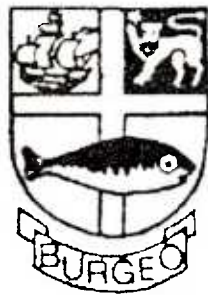


**TOWN OF BURGEO  
LAND USE ZONING, SUBDIVISION AND  
ADVERTISEMENT REGULATIONS**



**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2003**

**JULY, 2003**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF BURGEO  
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2003**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Burgeo.

- a) adopted the Town of Burgeo Development Regulations Amendment No. 3, 2003 on the 16<sup>th</sup> day of JULY, 2003.
- b) gave of the adoption of the Town of Burgeo Development Regulations Amendment No. 3, 2003 by advertisement inserted on the 16<sup>th</sup> day and the 23<sup>rd</sup> day of AUGUST, 2003 in the WESTERN STAR newspaper.
- c) set the 4<sup>th</sup> day of September, 2003 at 7:30 p.m. at the Town Hall, Burgeo for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Burgeo approves the Town of Burgeo Development Regulations Amendment No. 3, 2003 as adopted (or as amended).

SIGNED AND SEALED this 18<sup>th</sup> day of September, 2003

Mayor: Walter J. Han (Council Seal)

Clerk: S. Fina

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>715-2003-002</u>
Date	<u>20th 03</u>
Signature	<u>Walter Han</u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF BURGEO  
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2003**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burgeo adopts the Town of Burgeo Development Regulations Amendment No. 3, 2003.

Adopted by the Town Council of Burgeo on the 16<sup>th</sup> day of JULY, 2003.

Signed and sealed this 18<sup>th</sup> day of September, 2003.

Mayor: William J. Ham (Council Seal)

Clerk:

S. [Signature]

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Burgeo Development Regulations Amendment No. 3, 2003 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

Leonard Butler

(MCIP Seal)



**TOWN OF BURGEO**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2003**

**BACKGROUND**

The Town of Burgeo wishes to amend its Development Regulations. The Town has realized that it is experiencing out migration of its population. Many reasons can be given for this out migration, but the Town of Burgeo feels that insufficient residential land may be a contributing factor. The Town of Burgeo intends to amend its Development Regulations to allow for more residential areas. The Council has received inquiries and proposals to develop several parcels of land for residential development. For clarity, this Development Regulations Amendment will be divided into three parts.

**Development Regulations Amendment 3-A**

Development Regulations Amendment 3-A is located west of the Main Highway at Messieurs Cove and in an area known as Seal Hole. The area has good soils and drainage, and is bounded by existing development. The site is presently designated as Environmental Protection on the Land Use Zoning Map 2 which does not allow for residential development. The Town proposes to change the current designation from Environmental Protection to Residential Development.

The Development Regulations Land Use Zoning Map 2 will require amendment to change an area of land from Environmental Protection land use designation to Residential Development land use designation.

**Development Regulations Amendment 3-B**

Development Regulations Amendment 3-B is located north of the Main Highway at Grandy Island and at the western extremity of Short Reach. The area has moderate soils and drainage, and is bounded by existing commercial and Mobile Home development. The site is presently designated as Commercial and Rural and Resource on the Land Use Zoning Map 2 which does not allow for residential development. The Town proposes to change the current designation from Commercial and Rural and Resource to Residential Development.

The Development Regulations Land Use Zoning Map 2 will require amendment to change the land use designations from Commercial and Rural and Resource to Residential Development land use designation.

