

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

AMENDMENT No. 1, 2010

Pinchgut Lake

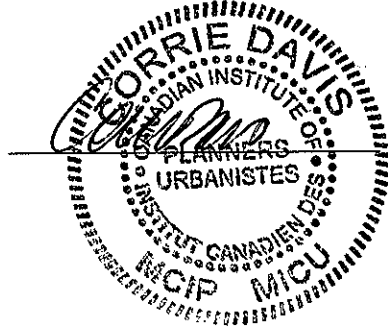
March 2010

URBAN AND RURAL PLANNING ACT

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Trans Canada Highway, Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan Amendment No. 1, 2010 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:



(MCIP Seal)

**Trans Canada Highway
Channel-Port aux Basques to Corner Brook
Amendment No. 1, 2010**

BACKGROUND

The Minister of Municipal Affairs is in receipt of a request to amend the Trans Canada Highway (Channel-Port aux Basques to Corner Brook) Protected Road Zoning Plan.

A private land holder has requested that a parcel of land in the vicinity of Pinchgut Lake be rezoned to accommodate residential development. The area in question is 15km south of the western most highway access to the City of Corner Brook. The area is not within any municipal jurisdiction. The Protected Road Zoning Regulations (996/96) and the policies of the Trans Canada Highway (Channel-Port aux Basques to Corner Brook) Protected Road Zoning Plan have legal effect within 400m of the centre line of the highway at this location.

The area in question is currently zoned Rural Conservation (RC) by the Trans Canada Highway (Channel-Port aux Basques to Corner Brook) Protected Road Zoning Plan (the Plan). The Plan is implemented by the Protected Road Zoning Regulations and those regulations do not permit residential or cottage development in the RC zone. A change in zoning from RC to Residential (R) in the Plan will recognize existing and potential residential developments and allow for a maximum density of 5 unit per square kilometer. The proposed development would consist of up to 16 new lots ranging in overall size from 3069m² to 8230m² in lot area. The parcel of land from which the lots would be subdivided is privately held and a residual lot for an existing cottage would be retained and that lot approximately 21,450m² in area. Water and sewer services would be provided individually to each lot by way of private well and sewer systems on each lot. Electrical services will be provided by development of a distribution system connected to the provincial energy grid. The development would be accessed by a new private road extending northwest from the existing Gull Pond Road that accesses the southern end of Pinchgut Lake. No new or individual vehicle access points to the Trans Canada Highway are proposed.

PUBLIC CONSULTATION

During the preparation of this amendment, the Department of Municipal Affairs undertook a number of initiatives so that individuals and groups could provide input. An advertisement noting the proposed change will be published in *The Western Star*. The Minister also invited direct input from the City of Corner Brook, the Regional Economic Development Board, and other departments of the provincial government through direct contact and referral of the proposed amendment to the Interdepartmental Land Use Committee in accordance with Section 14 of the Urban and rural Planning Act.

Upon completion of the public consultation, if it is determined that the proposed amendment has

merit, an Independent Commissioner will be appointed to hold a Public Hearing regarding the proposed amendment in accordance with Part III of the Urban and Rural Planning Act, 2000.

AMENDMENT No. 1, 2010

The Trans Canada Highway (Channel-Port aux Basques to Corner Brook) Protected Road Zoning Plan is amended as follows:

1. The following paragraphs are added to the end of Part IV, Section - "Urban Uses" (p.7):

A privately developed residential area also exists at the south end of Pinchgut Lake. This development does not have direct access to the Trans Canada Highway but is accessed by way of a privately maintained road extending from Gull Pond Road which intersects with the Trans Canada Highway.

Notwithstanding Regulation 23 of the Protected Road Zoning Regulation, infill development may be permitted on an existing road that is not maintained by a public agency where an agreement and / or covenants exist to provide for the maintenance of the road by the individual property owners or lessees."

2. The map "Pinchgut Lake (South)" found at Schedule "A" of this amendment is added to the Urban Zones Section of Schedule 'C' in the Plan.

