

**TOWN OF BURIN  
MUNICIPAL PLAN AMENDMENT  
NO. 4, 2025**

**Changes to areas designated for Comprehensive  
Development**

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

**RESOLUTION TO ADOPT  
TOWN OF BURIN  
MUNICIPAL PLAN AMENDMENT NO. 4, 2025**

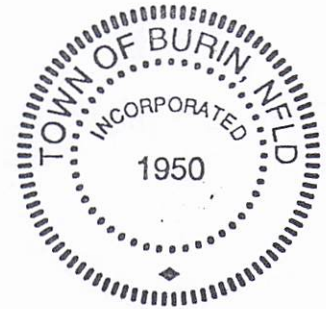
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts Municipal Plan Amendment No.4, 2026.

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 Lundegan

Clerk: Sheene Jones



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan 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  
MUNICIPAL PLAN AMENDMENT NO. 4, 2025**

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

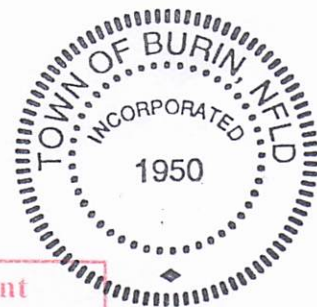
1. Adopted Municipal Plan Amendment No. 4, 2025 on the 11<sup>th</sup> day of March, 2026.
2. Gave notice of the adoption of Municipal Plan Amendment No. 4, 2025 by advertisement posted on the Town's social media channels and at the following locations on March 11<sup>th</sup>, 2026:
  - Town Hall Building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

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin approves Municipal Plan Amendment No. 4, 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 Lundigan

Clerk: Sheena Jones



<b>Municipal Plan/Amendment REGISTERED</b>	
Number	<u>2025-0008-2026</u>
Date	<u>April 13, 2026</u>
Signature	<u>[Signature]</u>

# **MUNICIPAL PLAN AMENDMENT NO. 4, 2025**

## **INTRODUCTION**

The Town of Burin Municipal Plan and Development Regulations have been in effect since 2011. The Town is now proposing to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change and serve as a basis for consideration by the general public before it is approved by Council and submitted to the Minister of Municipal Affairs and Community Engagement for registration.

## **BACKGROUND**

The Municipal Plan, approved in 2011, designated significant land areas for future growth and expansion of the Town. These areas, identified on the Future Land Use Map, for Comprehensive Development were intended for residential, community use and industrial expansion. Development was meant to be planned so that as the community grows, the lands could be opened up and used in an orderly and efficient manner.

Since its approval, the Burin Municipal Plan has been amended several times in response to proposals for residential subdivision developments in some of the areas designated for comprehensive development through a series of rezonings.