**Development Regulations Amendment 3-C**

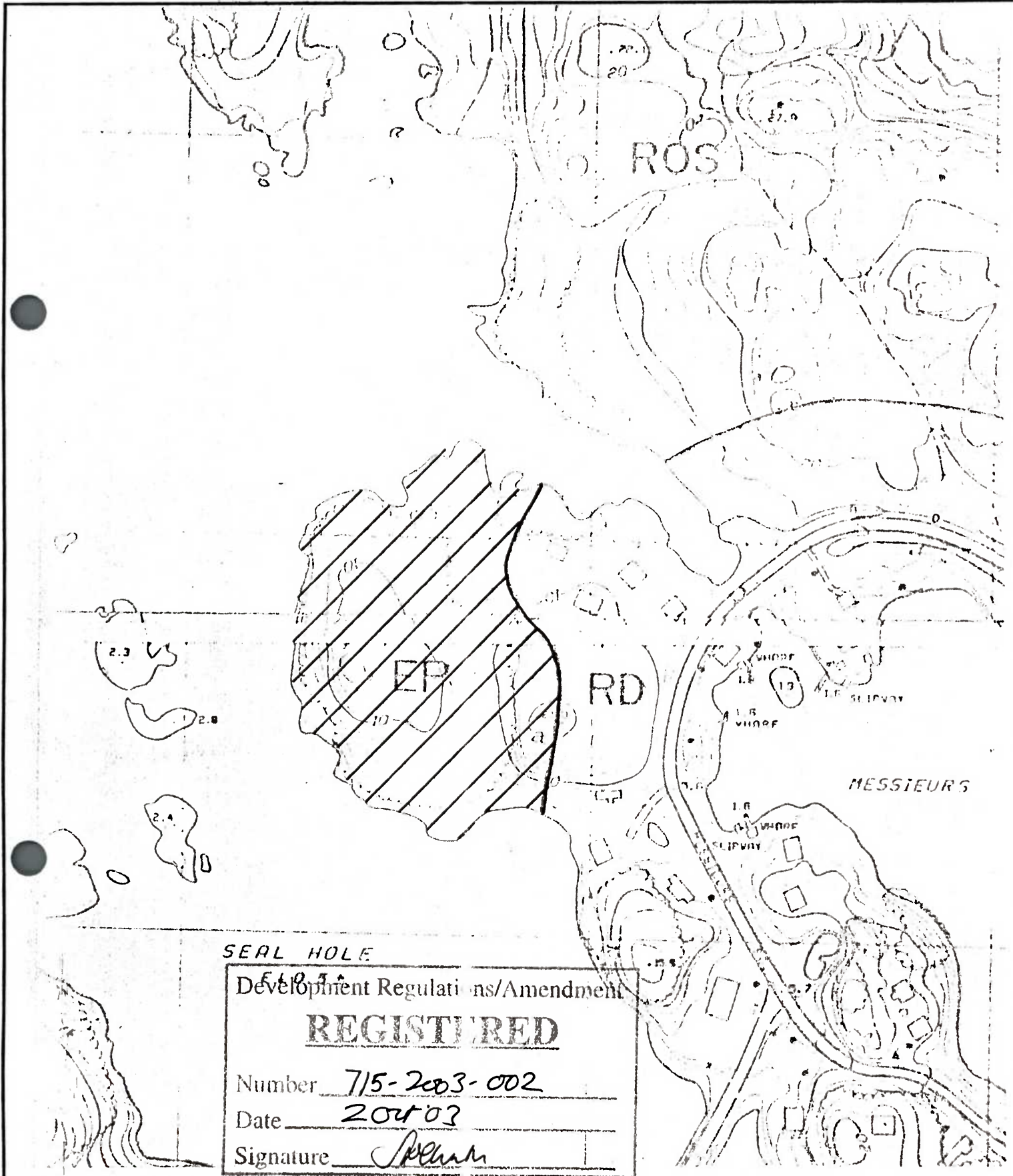
Development Regulations Amendment 3-C is located south of the Main Highway at along Short Reach. The area has good soils and drainage, and is bounded by existing development. The site is presently designated as Recreational/ Open Space and Public Institutional on the Development Regulations Land Use Zoning Map 2 which does not allow for residential development. The Town proposes to change the current designation from Recreational/Open Space and Public Institutional to Residential Development.

The Development Regulations Land Use Zoning Map 2 will require amendment to change the land use designations from Recreational/Open Space and Public Institutional to Residential Development land use designation.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2003

The Town of Burgeo Development Regulations is amended by:

- 3-A        **Changing** the highlighted area from “**Environmental Protection**” to “**Residential Development**” as shown on the attached portion of the Town of Burgeo Land Use Zoning Map 2.
  
