

URBAN AND RURAL PLANNING ACT

NOTICE OF APPROVAL

BURGEO MUNICIPAL PLAN 1992-2002

I, William P. Hogan, Minister of Municipal and Provincial Affairs, under and by virtue of the powers conferred by the Urban and Rural Planning Act, hereby approve the Burgeo Municipal Plan 1992-2002, adopted by the Town Council of Burgeo on the 2nd day of September, 1992.

Dated at St. John's this 14th day of January, 1993.



WILLIAM P. HOGAN, M.H.A.
Placentia District
Minister of Municipal & Provincial Affairs

1.1 COUNCIL RESOLUTION

Resolved, pursuant to section 15 of The Urban and Rural Planning Act, that the Council of the Town of Burgeo adopt the Municipal Plan entitled "Burgeo Municipal Plan, 1992-2002".

Resolved further, pursuant to section 17 of The Urban and Rural Planning Act, that the Council apply to the Minister of Municipal and Provincial Affairs for the setting of the time and place of a Public Hearing to consider objections or representations to the adopted Plan.


PROPOSED BY: Councillor BILLARD

SECONDED BY: Councillor COLLIER

Certified as a correct copy of a Resolution passed at a meeting of Council held at

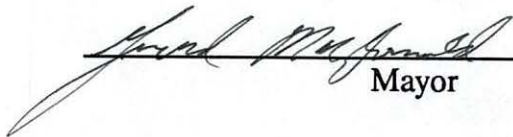
BURGeo, NF

on the *2nd* day of *SEPT*, 1992.


Clerk

1.2 SEAL AND SIGNATURE

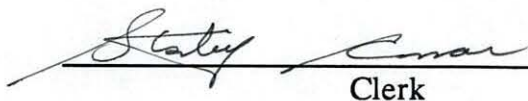
Signed and sealed pursuant to section 15(3) of The Urban and Rural Planning Act
this 2nd day of *SEPT*, 1992.


_____(SEAL)
Mayor



1.3 CLERK'S CERTIFICATE

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan
adopted by the Council of the Town of Burgeo, on the 2nd day of *SEPT*, 1992.



Clerk

2.0 INTRODUCTION

2.1 FOREWORD

(A) Planning in Newfoundland

The Municipal Plan

This Municipal Plan has been prepared in accordance with the requirements of section 14 of The Urban and Rural Planning Act, following surveys and studies of land use, population growth, the local economy, present and future transportation and communication needs, public services, social services and other relevant factors.

The Plan outlines the goals, objectives and policies of Council regarding the development of the Municipal Planning Area over the next ten years. This Municipal Plan, consisting of a written text in which the goals, objectives and policies are set out, also includes Land Use Maps indicating the proposed allocation of land into various Land Use categories.

Ministerial Approval

When the Municipal Plan is formally adopted by resolution of the Council under section 15(1) of the Act, two copies must be impressed with the Seal of the Council and signed by the Mayor. The Council must then give notice of its intention to seek the approval of the Minister of Municipal and Provincial Affairs by publishing a

notice in the Newfoundland Gazette and in a newspaper published, or circulating, in the community. The notice must state where and when the Municipal Plan may be inspected by any interested person and the time and place set by the Minister for the hearing of any objections or representations. At the Public Hearing, a Commissioner appointed by the Minister will hear the objections and representations, and subsequently forward to the Minister a written report, together with copies of all the evidence taken at the Public Hearing.

After the Public Hearing is concluded and the Commissioner's report has been submitted, the Council must apply to the Minister for approval of the Municipal Plan. The Minister requires two copies of the Municipal Plan certified correct by the Clerk of the Council, a copy of the adopting resolution and of all written objections and representations considered at the Public Hearing. On receipt of this material, the Minister may approve the Municipal Plan, with or without modification, or may disapprove it and order that a new Municipal Plan be prepared. Upon approval, the Minister will endorse a copy of the Plan and return it to the Council. Within ten days of receipt of the final approval by the Minister, the Council must publish a notice of approval in the Newfoundland Gazette and in a local newspaper.