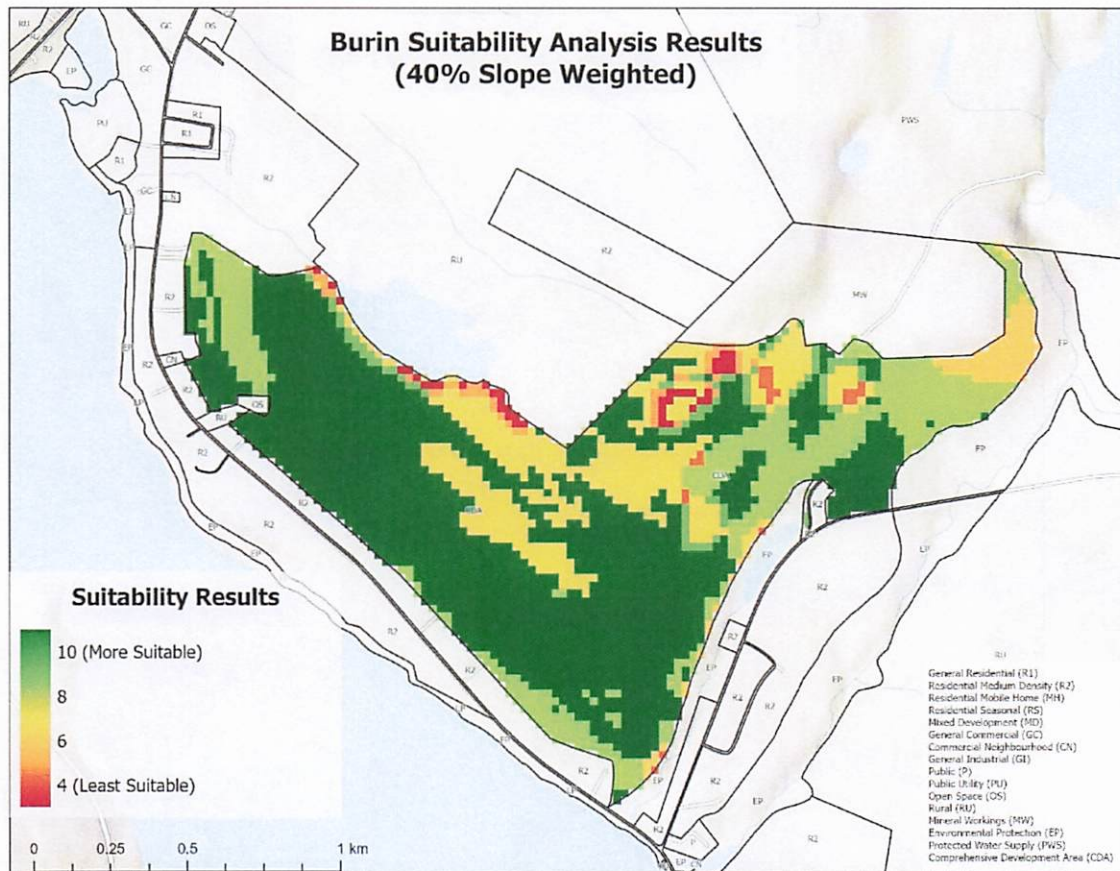
Recently, the Town has received requests from owners of properties located along the Main Road of Burin to acquire land at the rear of properties for the purposes of expanding their lots for construction of residential accessory buildings such as sheds and garages. These requests have prompted a review of the larger area designated in the Municipal Plan for Comprehensive Development, whether the lands are suitable or necessary for future residential growth.

## **ANALYSIS**

Statistical data shows that the population of Burin continues to decline. There is also an ample supply of existing undeveloped lots in the community to meet current and future demand for housing – including opportunities for infill lots on existing streets and within areas previously rezoned for residential subdivision development.

A suitability analysis of the lands in that currently remain in Comprehensive Development Areas III, IV, IV and VI was undertaken to identify areas where conditions and features pose constraints to urban types of development. These features include areas of steep slopes, wetlands and waterways and their associated environmental protection buffers.

The area subject to the analysis and the results are shown in Figure 1.



**Figure 1. High level suitability analysis results, Burin Comprehensive Development Areas.**

This analysis was further refined to consider existing land use, proximity to streets, services and identifiable wetlands and waterways. The analysis was then used to recommend redesignation of the CDA area to other, more appropriate land use designations, and to use zones on the zoning map that is part of the corresponding Development Regulations Amendment.

During the review, other areas were identified that should be changed to apply appropriate zoning to reflect existing development in areas adjacent to the CDA area under review.

In general terms, the amendment proposes to:

1. Remove all but a portion of the CDA designation in the Municipal Plan and redesignate the majority of the area to the Resource designation. The portion to be retained is in the northeast section, close to the main commercial area of the community near Salt Pond.
2. Redesignate CDA lands along the Main Road in a manner that will increase the depth of the Residential designation, allowing property

owners the ability to acquire additional land to extend their residential properties.

3. Make other minor alterations that more accurately reflect current development, such as along Greenhill Road, at the end of Augustus Drive and around the currently designated Open Space area to the northwest of the road leading to Berry Hill Pond.

A Corresponding amendment in the Development Regulations proposes to rezone the lands included in this Plan Amendment, to an appropriate land use zone.

### **Municipal Plan Policy**

The proposed amendment is consistent with following policy objective of the Municipal Plan that states:

***Objective A: to encourage the creation of community nodes which will focus development in the areas where municipal services are provided, most notably in the Salt Pond area, the "Town Centre," and in Ship Cove;***

The amendment will retain lands for urban expansion in the serviced area. A small portion of the CDA along Greenhill Road is already developed and is proposed to be designated Residential.