- 3-B        **Changing** the highlighted area from “**Rural and Resource**” to “**Residential Development**” and “**Commercial**” to “**Residential Development**” as shown on the attached portion of the Town of Burgeo Land Use Zoning Map 2.
  
- 3-C        **Changing** the highlighted area from “**Recreational/Open Space**” to “**Residential Development**” and “**Public Institutional**” to “**Residential Development**” as shown on the attached portion of the Town of Burgeo Future Land Use Map B.



SEAL HOLE

Development Regulations/Amendment

**REGISTERED**

Number 715-2003-002

Date 2003

Signature [Signature]

TOWN OF BURGEO  
MUNICIPAL PLAN 1992-2002



TOWN:

Dated at Burgeo

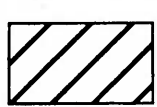
LAND USE ZONING, MAP 2

This 18<sup>th</sup> Day of Sept. 2002

Amendment No. 3-A, 2003

[Signature] Mayor

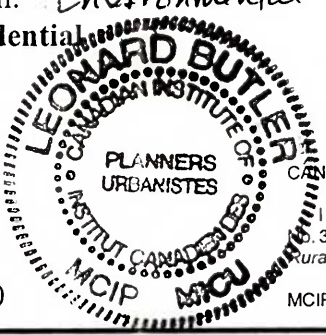
[Signature] Clerk



Area to be changed from: "Environmental Protection" to "Residential Development"



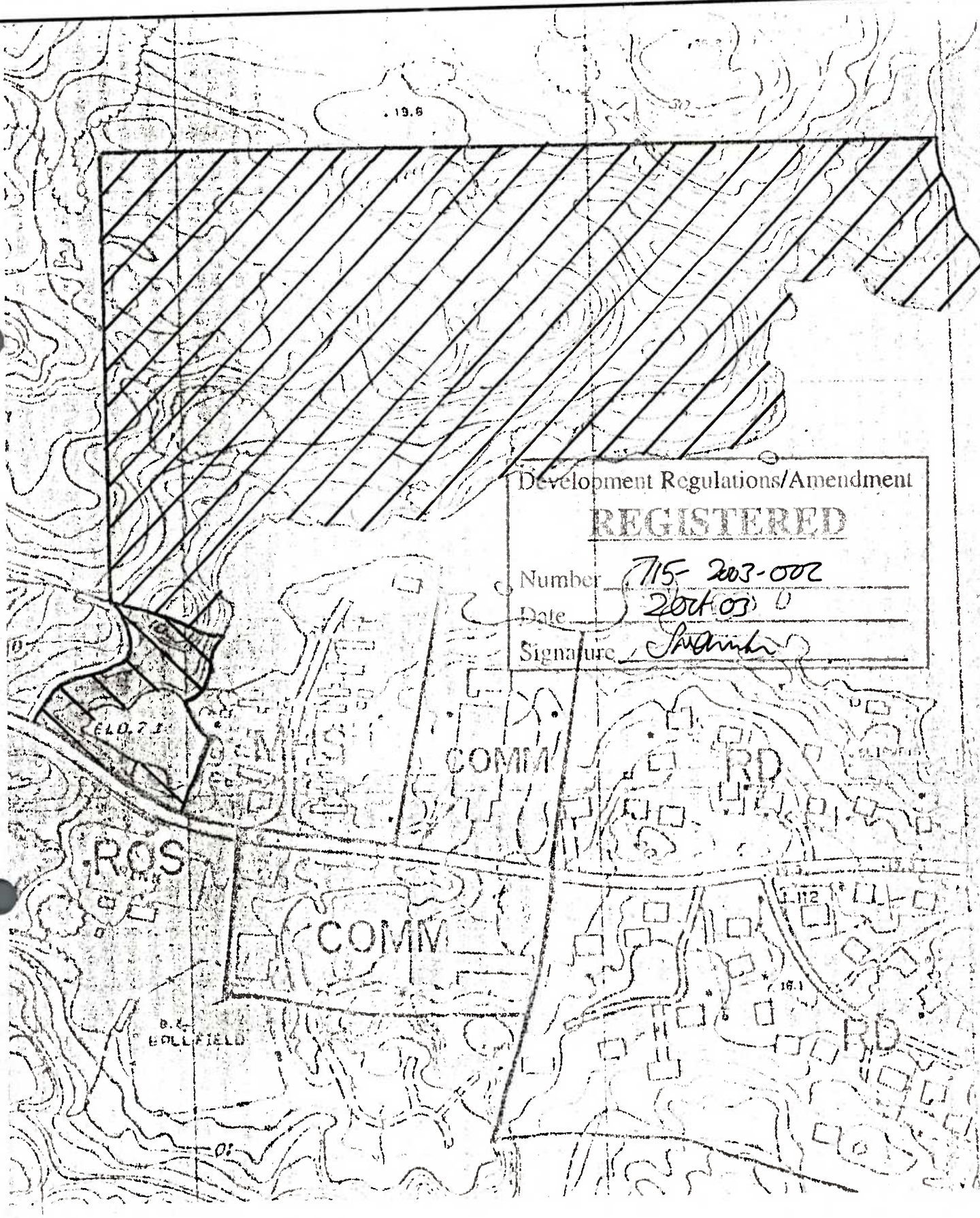
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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Burgeo Development Regulations Amendment No. 3, 2003 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Leonard Butler