The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect, it is binding upon the Council and upon all other persons, corporations and organizations. The Plan has to be reviewed by the Council at the end of every five years from the date on which it comes into effect and at that time revised as necessary to take account of developments which can be foreseen during the next ten-year period.

The Municipal Plan may be amended in whole or in part for just cause by repeating the process by which it was adopted and approved initially.

Development Schemes

At any time after the adoption of the Municipal Plan, the Council can prepare and adopt Development Schemes under section 31-33 of the Act for the purpose of carrying out specific proposals of the Municipal Plan.

A Development Scheme may provide for the acquisition, assembly, consolidation, subdivision and sale or lease by the municipality of land and buildings which are necessary to carry out provisions of the Municipal Plan. The Scheme may reserve land for future acquisition as the site of any public roadway, service or building, or for a school, park or other open space and may make such agreements with the owners of the land as will permit its acquisition and use for those purposes. The

Development Scheme may also specify the manner in which any particular area of land is to be used, subdivided or developed, and may regulate the construction of buildings which would interfere with the carrying out of the Development Scheme.

Development Schemes are prepared and approved in exactly the same way as the Municipal Plan, and, when approved, form part of that Plan.

Municipal Plan Administration

When a Municipal Plan comes into effect, the Council is required to develop a scheme for the control of the use of land in strict conformity with the Municipal Plan in the form of land use zoning, subdivision, and any other regulations necessary. After adoption by the Council, these regulations must be submitted to the Minister for approval.

Regulations must comply with the requirements of The Urban and Rural Planning Act, and Standard Provincial Regulations have been developed to form the basis of these regulations. Councils are also advised, if they have not already done so, to adopt the National Building Code of Canada as its building regulation.

The day-to-day administration of the Municipal Plan, and subsequent regulations, is in the hands of staff members authorized by the Council. Council staff have the duty

of issuing all necessary permits approved by Council and making recommendations to the Council in accordance with the Municipal Plan policies and implementing regulations regarding all development in the Municipal Planning Area.

