

**BURIN PENINSULA HIGHWAY  
PROTECTED ROAD ZONING PLAN (1990)  
AMENDMENT No. 2, 2013**

**Prepared by:  
Department of Municipal and Intergovernmental Affairs  
Engineering and Land Use Planning**

**February 2013**

## URBAN AND RURAL PLANNING ACT

### CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Burin Peninsula Highway Protected Road Zoning Plan (1990) Amendment No. 2, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

L. Church



Protected Road Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>PR210/2014/002</u>
Date	<u>May 22, 2014</u>
Signature	<u>L. Church</u>

# **BURIN PENINSULA HIGHWAY PROTECTED ROAD ZONING PLAN (1990)**

## **AMENDMENT No. 2, 2013**

### **FORWARD**

The Department of Municipal and Intergovernmental Affairs wishes to amend the Burin Peninsula Highway Protected Road Zoning Plan (1990). The purpose of the proposed amendment is to allow for residential development near Swift Current and Boat Harbour West. The result will be a minor change to the PRZP in two locations. The proposed changes are illustrated in Schedule “A” and “B”.

### **BACKGROUND**

The Burin Peninsula Highway is classified as a Class II Protected Road by the *Protected Road Zoning Regulations, NLR996/96* (PRZR). The Burin Peninsula Highway Protected Road Zoning Plan identifies specific land use policies and how each of the land use zones of the PRZR are to be implemented along the Burin Peninsula Highway. The Burin Peninsula Highway Protected Road Zoning Plan came into legal effect in 1990. The PRZR and the Burin Peninsula Highway Protected Road Zoning Plan are legally binding regulatory documents. The Burin Peninsula Highway Protected Road Zoning Plan was amended in 2008 to accommodate cottage development near Frenchman’s Cove.

### **PUBLIC CONSULTATION**

During the preparation of this amendment, the Department of Municipal and Intergovernmental Affairs undertook a number of initiatives so that individuals and groups could provide input. An advertisement noting the proposed change and soliciting feedback from the public was published on February 19, 2013 in *The Southern Gazette* and on February 21, 2013 in *The Packet*, respectively. The Department also invited direct input from the Local Service District Committee of Swift Current, the Regional Economic Development Board and other departments of the provincial government through direct contact and referral of the proposed amendment to the Intergovernmental Land Use Committee.

### **SITE LOCATION**

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

#### ***Swift Current***

There are two adjacent parcels of crown land located on the south side of Route 210 within the 400 metre building control line of the Burin Peninsula Highway and is zoned Rural Conservation (RC).

The intended use for the two parcels is residential development. The rezoning site is visible in Schedule "A".

This amendment may affect the Local Service District of Swift Current. Approximately 400 metres west of the rezoning site, there is a large private cabin development. The speed limit along this section of the Burin Peninsula Highway is 50 kilometres per hour going towards Swift Current and 90 kilometres per hour leaving Swift Current. The speed limit changes are located approximately in the same location as the proposed amendment. Approximately 150-200 metres northwest of the proposed amendment site is a sign indicating the speed limit will decrease to 50 kilometres per hour.

The *Protected Road Zoning Regulations* do not provide for residential development in the RC Zone, except as an accessory use to an agricultural use. A change in zoning from Rural Conservation to Mixed will provide opportunity to develop residential lots in this area. The changes in zoning at Swift Current are illustrated in Schedule "A".

#### ***Boat Harbour West***

An individual has applied for residential development on a parcel of land located within the 400 metre building control line of the Burin Peninsula Highway near Boat Harbour West. The subject property is zoned Rural Conservation.

Boat Harbour West is an unincorporated community with a Community Infill Limit approximately 1 kilometre from the amendment site. The speed limit on the road leading to the application site is 30 kilometres per hour. The subject property is fronting a road off the Burin Peninsula Highway but is still within the 400 metre building control line. The road is owned and maintained by the Department of Transportation and Works.

The Department of Environment and Conservation, Lands Branch indicated on the Crown Land Referral that the site is quite wet and drainage may be a concern with regards to the sewage design.

There is residential development surrounding the proposed amendment site, most of which is located outside the jurisdiction of protected roads but there are two existing developments within the protected road building control line, one adjacent to the subject property and one directly across the street. These sites will also be included in the amendment in order to bring them into conformity.

The *Protected Road Zoning Regulations* do not provide for residential development in the RC Zone, except as an accessory use to an agricultural use. A change in zoning from Rural Conservation to Mixed will recognize the existing development. The zoning changes at Boat Harbour West are illustrated in Schedule "B".

## **AMENDMENT No. 2, 2013**

The Burin Peninsula Highway Protected Road Zoning Plan (1990) is amended as follows:

### ***Swift Current***

- Map C entitled, *Swift Current*, sheet No. 5, found between page 12 and 13 of the Burin Peninsula Highway Protected Road Zoning Plan (1990) is repealed and the map found in Schedule “A” of this amendment is inserted in its place.

