

Protected Road Zoning Plan
Trans Canada Highway
Channel-Port aux Basques to Corner Brook
(2003-2013)

AMENDMENT No. 2, 2012
Pinchgut Lake
Codroy Valley

January, 2013

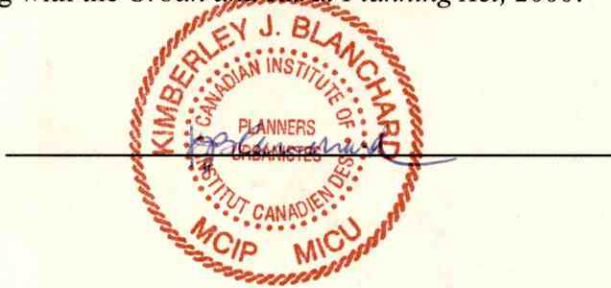
Prepared by
The Department of Municipal Affairs
Government of Newfoundland and Labrador

Urban and Rural Planning Act, 2000

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached *Protected Road Zoning Plan Trans Canada Highway Channel-Port aux Basques to Corner Brook (2003-2013) Amendment 2, 2012* has been prepared in accordance with the *Urban and Rural Planning Act, 2000*.

MCIP:



(Seal)

Protected Road

Municipal Plan/Amendment
<u>REGISTERED</u>
Number <u>PR1.5-2013-003</u>
Date <u>March 20, 2012</u>
Signature <u><i>[Signature]</i></u>

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

Amendment No. 2, 2012

FOREWORD

The Department of Municipal Affairs wishes to amend the *Protected Road Zoning Plan Trans Canada Highway Channel-Port aux Basques to Corner Brook*. The purpose of the proposed amendment is to change the zoning of several areas along the highway to accommodate existing developments and requests for cottage development. The proposed amendment will result in minor changes to the Plan near Pinchgut Lake and in the Codroy Valley.

BACKGROUND

The *Trans Canada Highway Channel-Port aux Basques to Corner Brook Protected Road Zoning Plan*, (the “Plan”) was prepared in 2003. The plan was amended to accommodate a new cottage development at the south end of Pinchgut Lake in 2010. Since 2003, land use requirements have changed. Applications for approval of urban, cottage, and semi-urban development have increased since 2003.

There have been requests from several property owners to have lands re-zoned in the area of Pinchgut Lake and the Codroy Valley in the past few years. The unincorporated community of Doyles is directly impacted by three of the proposed changes in this amendment package. No incorporated communities are directly affected by the proposed amendment.

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 changes was published in the *Gulf News*, the *Georgian*, and the *Western Star*. The Minister also invited input from nearby community members, Members of the House of Assembly, and other departments in the Provincial Government through direct contact and referral of the proposed amendment to the Intergovernmental Land Use Committee.

THE PROPOSED AMENDMENT

After the initial consultation, the Department proposed the following changes:

- To rezone a 1.67 Hectare parcel of land at Pinchgut Lake from “Rural Conservation” to “Cottage” to accommodate proposed development.
- To rezone three parcels of land in Doyles:
 - Two parcels from “Rural Conservation” to “Mixed Use” – one 0.94 Hectares and the other 1.29 Hectares, to accommodate existing and proposed development; and,
 - One 2.8 Hectare parcel of land from “Highway Commercial” to “Mixed Use” to accommodate proposed development.
- To rezone five parcels of land in the Mummichog – Cooper’s Brook area:
 - Four parcels from “Rural Conservation” to “Cottage” – one 6 Hectares, one 1 Hectare, one 5.54 Hectares, and one 11.54 Hectare – to accommodate existing and proposed development; and,
 - One 0.54 Hectare parcel from “Rural Conservation” to “Highway Commercial” to accommodate an existing development.
- To rezone two parcels of land in the McDougall’s Gulch area:
 - One 3 Hectare parcel of land from “Rural Conservation” to “Cottage” to accommodate existing and proposed development; and,
 - A strip of land separating an existing cottage development and the Trans Canada Highway from “Rural Conservation” to “Buffer” to clarify the purpose of the separation.

PUBLIC HEARINGS

Public Hearings were held on December 12 and 13, 2012 in Corner Brook and Channel-Port aux Basques, respectively.

