

**TOWN OF BURIN  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 8, 2025**

**Changes to areas zoned Comprehensive Development  
Area**

**Prepared by:  
Mary Bishop, MCIP  
September, 2025**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF BURIN  
DEVELOPMENT REGULATIONS AMENDMENT NO. 8, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts Development Regulations Amendment No. 8, 2025.

Adopted by the Town Council of Burin on the 4<sup>th</sup> day of March, 2026.

Signed and sealed this 4<sup>th</sup> day of March, 2026.

Mayor: Kevin Lundberg

Clerk: Sheena Jones



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop

Mary Bishop, RPP, MCIP, FCIP



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF BURIN  
DEVELOPMENT REGULATIONS AMENDMENT NO. 8, 2025**

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin

1. Adopted Development Regulations Amendment No. 8, 2025 on the 4<sup>th</sup> day of March, 2026.
2. Gave notice of the adoption of Development Regulations Amendment No. 8, 2025 by advertisement posted on the Town's social media channels and at the following locations on March 11<sup>th</sup>, 2026:
  - Town Hall Building
  - Canada Post Office
  - Salt Pond Service Centre
3. Set the 26<sup>th</sup> day of March, 2026 at the Town Fire Hall, for the holding of a Public Hearing to receive objections and other representations for consideration by the Public Hearing Commissioner.
4. There being no submissions received in response to the Notice of Public Hearing, the hearing was cancelled.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin approves Development Regulations Amendment No. 8, 2025 on the 1<sup>st</sup> day of April, 2026.

SIGNED AND SEALED this 1<sup>st</sup> day of April, 2026.

Mayor: Kevin Lundugan

Clerk: Sheena Jones

Development Regulations Amendment	
<b>REGISTERED</b>	
Number	<u>0725-0008-2026</u>
Date	<u>April 13, 2026</u>
Signature	<u>[Signature]</u>



# **TOWN OF BURIN DEVELOPMENT REGULATIONS AMENDMENT NO. 8, 2025**

## **BACKGROUND**

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 4, 2025. The amendment concerns a review of areas designated for Comprehensive Development and proposes changes to the Resource, Residential and Parks and Open Space land use designations, as well as other minor housekeeping changes.

To comply with Municipal Plan Amendment No. 4, 2025, lands currently zoned Comprehensive Development Area on the Zoning Map are proposed to be rezoned to appropriate use zones on the zoning map.

## **MUNICIPAL PLAN POLICY**

The Municipal Plan sets out land use zones that can be applied within each of the broad land use designations set out in the Plan.

## **DEVELOPMENT REGULATIONS**

Municipal Plan Amendment No.4, 2025 proposes to redesignate lands for Comprehensive Development (CDA) to the Resource, Residential and Parks and Open Space land use designations.

Residential land uses along the Main Road that are adjacent to the CDA, are zoned Residential Medium Density (R2). The Town has received requests from residential properties along the Main Road to extend their properties and it is proposed that where areas of the CDA are proposed to be redesignated Residential, that they be zoned Residential Medium Density (R2).

The majority of lands currently designated CDA will be redesignated to the Resource land use designation. Within this area, it is proposed that lands be rezoned Environmental Protection and Rural.

A small area of land around an existing recreation area is proposed to be rezoned from CDA to the Open Space use zone, consistent with proposed changes in Municipal Plan Amendment No. 4, 2025.

To reflect existing land use at the end of Augustus Drive and Greenhill Road it is proposed that developed lots be rezoned to the Residential Medium Density zone.

