On May 14th, 1993 the revised Steady Brook Water Supply Area was established pursuant to section 26(1) of the Department of Environment and Lands Act. This section states that within a defined and prescribed area "a person shall not:

- (a) place, deposit, discharge or allow to remain in the prescribed area material of a kind that might impair the quality of water; or
  - (b) fish, bathe, swim or wash in or otherwise impair the quality of the water."
- vi) Page 12 and 13, subsection 1), The area north of Steady Brook falls is deleted.

B. Changing the text as follows:

- i) Page 9, the table is changed by adding to the row Winter, Skiing, Facilities; resort housing, resort hotel, resort shops and resort day care.
- ii) Page 11, add the following at the bottom of the page.

"Architectural and Aesthetic Review

In order to have an appearance of cohesiveness and to maintain a high level of visual amenity of development in the Protected Area it is desirable to have a consistent quality and harmonious architectural theme throughout the resort area. This may be achieved through the use of architectural and aesthetic guidelines and standards which may be set out in the regulations and against which proposed developments will be evaluated."

C. Changing Map 4, Development and Control Areas by:

- i) changing the boundary of the Marble Mountain Protected Area by removing two areas in the north east along the Trans Canada Highway and by adding an area in the north west between the Trans Canada Highway and the existing boundary, both as shown on the attached copy of the map.
- ii) designating the area added in the north west as Recreational 1.

D. Changing Map 4, Development and Control Areas by

- i) changing from Watershed 1. to Recreational 1. and Mountain Area 1.
- ii) changing from Watershed 2. to Mountain Area 1.

Both as shown on the attached copy of the map.

- iii) Changing Watershed Two, to Watershed Area and deleting the remaining references to Watershed One.