

BURGEO HIGHWAY ZONING PLAN (1990)

AMENDMENT No. 1, 2009

Peter Stride's Lake

August 2010

URBAN AND RURAL PLANNING ACT

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Burgeo Highway Highway Protected Road Zoning Plan (1990) Amendment No. 1, 2009 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP: Connie



(MCIP Seal)

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|--------------------------|------------------|
| Municipal Plan/Amendment | |
| REGISTERED | |
| Number | PR2P480-2011-001 |
| Date | Aug 14 11 |
| Signature | Connie |

BURGEO HIGHWAY ZONING PLAN (1990)

AMENDMENT No. 1, 2008

BACKGROUND

The Minister of Municipal Affairs wishes to amend the Burgeo Highway Zoning Plan. There is an existing cottage and travel trailer development along Route 480 (Burgeo Highway) that is not recognized by the zoning implemented through the Burgeo Highway Zoning Plan.

The area in question is referred to as “Peter Strides Lake”, located approximately 75km from the Trans Canada Highway turnoff. The area is not within any municipal jurisdiction. The Protected Road Zoning Regulations (996/96) and the policies of the Burgeo Highway Zoning Plan have legal effect within 400m of the centre line of the highway.

The Peter Strides Lake area is currently zoned Rural Conservation (RC). The Protected Road Zoning Regulations do not permit cottage development in the RC zone. Further, many of the existing travel trailer lots do not conform to the Protected Road Zoning Regulations (e.g., minimum lot size, and minimum setback and screening from the highway).

A change in zoning from RC to Mixed (M) will recognize existing and potential cottage developments and allow for a maximum density of 1 unit per 1/2 acre lot. The proposed re-zoning will permit a mix of uses and infill development of additional cottages and travel trailers.

PUBLIC CONSULTATION

During the preparation of this amendment, the Minister 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*, *Georgian* and *Gulf News* newspapers. The Minister also invited direct input from the Town of Burgeo, and other departments of the provincial government through direct contact and referral of the proposed amendment to the Intergovernmental Land Use Committee.

AMENDMENT No. 1, 2009

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

1. The map "Peter Strides Lake" found at Schedule "A" of this amendment is added to Section 3.2.
2. The following paragraphs are added to the end of Section 3.2 - "Urban Uses" (p.6):

"Substantial cottage and trailer development has occurred at Peter Stride's Lake, south of the Transportation and Works Maintenance Depot. Mixed uses may be permitted in accordance with the Mixed Use Zone of the Protected Road Zoning Regulations and the minimum requirements of the Sanitation Regulations respecting development with privately shared or onsite water and sewage systems.

*The area in question is situated on land that was formerly owned by Abitibi Consolidated Ltd. which was expropriated by Government pursuant to Bill 75, **An Act to Return to The Crown Certain Rights Relating to Timber and Water Use Vested in Abitibi-Consolidated and to Expropriate Assets and Lands Associated with the Generation of Electricity Enabled by Those Water Use Rights.***

The Lands Branch of the Department of Environment and Conservation have requested all records of land sales, licenses and/or other agreements from Abitibi or and any other persons or corporations that Abitibi may have entered into for this area. No Crown Land applications will be accepted for this area until all records have been obtained and reviewed for validity.

Any development within this area will be permitted only upon submission and acceptance of land title documents to the satisfaction of Government.

The Peter Stride's Lake area is a staging area for commercial outfitters the potential may exist for issues involving environmental liability in the form of commercial/domestic fuel storage, septic systems, etc. A field inspection of the area and further environmental evaluation of the site may be required from the Dept of Government Services.

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.

**BURGEO HIGHWAY
PROTECTED ROAD ZONING PLAN (1990)**

AMENDMENT No. 1, 2009

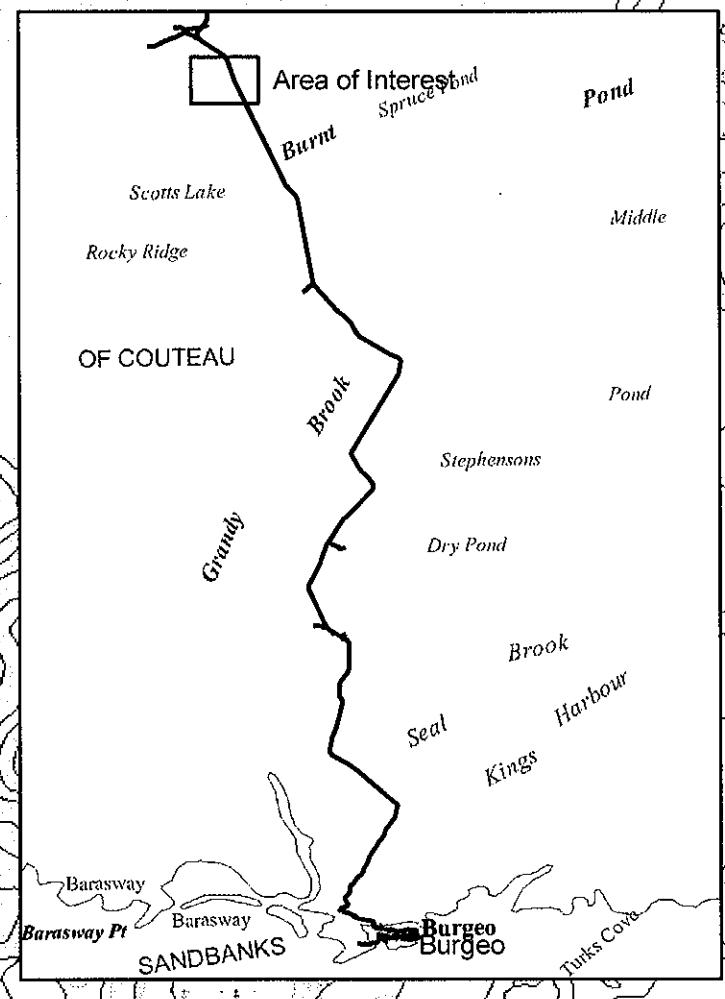
Schedule “A”:

*“Burgeo Highway Zoning Plan (1990)
Peter Strides Lake”*

Schedule "A"
Burgeo Highway Protected Road Zoning (1990)
Amendment No. 1, 2009

RC Rural Conservation

- Burgeo Highway
- Building Control Line
- Rezoned from Rural Conservation to Mixed Development



Municipal Plan/Amendment

REGISTERED

Number PRZP480-2011-001

Date Jan 14/11

Signature D. Deane

CANADIAN INSTITUTE OF PLANNERS
CERTIFICATION

I certify that the attached Burin Peninsula
Protected Road Zoning Plan (1990)
Amendment No. 1, 2009 has been prepared in
accordance with the requirements of the
Urban and Rural Planning Act, 2000