The Public Hearings were presided over by a Commissioner appointed by the Minister to do so. As a result of the submissions to the Commissioner before and during the hearing the Commissioner recommended that the Department proceed and that the Department also undertake the following:

- At Pinchgut Lake:
 - To reduce the original change at Pinchgut Lake to a 0.95 Hectare parcel of land from “Rural Conservation” to “Cottage”; and,
 - To rezone a 0.72 Hectare parcel of land located at Pinchgut Lake from “Rural Conservation” to “Highway Commercial” to accommodate potential development.

- To rezone a 24 Hectare parcel of land at Mummichog – Little Codroy River from “Rural Conservation” to “Cottage” to accommodate proposed and potential development.
- At Mummichog – Cooper’s Brook:
 - To reduce the size of one parcel being rezoned from “Rural Conservation” to “Cottage” from 5.54 Hectares to 5 Hectares;
 - To rezone a 0.82 Hectare parcel of land from “Rural Conservation” to “Cottage” to accommodate proposed development; and,
 - To increase the size of one parcel being rezoned from “Rural Conservation” to “Cottage” from 11.54 Hectares to 23.31 Hectares.
- Between Mummichog – Cooper’s Brook and McDougall’s Gulch:
 - To rezone a 1.91 Hectare parcel of land from “Rural Conservation” to “Cottage” to accommodate proposed development;
 - To rezone a strip between the proposed change noted above from “Rural Conservation” to “Buffer” to the purpose of the separation; and,
 - To rezone a 0.63 Hectare parcel of land “Rural Conservation” to “Cottage” to accommodate proposed development.
- McDougall’s Gulch:
 - To rezone a 3.67 Hectare parcel of land from “Rural Conservation” to “Cottage” to accommodate potential development;
 - To rezone a strip between the proposed change noted above from “Rural Conservation” to “Buffer” to the purpose of the separation; and,
 - To increase the size of one parcel being rezoned from “Rural Conservation” to “Cottage” from 3 Hectares to approximately 10.33 Hectares to accommodate existing and potential development; and,
 - To increase the length of the strip being rezoned from “Rural Conservation” to “Buffer” in response to the increase of the area being rezoned to “Cottage”.

THE AMENDMENT

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

1. On page 7, delete the word “Summer” from the title of Section 2.1.
2. On page 7, delete the sentence “There are ten summer cottage zones on the Protected Road.” So that the section now reads:

2.1 Cottage Zoning

“Within these areas, new cottages may be permitted but individual accesses to the highway are prohibited. New accesses to the highway will only be permitted in these zones with the provision that it will serve a minimum of four cottage lots.”

3. Rezone 0.94 ha of land from “Rural Conservation” to “Cottage” in the area of Pinchgut Lake as shown on Map A appended to this document.
4. Rezone 0.74 ha of land from “Rural Conservation” to “Highway Commercial” in the area of Pinchgut Lake as shown on Map A appended to this document.
5. Rezone two parcels, measuring 0.94 ha, 1.29 ha, from “Rural Conservation” to “Mixed Use” in the area of Doyles (Thompson 3) as shown on Map B appended to this document.
6. Rezone 2.8 ha of land from “Highway Commercial” to “Mixed Use” in the area of Doyles (Thompson 3) as shown on Map B appended to this document.
7. Rezone 24 ha of land from “Rural Conservation” to “Cottage” in the area of Mummichog – Little Codroy River as shown on Map C appended to this document.
8. Rezone five parcels, measuring 5 ha, 0.82 ha, 1 ha, 11.54 ha, and 23.31 ha, from “Rural Conservation” to “Cottage” in the area of Mummichog – Cooper’s Brook as shown on Map D appended to this document.
9. Rezon 0.54 ha from “Rural Conservation” to “Highway Commercial” in the area of Mummichog – Cooper’s Brook as shown on Map D appended to this document.
10. Rezone two parcels, measuring 1.91 ha and 0.63 ha, from “Rural Conservation” to “Cottage” in the area between Mummichog – Cooper’s Brook and McDougall’s Gulch as shown on Map E appended to this document.

11. Rezone a strip separating the Trans Canada Highway and a newly established "Cottage" parcel from "Rural Conservation" to "Buffer" as shown on Map E appended to this document.
12. Rezone two parcels, measuring 3.67 ha and 10.33 ha, from "Rural Conservation" to "Cottage" in the area of McDougall's Gulch as shown on Map F appended to this document.
13. Rezone three strips separating the Trans Canada Highway and newly established "Cottage" parcels from "Rural Conservation" to "Buffer" as shown on Map F appended to this document.