Development Regulations/Amendment  
**REGISTERED**  
 Number 715-2003-002  
 Date 2004-03-01  
 Signature [Signature]

TOWN OF BURGEO  
 MUNICIPAL PLAN 1992-2002

LAND USE ZONING, MAP 2

Amendment No. 3-B, 2003



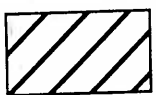
TOWN:

Dated at Burgeo

This 18<sup>th</sup> Day of Sept. 2003

[Signature] Mayor

[Signature] Clerk



Area to be changed from: "Rural and Resource" to "Residential Development"



Area to be changed from: "Commercial" to "Residential Development"

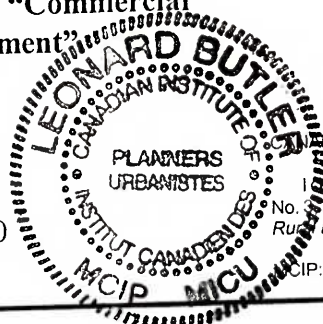
Seal

PLAN-TECH



ENVIRONMENT

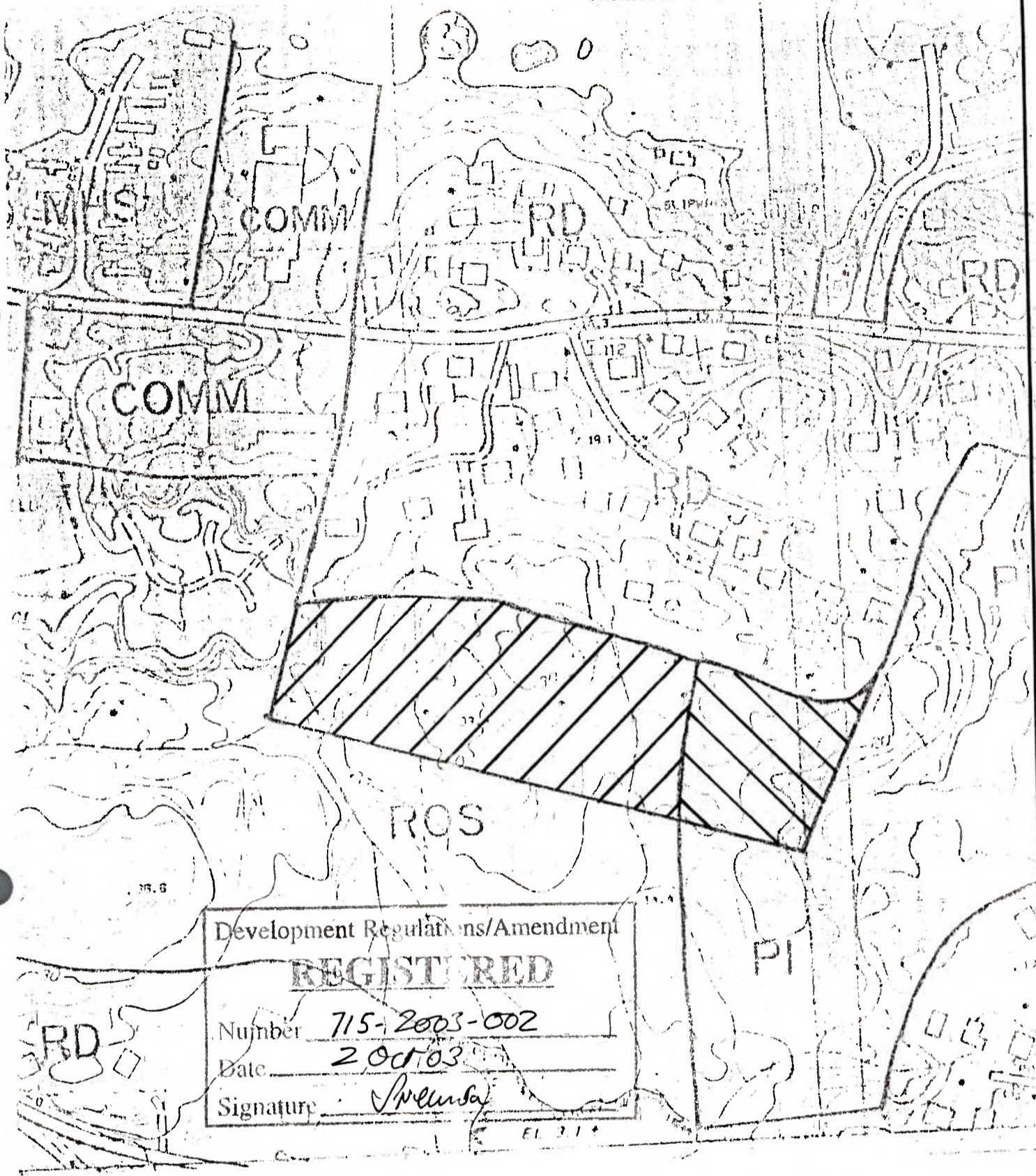
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CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Burgeo Development Regulations Amendment No. 3-B, 2003 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