(B) Municipal Planning Area

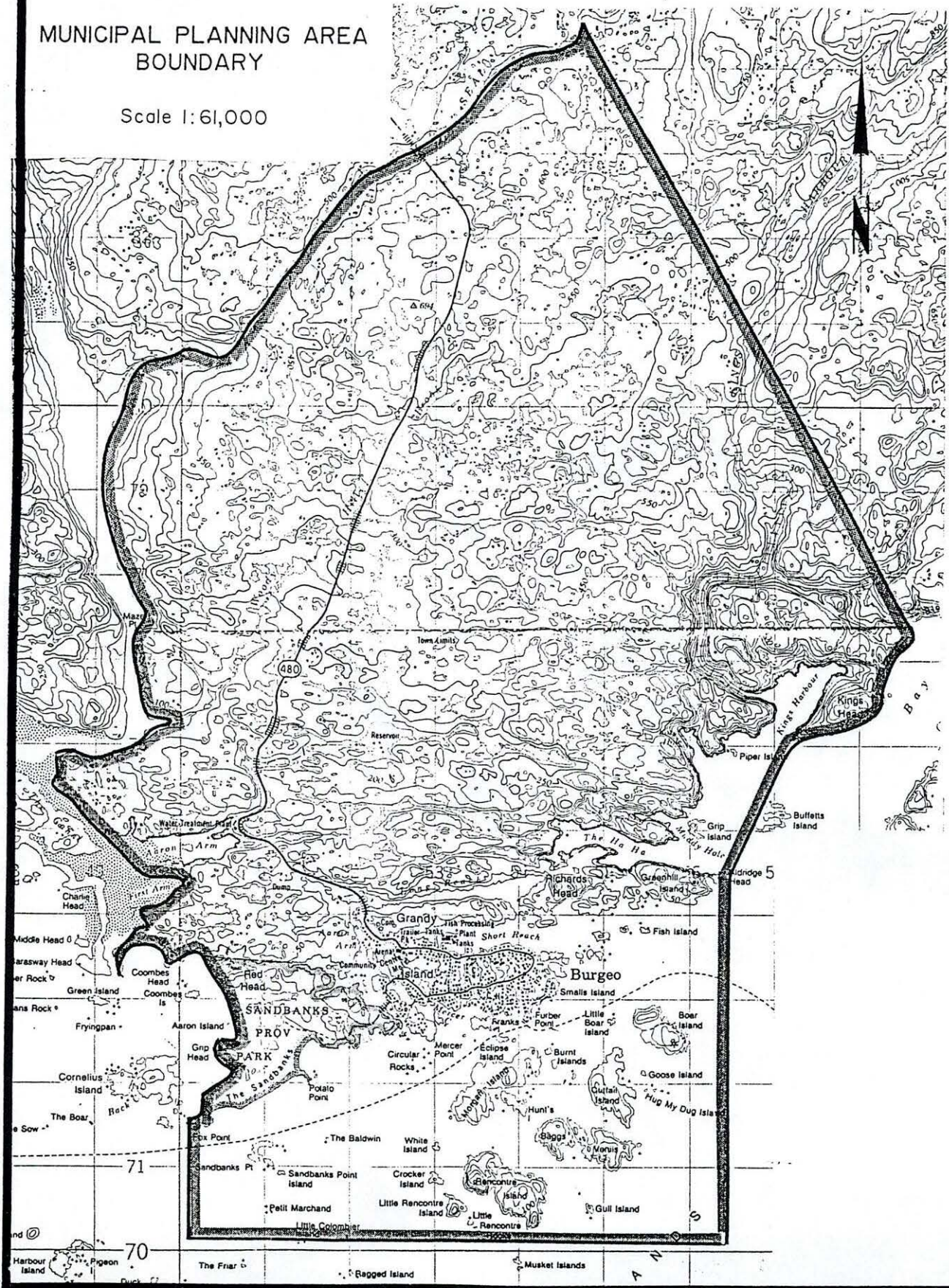
The Municipal Planning Area of Burgeo was established in 1977 and amended in 1981. It encompasses the Town and extends 11.5 km inland from Grandy Island. Its boundaries are marked in the south by the Atlantic Ocean including some islands, Grandy Brook in the west, Seal Brook in the north, and certain land marks in the east extending from Bay de Loup to Seal Brook. The planning area is largely wilderness and Burgeo is the only settlement within its boundaries.

The primary purpose of these boundaries is to define the area that the Municipal Plan would be prepared. These boundaries include the rural lands where development that could impact upon the Town will be controlled.

TOWN
OF
BURGEO

MUNICIPAL PLANNING AREA
BOUNDARY

Scale 1:61,000



2.2 Summary of Background Studies

2.2.1 Population, Households & Economy

Population growth has been fluctuating during the past several decades. It was quite high in the 1960's due to the resettlement program, but the growth pressure has eased off since the early 1970's. The Town's population in 1991 was 2,400, down from 2,582 in 1986. Based on the population trends since 1976, and the stagnant economy in the region, Burgeo can expect to remain around the 2,300-2,500 population figures during the next decade.

There are 722 private households in Burgeo having an average household size of 3.63 persons per household. Most of these are single detached dwellings, but apartment and duplex buildings do exist.

The economy of Burgeo is founded on the fishery. However, institutions have emerged as another important sector of employment, and the retail/wholesale trades have also grown significantly in recent years.

2.2.2 Physical Limitations

There are a number of physical constraints to development in the planning area, such as rugged topography, shallow soil overburden, exposed bedrock, bogs and ponds. Sites suitable for new development are few.

2.2.3 Municipal Services

Most of the Town is connected to the water and sewer system. Some coastal areas still pipe their sewage into the ocean, but no serious signs of pollution are visible.