Appendix I – Maps for Amendment No. 2, 2012

Pertaining to

Protected Road Zoning Plan

Trans Canada Highway

Channel-Port aux Basques to Corner Brook (2003-2013)

Map A

Pinchgut Lake

Map B

Doyles (Thompkins 3)

Map C

Mummichog – Little Codroy River

Map D

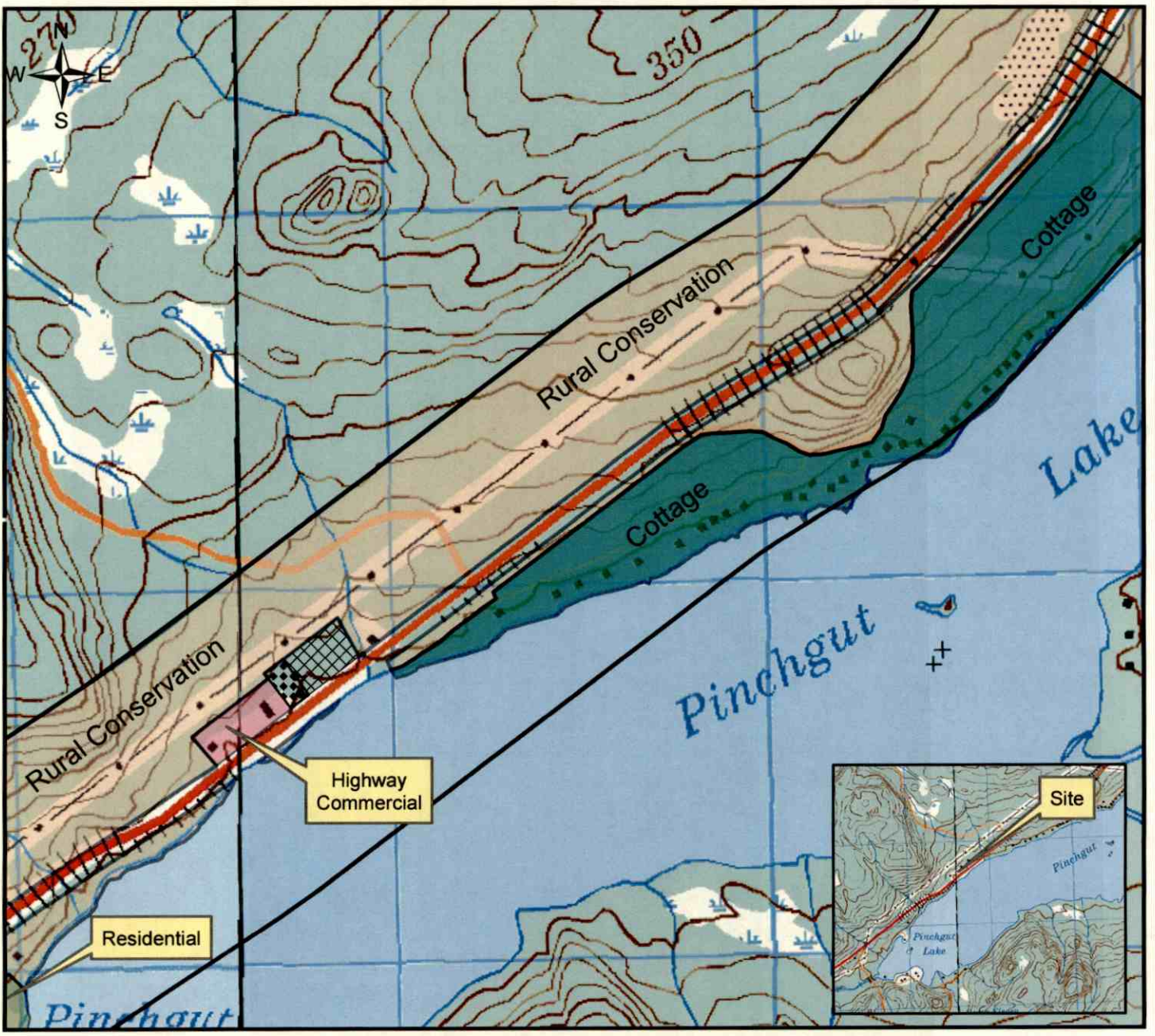
Mummichog – Cooper's Brook

Map E

South of Cooper's Brook

Map F

McDougall's Gulch


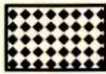


Trans Canada Highway
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Map A

Pinchgut Lake

-  from "Rural Conservation" to "Cottage"
-  from "Rural Conservation" to "Highway Commercial"