In redesignating the remaining CDA lands to Resource, Section 4.2.8 provides for lands to be zoned as follows:

*Within the areas designated Resource on the Future Land Use Map, areas shall be further categorized into the following zoning designations on the Zoning Map:*

- 1) Rural
- 2) Mineral Workings
- 3) Environmental Protection/Conservation

Lands removed from the CDA designation will be zoned rural and environmental protection in accordance with Policy RL-2 and RL-13:

***Policy RL-2*** *It shall be a policy of Council that lands intended for Rural purposes be used for agriculture; forestry; mining; certain rural-based industrial uses; marinas; harbours and related uses; open space recreational uses; and certain residential uses.*

***Policy RL-13*** *It shall be a policy of Council to protect essential water resources and related ecological systems including prohibiting the infilling of wetlands.*

In the accompanying Development Regulations, appropriate areas will be zoned Environmental Protection and Rural.

A small portion of the CDA will be added to the Parks and Open Space land use designation to better reflect the extent of an existing recreation area.

### **PROVINCIAL INTERESTS**

A search of the Crown Land Atlas showed that the area of the proposed change is a Domestic Harvest Area where permits are required from the Department of Forestry, Agriculture and Lands.

Provincial agencies were contacted (November 5), including:

- Mineral Lands Division, Department of Energy and Mines;
- Department of Environment, Conservation and Climate Change (ECCC);
- Department of Government Services;
- Department of Forestry, Agriculture and Lands.

As of December 1, one response has been received. The Wildlife Division (ECCC) has no concerns with the proposed amendments, but recommends that where future development may be proposed that consideration be given to including riparian buffers around waterbodies as well as verification and protection for species at risk and rare plants.

The majority of land affected by the proposed change will permit rural uses, such as agriculture, forestry, mineral workings subject to provincial and municipal regulations. The policies proposed as part of this amendment to the Municipal Plan do not appear to conflict with any existing provincial policy or law.

### **PUBLIC CONSULTATION**

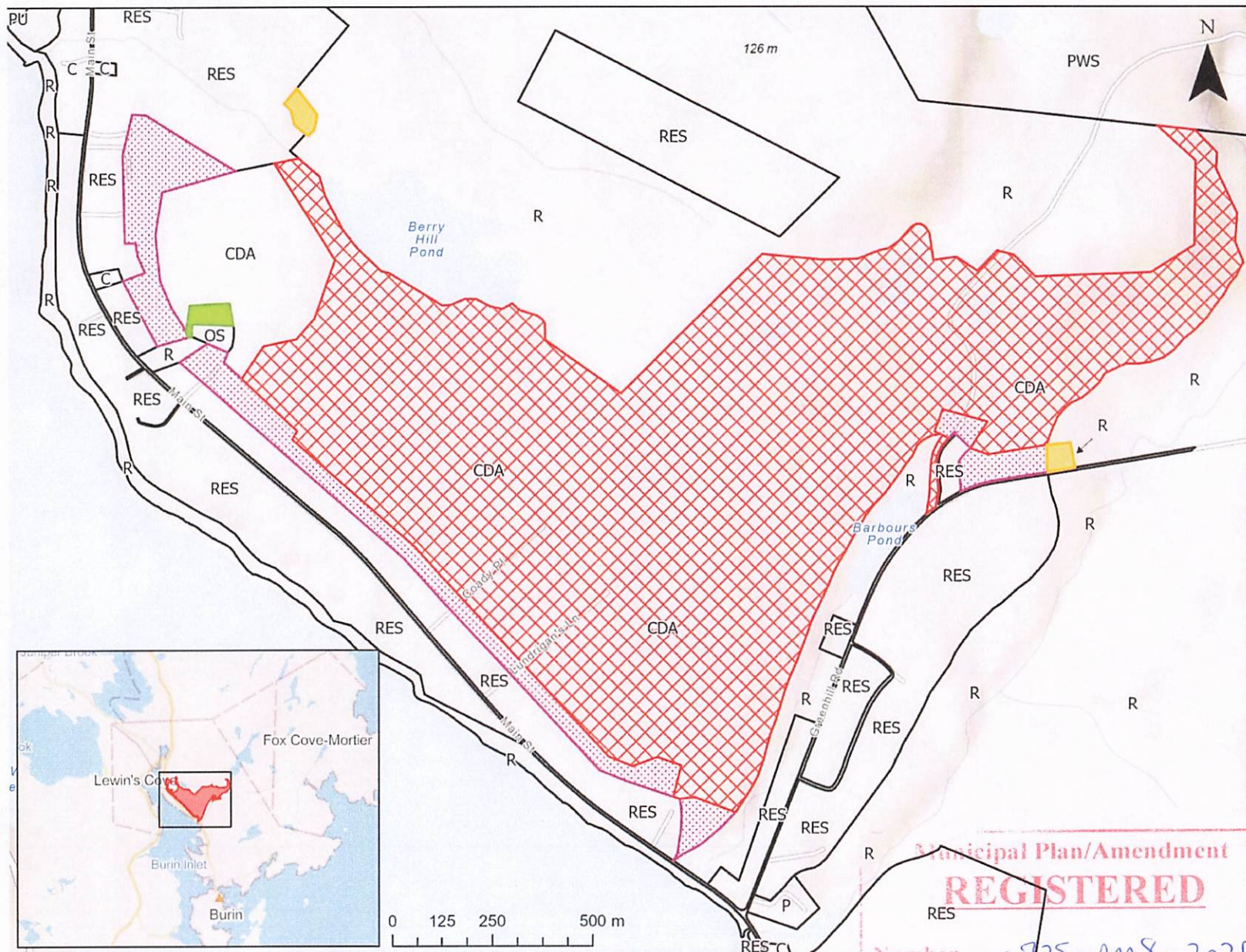
An opportunity for public comment on the proposed amendment was provided by posting notices on the Town's Social media outlets, at the Post Office, Town Hall, Foote's Clover Farm Grocery Store on November 13 with a deadline for comments by November 30, 2025. The Town received several inquiries requesting further information or clarification on the amendment area, and two written submissions regarding how the proposed changes might affect specific properties and the possibility of windfarm development in the area. None of the submissions requested consideration of changes to the proposed amendment.