All roads are paved, but many are substandard in terms of right-of-way provision, alignment, and surface conditions.

2.3 Municipal Concerns

Burgeo is faced with a shortage of land that can be developed at a cost acceptable to the home buyer. It appears that any concentrated effort to develop residential land will mean extensive bog drainage and reclamation, and/or the removal of cliff and bedrock.

Financing of capital works projects is also becoming a very serious concern. Under the new water and sewer debt charge formula, the Town would likely encounter a doubling of its debentured debt if it carries forward with a 5-year capital works program.

Burgeo is a one-industry Town, depending solely upon the fish plant for its economic existence. This is not a healthy situation, given the uncertainty of the fishery.

Because of this, and the general unsettled condition of the industry, Burgeo is finding it difficult to maintain a stable employment rate and in keeping its young people from emigrating to the larger urban centres. Therefore, the Town realizes it needs a diversification in its economy if it is to remain a viable municipality.

3.0 THE MUNICIPAL PLAN

3.1 Goals, Objectives and Policies

A goal is an expression of Council's intent with respect to matters under its jurisdiction or influence, while objectives are specific measures towards achieving that intention. The policies are statements expressing a course of action, usually with respect to particular land use classes. The policies are intended to promote a compact community while allowing for a wide variety of compatible land uses. For those implementing the policies, the detailed standards and precise requirements will be outlined in the Development Regulations.

3.2 Goals

- To enhance the livability of the Town.
- To provide for future growth in all sectors of land use.
- To pursue an orderly layout of the community for efficient development of land use and infrastructure.
- To promote the Town as a regional centre on the province's south coast.
- To protect the sensitive quality, aesthetic and recreational values of the natural environment of the Planning Area.

3.3 Objectives & Policies

3.3.1. Community Structure

Future growth will take place within the existing urban limits. The older part of Town (eastern sections) will be maintained as the core of the community, where a mixture of public and commercial uses and services will be permitted to locate and expand. Commercial and light industrial uses may also be permitted in designated areas along the main highway, north of the Long Reach causeway. Rural and certain types of tourism related uses will continue to be permitted in the rural areas.

Objectives:

- To pursue an efficient urban form that would minimize the cost of future development and servicing.
- To provide policy positions for all aspects of community development.
- To exercise development control.

Policy:

- Infilling within the existing community, i.e. south of Long Reach Causeway, shall be the basic approach to managing growth.
- Approval of all future development will be contingent upon its compliance with minimum standards for streets, lots, and municipal services in order to

protect residents and the Town from the longer term problems associated with substandard development.

- Council will adopt Development Regulations to implement the policies of the Plan.

3.3.2 Residential

During the last decade, Burgeo has been successful in developing a number of fully serviced residential subdivisions. These have not been encroached upon by commercial or public uses and have managed to retain their residential character. In addition to these there are many residential areas that are largely free from non-residential uses (Furber's/Muddy Hole Harbour area, Small's Island, Inspiration Road, Messieurs Hr., and along the western sections of Reach Road).

The following objectives and policies shall apply to these areas and provide direction to Council in guiding development within them.

Objectives:

- To promote an environmentally safe and attractive housing supply.
- To accommodate all residential growth within the existing settlement limits.

Policy:

- This policy applies to the Residential Areas shown on Future Land Use Map B.
- All new development must front on a public road.
- All new development must be capable of connecting to the Town's water system, and where possible, to the sewer system. In cases where a direct line to the saltwater is required, approval must be obtained from the Department of Health.
- Residential uses shall be permitted. Non residential uses may also be permitted provided they are complementary and compatible to the basic residential character of the area, and single accommodated within dwellings. Examples of these are medical and professional offices, personal services, and convenience stores.

3.3.3 Mobile Home Subdivision

Objective:

- To reserve an area for mobile homes within the Town.

