

## Directive

### Mixed Zone, Protected Road Zoning Regulations

#### Peter Stride's Lake, Burgeo Highway (only)

**Division:** Local Governance and Land Use Planning Division

Department of Municipal Affairs and Environment

**Prepared by:** Elaine Mitchell (Planner III)

**Authorized by:** Mary Oley  (Director)

 Signature

#### Directive:

Direct Local Governance and Land Use Planning ("LGLUP") staff to interpret cottages as single dwellings and to permit them in the Mixed zone at Peter Stride's Lake in the Burgeo Highway Protected Road Zoning Plan only, subject to compliance with all other conditions with respect to road maintenance, lot size, building placement and servicing requirements.

#### Background:

This directive implements the Burgeo Highway Protected Road Zoning Plan Amendment No. 1, 2009, which was approved with the purpose of recognizing existing cottage development and permitting additional cottages as infill development at Peter Stride's Lake on the Burgeo Highway (Route 480).

Substantial cottage and trailer development has occurred at Peter Stride's Lake. The land was formally owned by Abitibi Consolidated Ltd. and was expropriated pursuant to the *Abitibi-Consolidated Rights and Assets Act*. Abitibi Consolidated previously leased land to individuals for cottages.

Protected Road Zoning Plans are in effect for major provincial highways, and are implemented through the *Protected Road Zoning Regulations* ("PRZR") made under the *Urban and Rural Planning Act, 2000*. These plans allow the Department of Municipal Affairs and Environment to control development along these highways. The Burgeo Highway Protected Road Zoning Plan was prepared in 1990.

Burgeo Highway Protected Road Zoning Plan Amendment No. 1, 2009, came into legal effect in 2011. This amendment rezoned land on both sides of Burgeo Highway, in the vicinity of Peter Stride's Lake, from 'Rural Conservation' to 'Mixed'. The purpose of this amendment was to recognize existing cottage development and to permit infill development.

The 'Mixed' zone in the PRZR does not list cottages as a permitted use. Residential development and other uses are permitted. Mobile homes may be permitted in the 'Mixed' zone, but must be placed on a lot meeting the site standards for a single detached dwelling.