### **AMENDMENT No. 4, 2025**

The Burin Municipal Plan shall be amended as follows:

1. By redesignating lands from the CDA Land Use designation to the Residential, Resource and Parks and Open Space Land Use designations as shown on the attached Future Land Use Map 2.

2. Redesignating lands at the end of Augustus Drive and along Greenhill Road from the Resource land use designation to the Residential Land Use designation as shown on the attached Future Land Use Map 2.



Town of Burin  
 Municipal Plan  
 Future Land Use Map  
 Amendment No. 4, 2025

- From: Comprehensive Development Area (CDA)  
To: Residential (RES)
- From: Comprehensive Development Area (CDA)  
To: Parks and Open Space (OS)
- From: Comprehensive Development Area (CDA)  
To: Resource (R)
- From: Resource (R)  
To: Residential (RES)

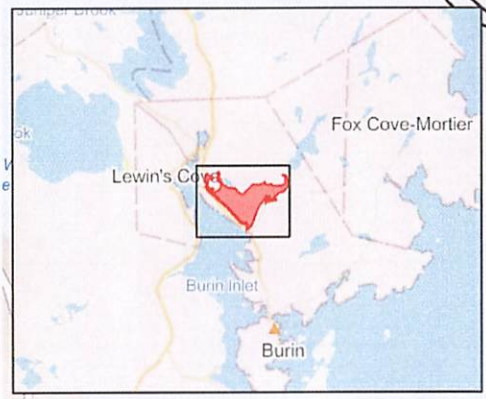


Dated at Burin, Newfoundland and Labrador  
 This 1st Day of April, 2025

*Kevin Lundrigan*  
 Mayor, Kevin Lundrigan  
*Sheena Jones*  
 Town Clerk,

I certify that this Municipal Plan 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



Dated: NOV 03, 2025

**Municipal Plan/Amendment REGISTERED**  
 Number 0925-0008-2025  
 Date April 13, 2026  
 Signature *[Handwritten Signature]*

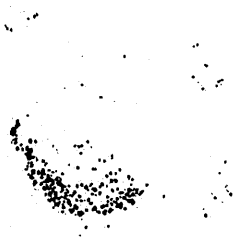
**TOWN OF BURIN  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 8, 2025**