Policy:

- This policy shall apply to the Mobile Home Subdivision area indicated on Future Land Use Map B.

- Mobile homes shall be permitted within the designation.
- Non mobile home uses shall be permitted provided they are complementary and compatible to the basic character of the area.
- All new development within the designation shall be subject to the Mobile Home Development Regulations.

3.3.4 Comprehensive Development Area

The Comprehensive Development Area identified will not be easily developed because of the presence of bedrock and bog. But the site, is the only alternative for new residential development open to Burgeo.

Objectives:

- To provide for the long term residential needs of the Town.
- To designate an area for future urban development.

Policy:

- This policy shall apply to the Comprehensive Development Area shown on Future Land Use Map B.
- Prior to development, Council shall prepare a subdivision plan.

- The subdivision must be designed to make optimum use of the land and shall include (a) a road and lot layout and (b) water, sewer, and storm drainage plan.
- An amendment is required to the Plan to change the site to Residential before any development proceeds.
- Uses permitted will correspond to those for the Residential designation.
- Until the Comprehensive Development Area is amended to Residential, the only permitted use shall be conservation.

3.3.5 Mixed Development

Objectives:

- To promote the older sections of the Town as a residential district, while allowing a mixture of compatible commercial, light industrial and public uses.
- To provide a land space where the different existing and future land classes can co-exist.

Policy:

- This policy shall apply to the Mixed Development Area shown on Future Land Use Map B.

- All new development shall have a minimum frontage on a publicly owned and maintained road.
- All new development must be capable of connecting to the Town water system, and where possible to the sewer system.
- In places where a direct line to the saltwater is required, approval from the Department of Health must be obtained.
- When commercial and public enterprises are placed near residential properties, every effort shall be made to protect the residential property owner. This shall be done by providing adequate sideyards, separation, screening, and landscaping to act as a buffer.
- The primary use shall be residential - other uses of a commercial, light industrial, assembly, and public nature may be permitted with the intent that they do not create any nuisance to adjacent property owners. Council shall require additional off-street parking where necessary.

3.3.6 Commercial

Objectives:

- To protect existing commercial development from encroachment by non-compatible uses.

- To provide suitable land to accommodate the expansion of existing commercial uses as well as the establishment of new enterprise.
- To attract new commercial development to the Town.

Policy:

- This policy shall apply to the Commercial Development Areas shown on Future Land Use Map B.
- All new development shall front on a public road.
- Adequate off-street parking shall be provided by all commercial uses in order to prevent parking and traffic problems from occurring.
- All new development must be capable of connecting to the Town water system, and where possible to the sewer system.
- Permitted uses shall be those of a commercial, light industrial and highway service nature.
- Development in the Commercial designation north of Long Reach causeway will be subject to the Protected Road Zoning Regulations, as administered by the Department of Municipal & Provincial Affairs.

3.3.7 Industrial

Objective:

- To provide for the continued use of the fish plant and the ferry terminal docking facilities.

- To provide an area where new industrial development can locate.
- To protect these areas from encroachment by non-compatible uses.

Policy:

- This policy shall apply to the Industrial areas shown on Future Land Use Map B.
- Permitted uses shall be those related to industrial and transportation development.
- Council shall consider the effects of any industry on the surrounding environment, including the emission of noise, pollution, traffic, waste products, and visual amenities.

3.3.8 Public/Institutional

Objectives:

- To identify areas where public and institutional uses can locate.
- To protect the existing public and institutional developments from encroachment by non-compatible uses.

Policy:

- This policy shall apply to the Public/Institutional areas shown on Future Land Use Map B.

- Permitted uses will be those of an assembly nature, special care services, institutional and recreation.
- Council shall ensure that the highest standards of public safety are maintained around the areas, especially in the vicinity of the schools.
- Adequate off-street parking shall be provided in order to prevent parking and traffic problems from occurring.
- All new development must front on a public road.
- All new development must be capable of connecting to the Town water and sewer system.