[Signature]



Development Regulations/Amendment

**REGISTERED**

Number 715-2003-002

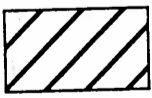
Date 2 Oct 03

Signature [Handwritten Signature]

TOWN OF BURGEO  
MUNICIPAL PLAN 1992-2002

LAND USE ZONING, MAP 2

Amendment No. 3-C, 2003



Area to be changed from: "Recreational  
Open Space" to "Residential  
Development"



Area to be changed from: "Public  
Institutional" to "Residential  
Development"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



TOWN:

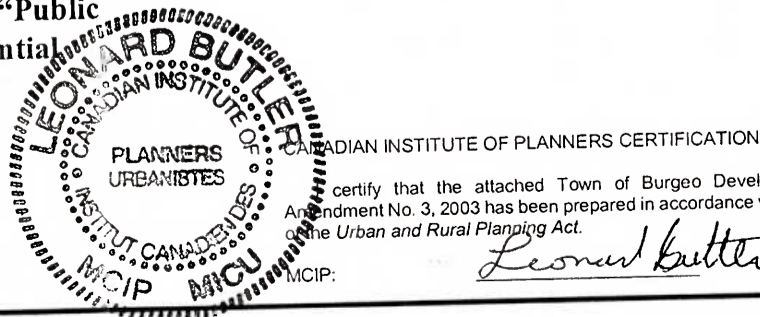
Dated at Burgeo

This 18<sup>th</sup> Day of Sept. 2003

[Handwritten Signature] Mayor

[Handwritten Signature] Clerk

Seal



I hereby certify that the attached Town of Burgeo Development Regulations Amendment No. 3, 2003 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Leonard Butler