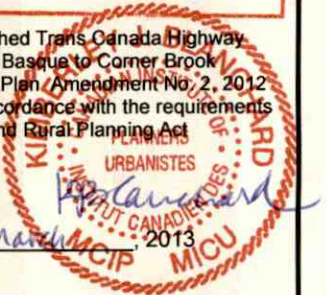
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Protected Road
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 Date March 20, 2013
 Signature Cougan

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Dated at St. John's

This 20th Day of March 2013





**Trans Canada Highway
Channel-Port aux Basque to
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Map B

Tompkins (Map 3 in Plan), Doyles



From "Rural Conservation" to "Mixed"



From "Highway Commercial" to "Mixed"

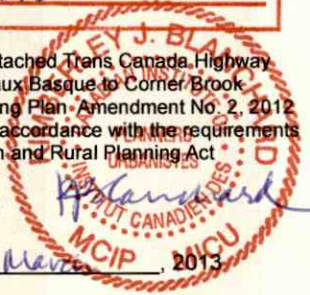
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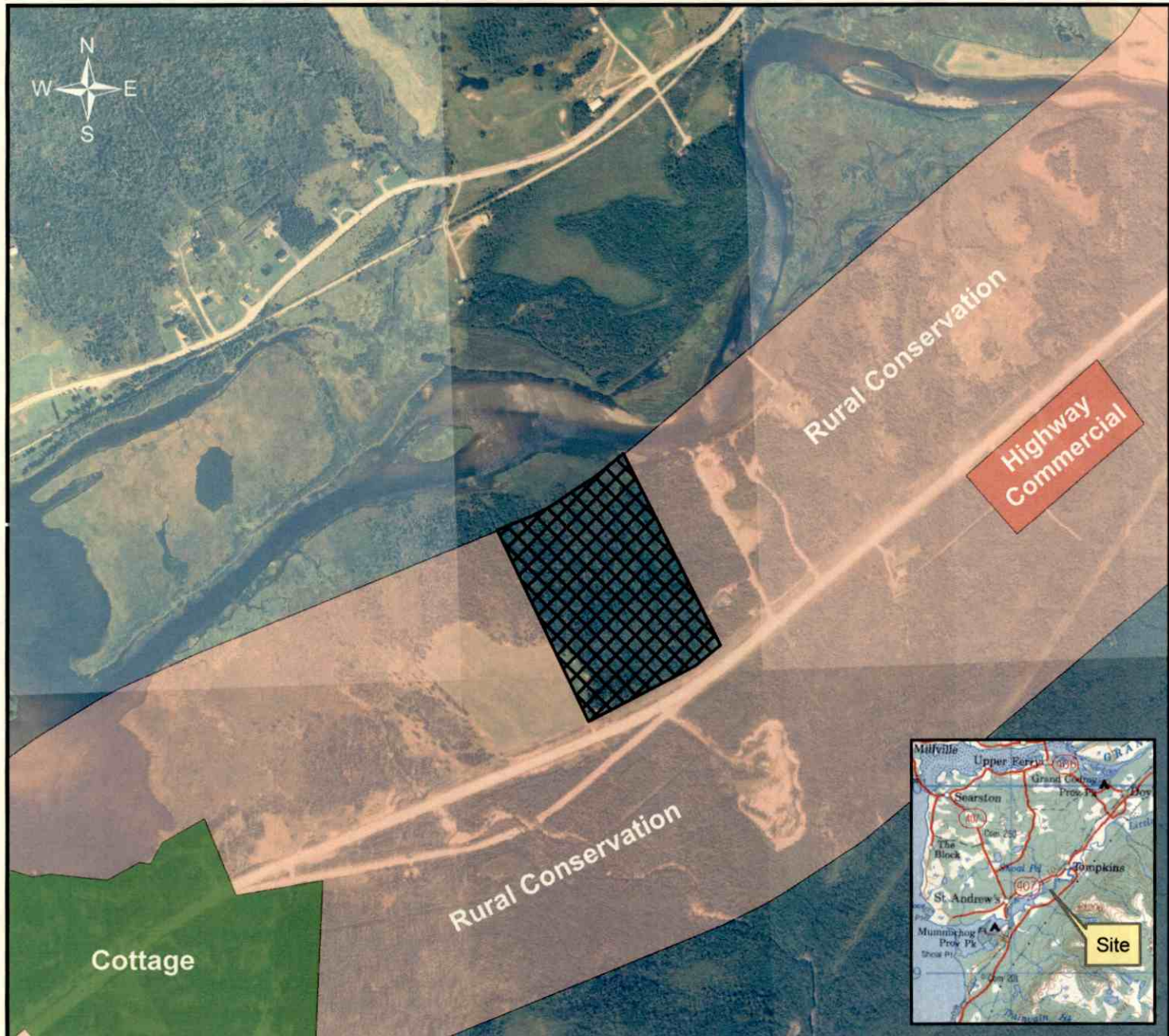
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 Signature *Colman*