Specific Provision:

- The area of land between Parson's Place and Reach Road is reserved for the proposed cottage hospital and a senior citizen's complex.

3.3.9 Recreational/Open Space

Objectives:

- To provide a full range of recreational facilities.
- To provide and maintain playground and sportfield facilities.
- To preserve areas within the Town that are environmentally sensitive, marginal or hazardous to development.

Policy:

- This policy shall apply to the Recreational/Open Space area identified on Future Land Use Map B.
- New recreational sites shall be provided within easy reach of the Town's residents.
- Structures shall be located and designed to preserve the amenities of the area.
- All areas within the existing built-up limits of the Town that are unsuitable for development are designated as Recreational/Open Space.
- Permitted uses shall be those associated with outdoor recreation, conservation and cemetery.

3.3.10 Rural & Resource**Objectives:**

- To protect the land and shoreline from pollution.
- To ensure the natural resources are utilized to such a degree as to secure their availability for future generations. This includes the forests, wildlife, fish, aggregate, historical, water and agriculture resources.
- To minimize land use conflicts.
- To respect government land management policies.

Policy:

- This policy shall apply to the Rural and Resource Area shown on Future Land Use Maps A & B.
- The land within the designation may be used for rural, resource and associated uses.

3.3.10 (a) Forestry

- Forestry operations must not be a nuisance to existing development.
- Forestry operations must be environmentally safe.

3.3.10 (b) Agriculture

- Development, where possible, shall be screened from the highway and existing development.
- Agricultural operations shall not be a nuisance to existing development.
- Livestock operations will require the approval of the Department of Environment and Lands and must incorporate adequate buffering.

3.3.10 (c) Mineral Workings

- Mineral extraction shall not be a nuisance to existing development.
- The site must be rehabilitated when operations cease.
- Development must be, where possible, screened or have an adequate buffer from the highway and the Town.
- Where aggregate material is hauled over local roads, permit conditions will impose restrictions limiting the impact of noise, dirt, and pollution.
- Council may require a development plan and rehabilitation plan prior to any mineral working development.

3.3.10 (d) Outdoor Recreation

- Summer cottage development will not be permitted.
- Permitted uses shall be those associated with recreational open space, outdoor assembly, and outfitting camps.
- Any structures shall be designed and located in order to preserve the natural amenities of the area.

3.3.10 (e) Industrial

A general industrial or hazardous industrial use which is not suited for location in the built up part of the community because of extensive land requirements, outdoor

storage, or other features of its operation, may be located in the rural areas provided it meets the following conditions:

- The development shall not require municipal services (ie. water and sewer), shall have no adverse impact (visual, smoke, dust, or noise) on urban areas or public roads.
- The industrial development must be capable of operating without adverse environmental impacts.
- No associated retail sales, or services may be carried out from a rural site.

3.3.10 (f) Tourism

- A tourism development consisting of a theme park and/or a trailer camping facility may be permitted. Ancillary uses may also be permitted, but must be designed and oriented to serve the on-site development only.
- All tourism development will be protected from encroachment by non-compatible uses.
- Adequate buffers shall be maintained between any tourism development and the urban area.
- Adequate parking shall be provided.
- All development shall have safe access to a public road.

3.3.10 (g) Solid Waste

- All proposals for development within 1.6 km of the waste disposal site shall be referred to the Dept. of Environment & Lands for recommendation.

3.3.10 (h) Fisheries

- All proposals for Development near Grandy Brook or Kings Harbour Brook (scheduled salmon rivers), shall be referred to the Dept. of Fisheries & Oceans for recommendations.

3.3.10 (i) Historical Resources

- Proposals for development within the potential archaeological sites identified on Future Land Use Map A must be referred to the Historical Resources Division, Dept. of Municipal & Provincial Affairs for recommendation.

3.3.11 Environmental Protection

Objective:

- To provide for the protection of the Town's water supply.

Policy:

- This policy shall apply to the Environmental Protection Areas shown on Future Land Use Map A.