### ***Boat Harbour West***

- Under Part III, Urban Zoning a zoning map for Boat Harbour West, Schedule “B”, will be inserted between page 12 and 13 of the Burin Peninsula Highway Protected Road Zoning Plan (1990).

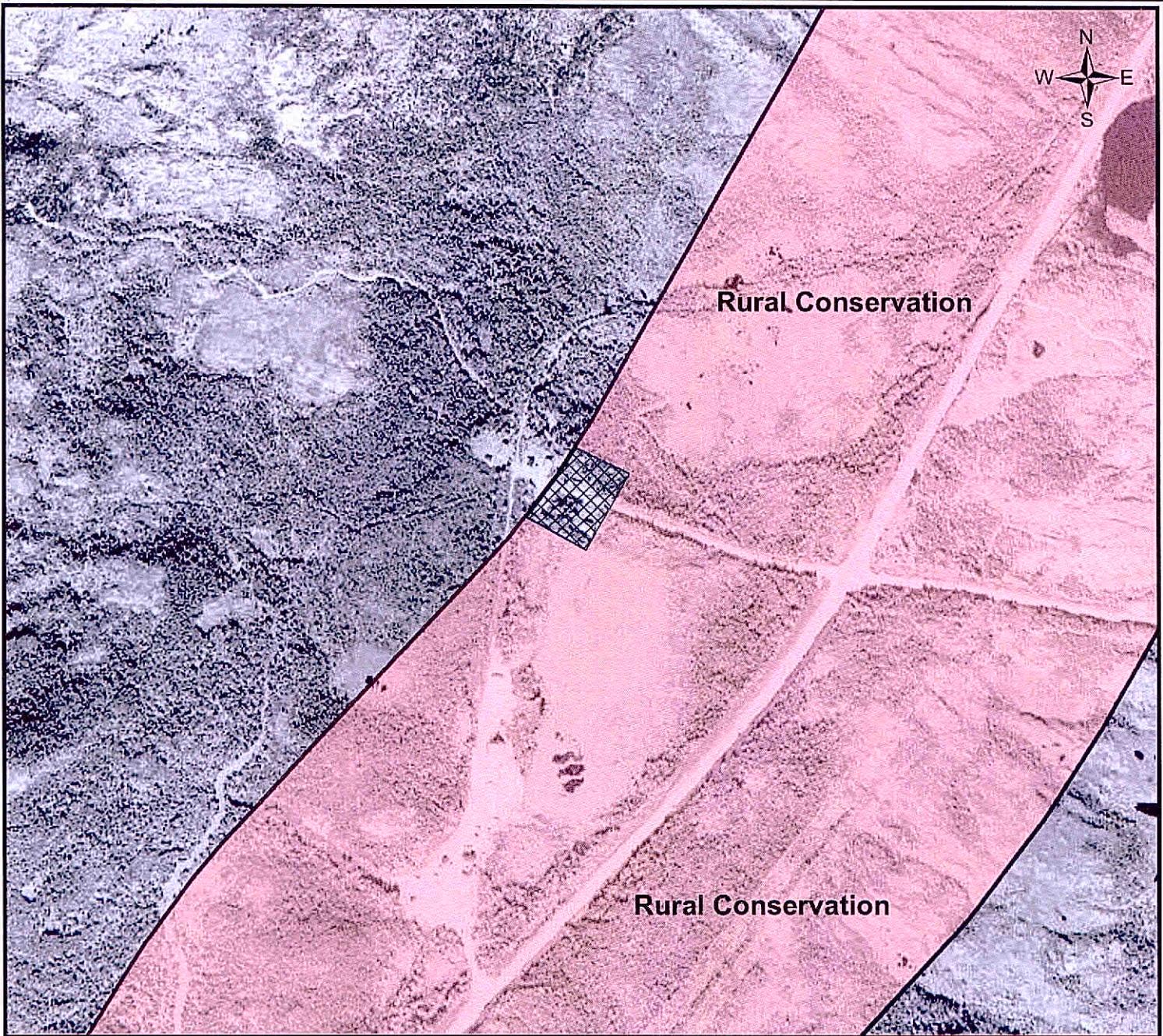
All land not being re-zoned in this amendment retains the zoning implemented by the Burin Peninsula Highway Protected Road Zoning Plan (1990).