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**Trans Canada Highway
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Map C

**Mummichog -
Little Codroy River**



from "Rural Conservation" to "Cottage"

Scale 1:10,000

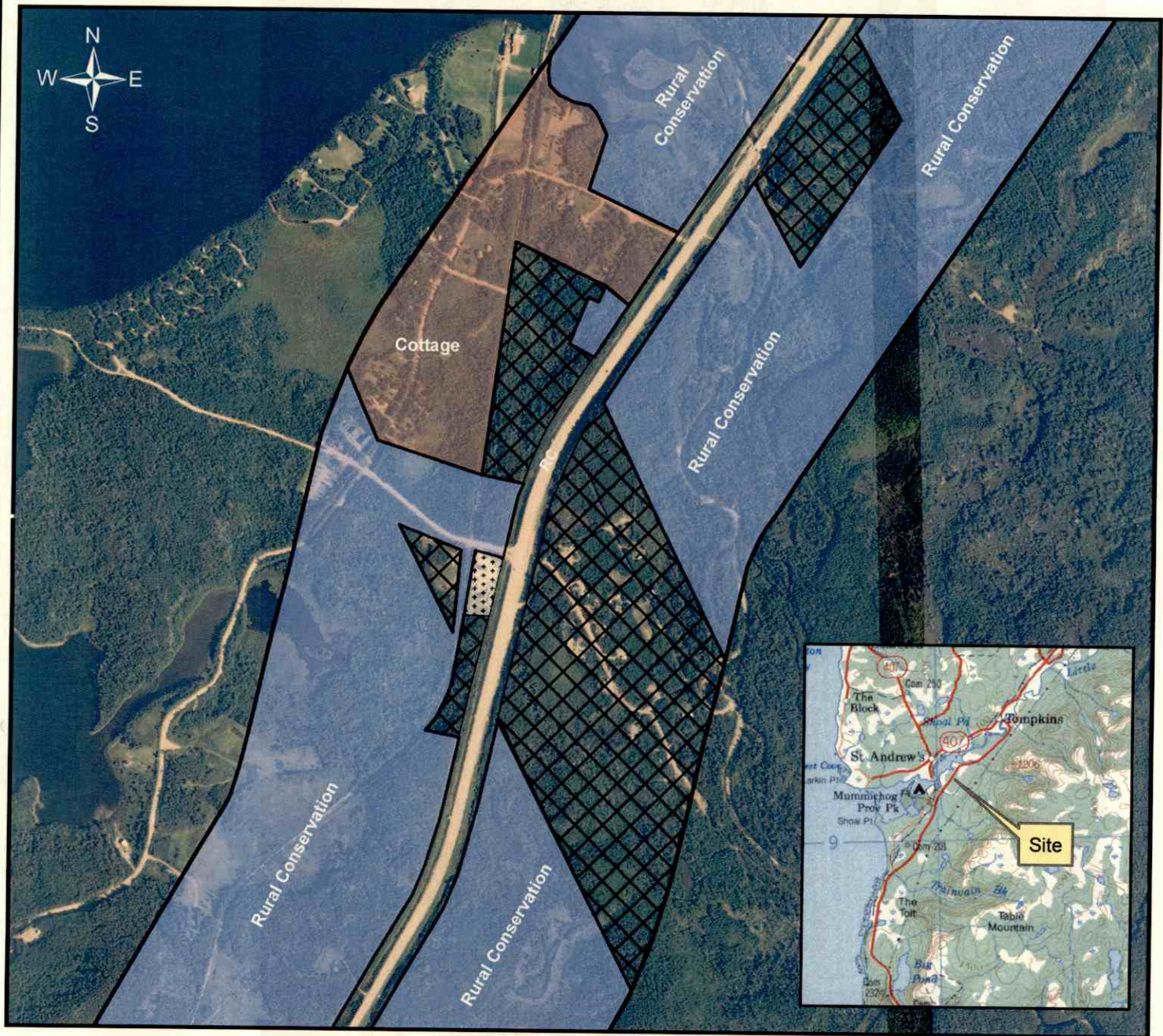
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 Signature *Clayton*