**Changes to areas zoned Comprehensive Development  
Area**

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

THE UNIVERSITY OF CHICAGO  
DIVISION OF THE PHYSICAL SCIENCES  
DEPARTMENT OF CHEMISTRY

RESEARCH REPORT NO. 1000



1960

**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 Sandugan

Clerk: Sheene 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 Lundigan

Clerk: Sheene Jones



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

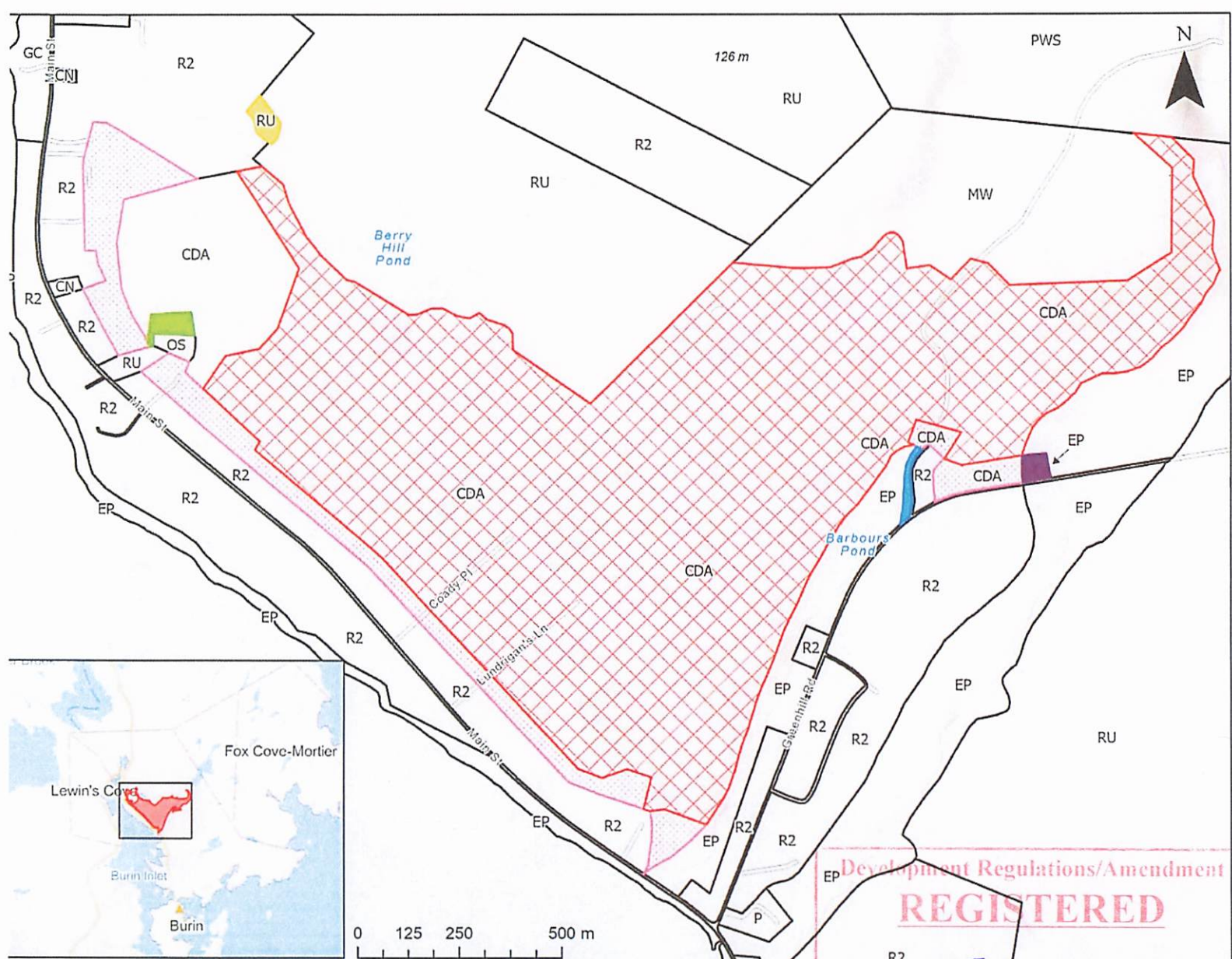
## **PUBLIC CONSULTATION AND PROVINCIAL INTERESTS**

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**

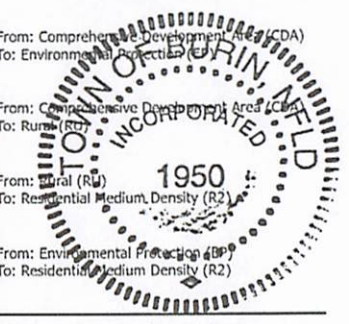
The Burin Development Regulations shall be amended as follows:

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 0925-0008-2026  
 Date April 13, 2026  
 Signature *[Handwritten Signature]*