- The watershed supplying domestic water shall be protected from activities that could have a detrimental effect on the quality and quantity of its water.
- Permitted uses shall be those of a conservation nature in the protected watershed.

3.3.12 Provincial Park

Objective:

- To provide for the continued existence, upgrading, and development of the Sandbanks Provincial Park.

Policy:

- Development of the Sandbanks Provincial Park shall be subject to the Provincial Park Act.
- Council shall notify the Department of Environment & Lands regarding any development that may have an impact on the Park.
- Council shall endeavour to be aware of development within the Park that may be of interest to the Town.

4.0 IMPLEMENTATION

4.1 Program of Development

Because of the expense involved in developing land in Burgeo, and the current heavy debt load of the Town, the development of new residential subdivisions will not be pursued during the next several years. Rather concentration will be placed on infilling the existing townsite.

However, two major developments are being pursued, i.e. a senior citizen's complex consisting of 14 cottage units, scheduled for completion in September, 1992 and a new cottage hospital. Site work for the hospital will begin in the Spring of 1992, and its scheduled completion date is March, 1993.

Site preparations for a new incinerator are completed, and the Town must now proceed with the installation of the incinerator during the next 1-2 years. Projected costs for this project is \$120,000.

4.2 (a) Public Works

With the exception of the Spencer's Lane area, Burgeo is completely serviced with a water system. It is also serviced with a sewer system, although much of the coastal areas seem to be managing with direct sewer lines to the saltwater. Therefore, there is no immediate need for the extension of the water and sewer lines.

Throughout the next several years, effort will be concentrated on upgrading and maintaining these systems and continuing with a major road upgrading program. The following Table shows a breakdown of capital works for the 1992-93 period. There are no capital works projects forecasted beyond 1993.

WATER & SEWER PROJECTS		
YEAR	DESCRIPTION	COSTS
1992	Roadwork	1,262,200
1992	Water supply upgrading	200,000
1992	Spencer's Lane - Water Line	46,600
1993	Spencer's Land - Road Upgrading	17,400

4.2 (b) Capital Works Program

In an effort to ensure that adequate funds are available at the appropriate time to implement each feature of the municipal plan, Council shall prepare and submit every year a five-year forecast of their anticipated capital expenditure requirements.

This will be done in compliance with section 9 of the Municipal Grants Act.

4.3 Protected Road Zoning Regulations

The Burgeo Highway is designated as a Protected Road. All development within the Protected Road's Building Control Line is subject to the Protected Road Zoning Regulations, which are administered by the Department of Municipal & Provincial Affairs. Extent of control ranges from 100 m from the highway centre line within the municipal boundary, and 150 m within its planning area boundary.

The controls of the Department of Municipal & Provincial Affairs do not replace those of the Town of Burgeo. Development within the defined Building Control Lines requires two permits in order to proceed - one from the municipality, and one from the Department of Municipal & Provincial Affairs. Development without both is illegal and could result in court action.

4.4 Administration

(a) Introduction

The preparation, adoption, and approval of this Municipal Plan represents only a part of the planning process. In other words, the Plan is not an end in itself nor does it serve any useful purpose without being implemented. The Municipal Plan must be implemented by means of the regulatory powers conferred upon the Council by section 36 of The Urban and Rural Planning Act and such other statutes, enabling legislation and programs as may be

applicable. The Plan must serve as a continuing reference and guide to Council and its officials in order to achieve the goals, objectives, policies, and programs which it contains.

(b) Land Use Zoning, Subdivision and Advertisement (Development) Regulations.

The direction and orderly control of land use is an important feature of the municipality's planning program. For that purpose, Development Regulations are the most effective tools. After the Plan is formally adopted, Council is required under section 36 of The Urban and Rural Planning Act to prepare these Development Regulations for the control of land use in strict conformity with the Municipal Plan. These must include Land Use Zoning Regulations, Subdivision Regulations, and Advertisement Regulations. Other regulations must be in compliance with Part VIII of the Act. Council may establish these other regulations to control the use and development of land in accordance with the Plan.