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Map D

Mummichog - Cooper Brook

-  from "Rural Conservation" to "Cottage"
-  from "Rural Conservation" to "Highway Commercial"

Scale 1:10,000

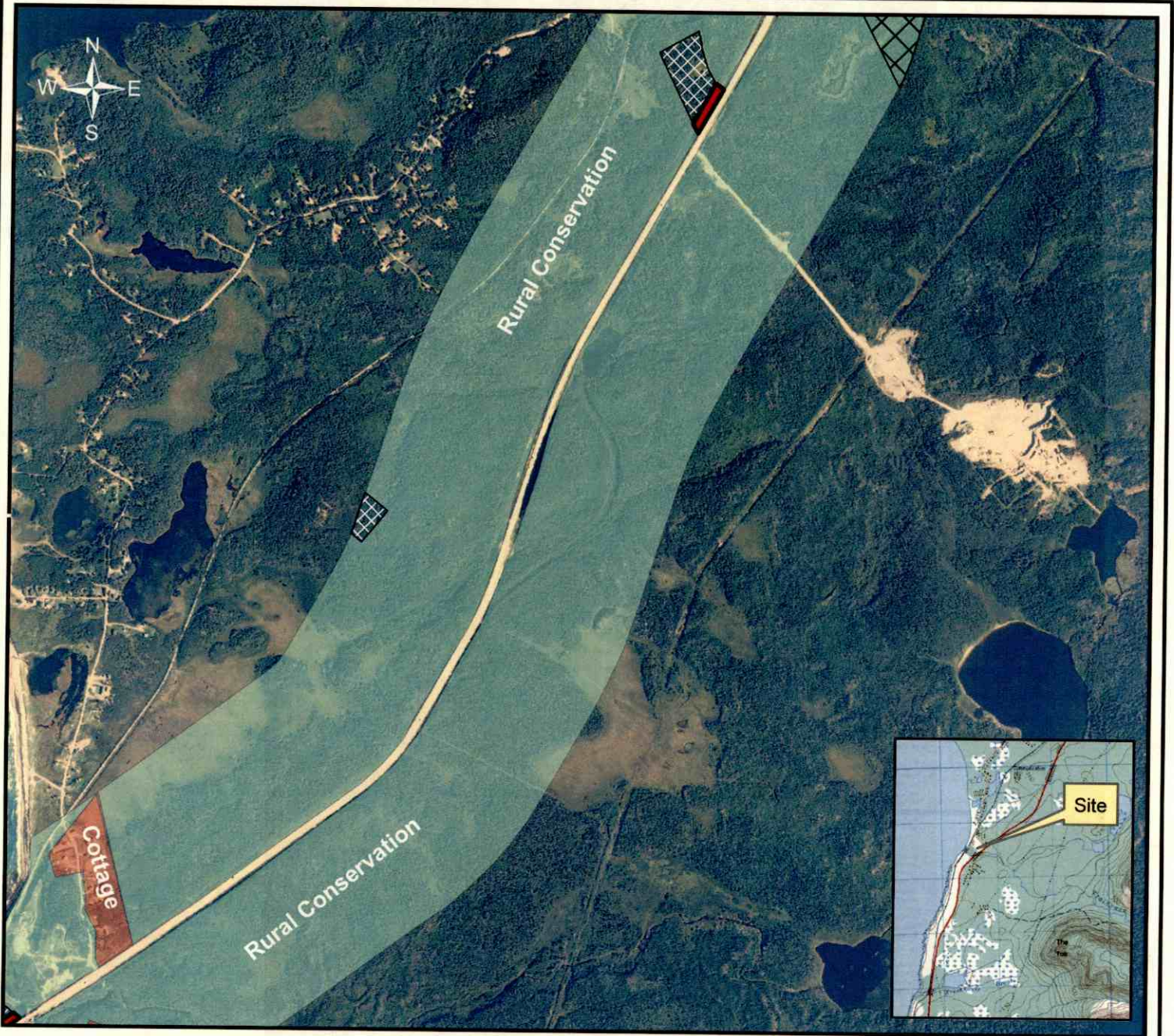
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Map E