Municipal Plan/Amendment	
REGISTERED	
Number	PR 1.5 - 2010 - 002
Date	July 5/10
Signature	[Handwritten Signature]

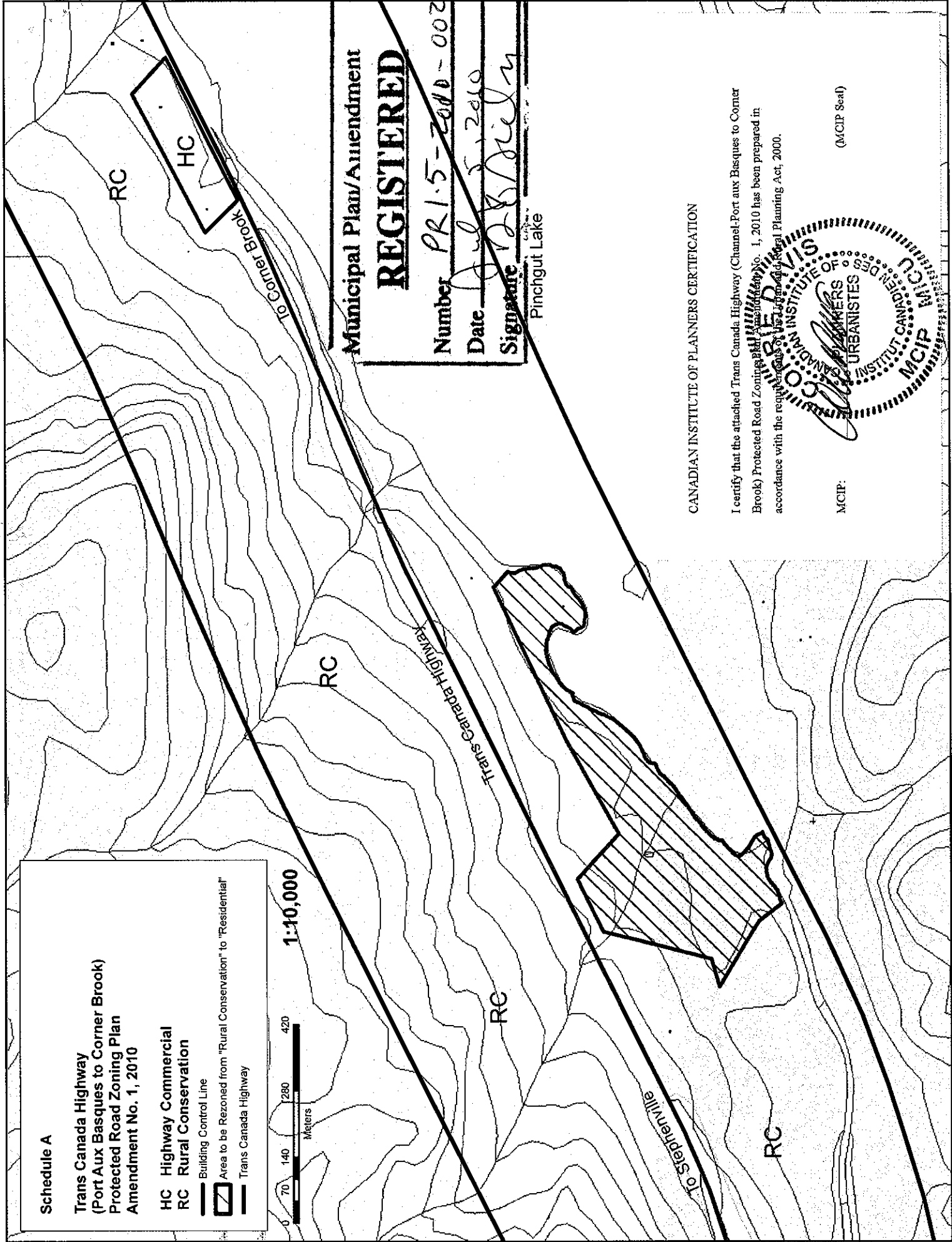
**Trans Canada Highway
Channel-Port aux Basques to Corner Brook
Protected Road Zoning Plan**

AMENDMENT No. 1, 2010

Pinchgut Lake

Schedule "A":

"Pinchgut Lake (South)"



Schedule A

**Trans Canada Highway
(Port Aux Basques to Corner Brook)
Protected Road Zoning Plan
Amendment No. 1, 2010**

HC Highway Commercial
RC Rural Conservation

— Building Control Line
 ▨ Area to be Rezoned from "Rural Conservation" to "Residential"
 — Trans Canada Highway



Municipal Plan/Amendment

REGISTERED

Number PR 1.5-2010-002
 Date April 5, 2010
 Signature [Signature]
 City of Pinchgut Lake

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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