**BURIN PENINSULA HIGHWAY  
PROTECTED ROAD ZONING PLAN (1990)**

**AMENDMENT No. 2, 2013**

**Schedule “B”**

*Burin Peninsula Highway Protected Road Zoning Plan (1990)  
Boat Harbour West*



Burin Peninsula Highway  
Protected Road Zoning Plan

Boat Harbour West

Amendment 2, 2013

Protected Road Plan/Amendment

**REGISTERED**

Number PR210/2014/002

Date May 22, 2014

Signature Lindsay Church



From "Rural Conservation"  
to "Mixed"

0 75 150 300 450 600  
Meters



I certify that the attached Burin Peninsula Highway Protected Road Zoning Plan Amendment No. 2, 2013 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Dated at St. John's

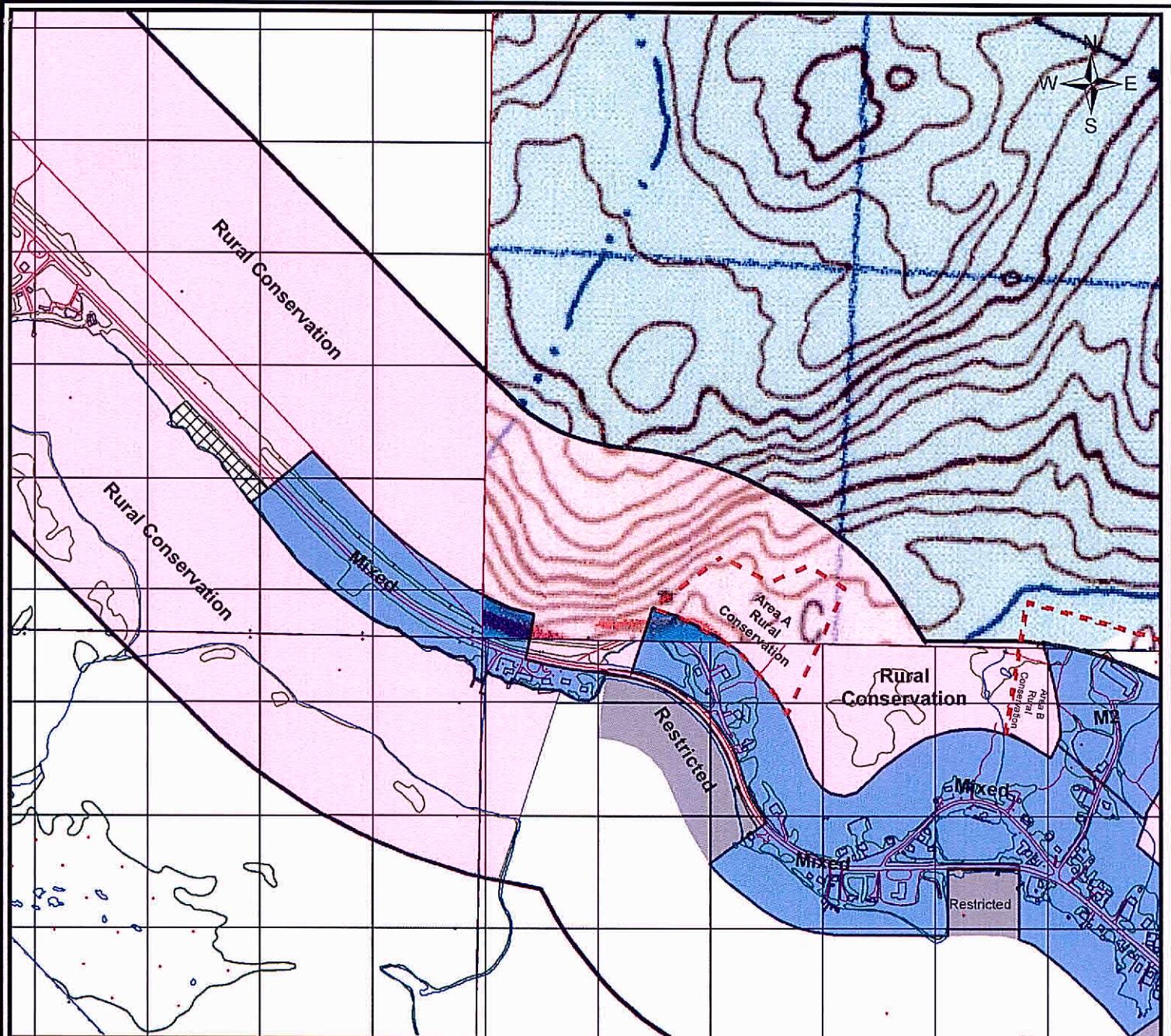
This 22 day of May, 2014

**BURIN PENINSULA HIGHWAY  
PROTECTED ROAD ZONING PLAN (1990)**

**AMENDMENT No. 2, 2013**

**Schedule “A”**

*Burin Peninsula Highway Protected Road Zoning Plan (1990)  
Swift Current*



Burin Peninsula Highway  
Protected Road Zoning Plan

Swift Current

Amendment 2, 2013

Protected Road Plan/Amendment	
<b>REGISTERED</b>	
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Signature	Condon



From "Rural Conservation"  
to "Mixed"

0 125 250 500 750 1,000 Meters

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