**Between Cooper's Brook
and
McDougall's Gulch**



from "Rural Conservation" to "Cottage"



from "Rural Conservation" to "Buffer"

Scale 1:15,000

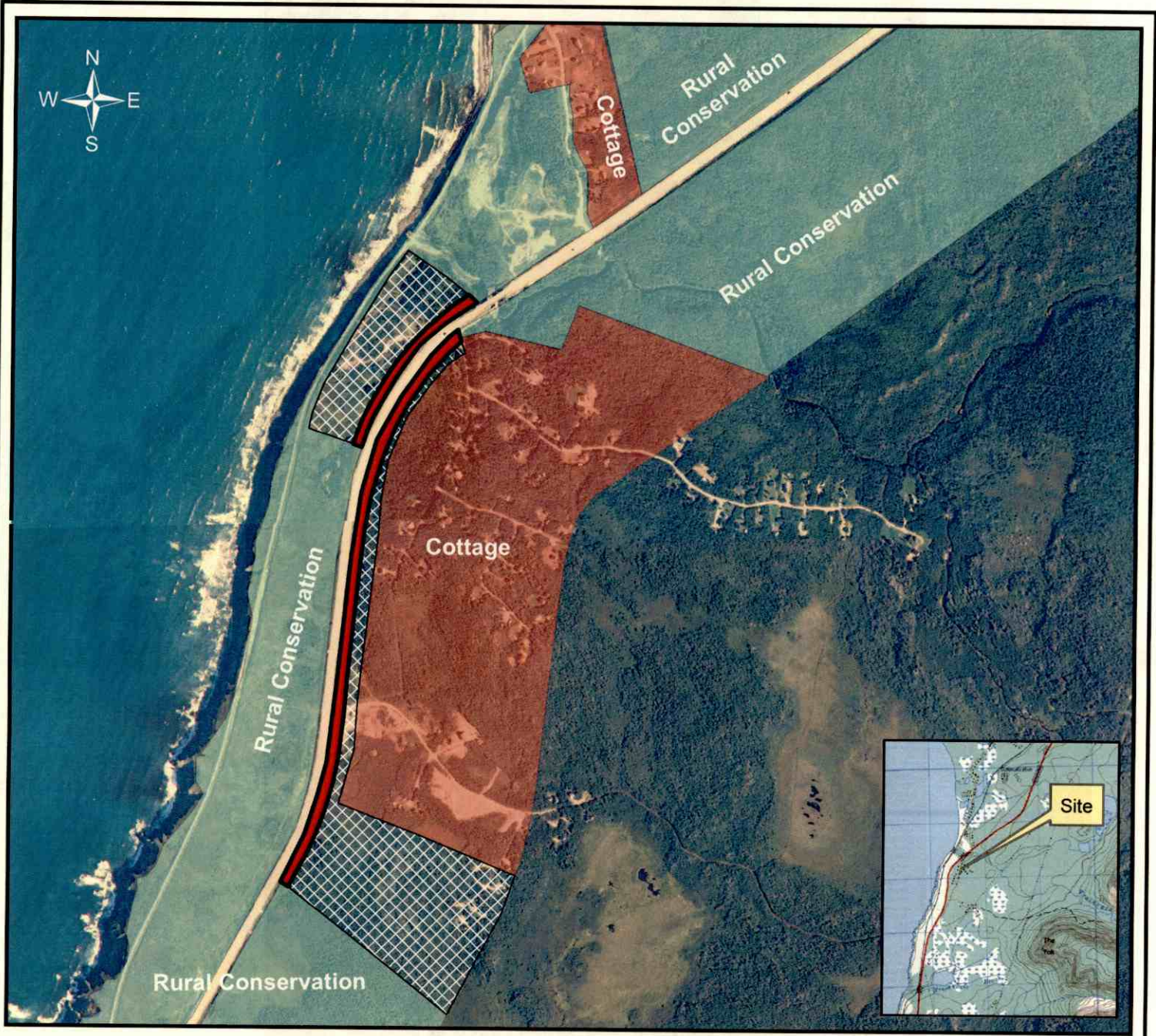
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Map F

McDougall's Gulch



from "Rural Conservation" to "Cottage"



from "Rural Conservation" to "Buffer"

Scale 1:10,000

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