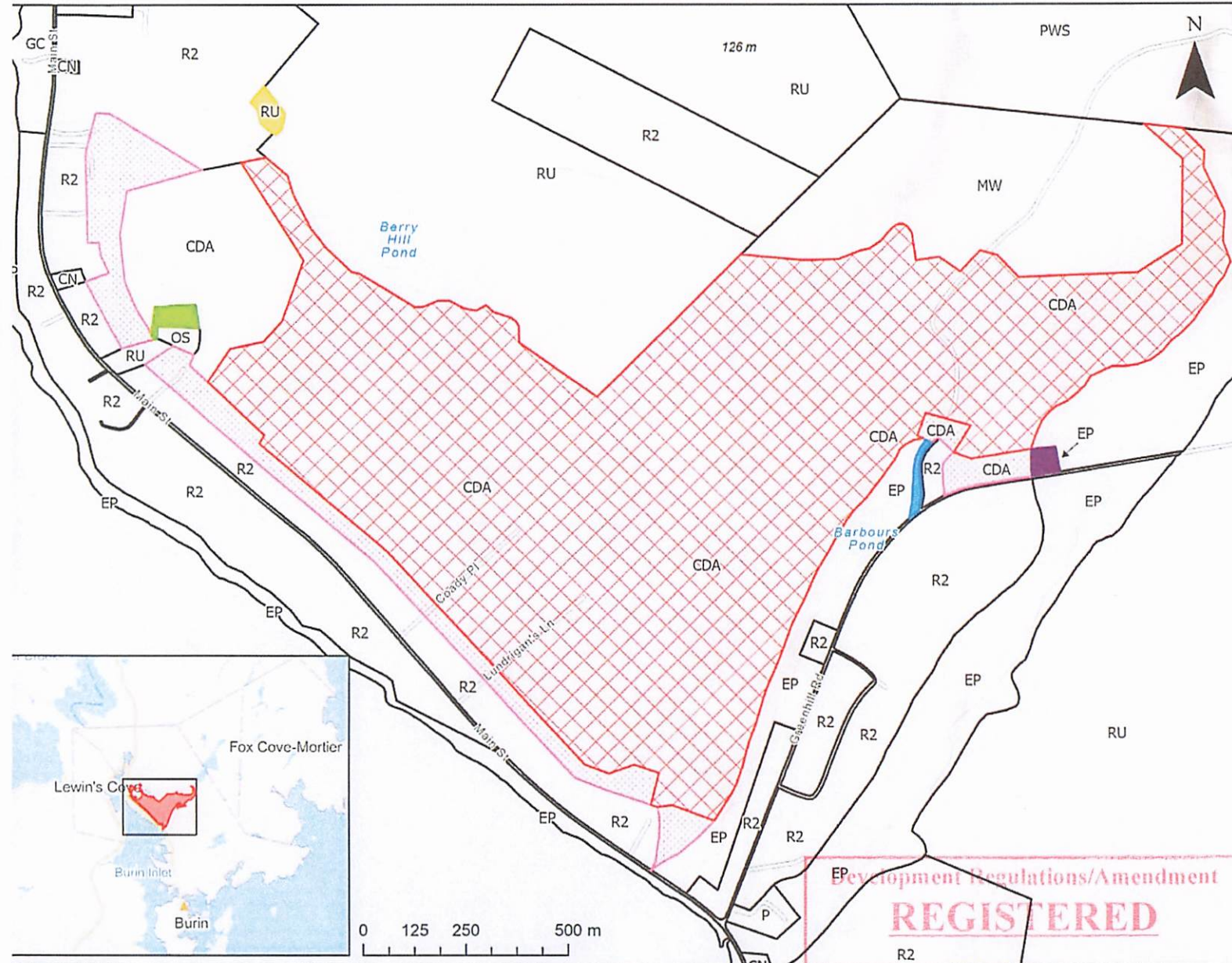
## **PUBLIC CONSULTATION AND PROVINCIAL INTERESTS**

The public consultation process and identification of Provincial Interests for this amendment was the same as that for the Municipal Plan Amendment No. 4, 2025.







## **AMENDMENT**

The Burin Development Regulations shall be amended as follows:

1. By rezoning lands currently zoned CDA to the Residential Medium Density (R2), Rural (RU), Open Space (OS) and Environmental Protection (EP) land use zones as shown on the attached Land Use Zoning Map 2.
2. By rezoning developed lands currently zoned Rural (RU), at the end of Augustus Drive, to the Residential Medium Density (R2) land use zone as shown on the attached Land Use Zoning Map 2.
3. By rezoning developed lands currently zoned Environmental Protection (EP) on Greenhill Road to the Residential Medium Density (R2) land use zone as shown on the attached Land Use Zoning Map 2.



Town of Burin  
 Development Regulations  
 Land Use Zoning Map  
 Amendment No. 8, 2025

-  From: Comprehensive Development Area (CDA)  
To: Residential Medium Density (R2)
-  From: Comprehensive Development Area (CDA)  
To: Open Space (OS)
-  From: Comprehensive Development Area (CDA)  
To: Environmental Protection (EP)
-  From: Comprehensive Development Area (CDA)  
To: Rural (RU)
-  From: Rural (RU)  
To: Residential Medium Density (R2)
-  From: Environmental Protection (EP)  
To: Residential Medium Density (R2)

Dated at Burin, Newfoundland and Labrador  
 This 1st Day of April, 2025

*Kevin Lundrigan*  
 Mayor, Kevin Lundrigan

*Sheene Jones*  
 Town Clerk,

I certify that this Development Regulations amendment for the Town of Burin has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

*Mary Bishop*

Mary Bishop: RRP, MCIP, FCIP



Development Regulations/Amendment  
**REGISTERED**

Number 0425-0008-2026  
 Date April 13, 2026  
 Signature [Handwritten Signature]