The Land Use Zoning, Subdivision and Advertisement Regulations to be administered and enforced by the Council shall include:

- The powers of Council including rules and administrative procedures governing the Council's consideration of any decision on development applications.

- Rules and administrative procedures for appeal boards.
- General development standards for all zones.
- Regulations governing advertisements.
- Regulations governing the subdivision of land, covering but not limited to, subjects such as services to be provided, building lines, public open space, design standards, and transfer of streets and utilities to the Council.
- Definitions of key words and phrases to be used in the interpretation of the Regulations.
- A classification of uses of land and buildings to be used in the Use Zone Tables.
- Zone tables tailored specifically for each use zone listing the permitted and discretionary uses and the standards and conditions for development in each specific zone.
- Use Zone maps dividing the Planning Area into zones corresponding with the use zone tables.

Zoning divides the entire planning area into separate land use areas or zones, each with a stated category of uses and standards for development.

Essentially, zoning is a means of ensuring that the future land uses are in conformity with the Municipal Plan, that they are properly situated in relation to one another, and that they do not conflict with or adversely affect adjacent properties. Based on goals, objectives, and policies set out in the Municipal Plan, zoning directs new growth into suitable areas and protects property by requiring that development afford adequate light, air, and privacy for persons living and working within the community. Zoning also provides for the control of development directly in each area so that property can be effectively serviced by means of a corresponding extension of the existing public services.

As mentioned above, in the Development Regulations, there are permitted uses for each of the zones which are primary. The issuing of permits for these permitted uses is usually straight forward, subject to the requirements of the Development Regulations and any further conditions imposed by Council. Discretionary uses are those which may be allowed in a specific zone if:

- (i) The development would not be contrary to the general intent and purpose of the Zoning Regulations, the Plan, or any other further plans or regulations.
- (ii) Proper public notice has been given and Council is satisfied that it is not against the public interest and will fit into the zone as a complementary or non-damaging use.

- (iii) Council is satisfied that the discretionary use is suitably located within the zone proposed.

Permitted and discretionary uses are listed individually for each zoning category in the Development Regulations.

(c) Control of Development

Council will exercise proper control over all development within the Planning Area in accordance with this Plan and the Development Regulations.

Any person wishing to develop or subdivide land for any purpose within the Planning Area shall make application on the prescribed forms to Council for permission. It is important to note that the Council will require a separate permit to be obtained by the developer for the subdivision of land. In this case, a separate permit will also be required for all building work and the occupancy of a building. A building permit will not be granted until a development and/or subdivision permit has been obtained.

In addition, all new development or redevelopment as well as any change of use or intensity of use or alteration or improvement to any land or existing building will require a development permit from Council.

Council may grant outline planning permission to enable a developer to test a proposal for conformity with the municipal plan and development regulations without having to go to the expense of preparing detailed plans.

If the proposal conforms with the Municipal Plan & Development Regulations, outline planning permission may be given, subject to the submission and approval of detailed plans of development and any other conditions that Council may impose.

DATED AT *Burgoe*

THIS 2nd DAY OF *SEPT* A.D. 19*92*

[Signature]

MAYOR

[Signature]

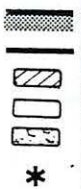
CLERK

Done at *Burgoe* this *14th* day of *Jan* A.D. 19*93*

[Signature]
MINISTER OF MUNICIPAL AND PROVINCIAL AFFAIRS

TOWN OF BURGOE FUTURE LAND USE MAP A

MUNICIPAL BOUNDARY
PLANNING AREA BOUNDARY
ENVIRONMENTAL PROTECTION
RURAL & RESOURCE
PROVINCIAL PARK
POTENTIAL ARCHAEOLOGICAL
SITE
Scale 1:61,000



REFER TO FUTURE LAND USE
MAP B

