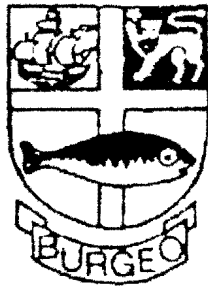


TOWN OF BURGEO
MUNICIPAL PLAN 1992 - 2002



MUNICIPAL PLAN AMENDMENT No. 3, 2003

JULY, 2003

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BURGEO
MUNICIPAL PLAN 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 Burgeo Municipal Plan Amendment No. 3, 2003 on the 16th day of JULY, 2003.
- b) Gave notice of the adoption of the Town of Burgeo Municipal Plan Amendment No. 3, 2003 by advertisement inserted on the 16th day and the 23rd day of AUGUST, 2003 in the WESTERN STAR newspaper.
- c) Set the 1st day of Sept at 7:30 p.m. at the Town Hall, Burgeo for the holding of a public hearing to consider objections and submissions.

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

SIGNED AND SEALED this 18th day of September, 2003

Mayor: William J. Ham (Council Seal)

Clerk: S. [Signature]

Municipal Plan/Amendment	
REGISTERED	
Number	<u>715-2003-002</u>
Date	<u>2003</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BURGEO
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 3, 2003.

Adopted by the Town Council of Burgeo on the 16th day of JULY, 2003.

Signed and sealed this 18th day of September, 2003.

Mayor: William J. Ham (Council Seal)

Clerk:

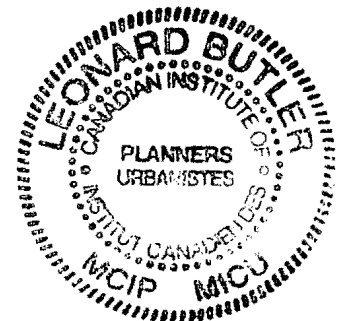
S. Simon

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Burgeo Municipal Plan 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
MUNICIPAL PLAN AMENDMENT No. 3, 2003

BACKGROUND

The Town of Burgeo wishes to amend its Municipal Plan. In an effort to promote more residential development and prevent out migration due to unavailable land, the Town of Burgeo is amending its Municipal Plan 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 Municipal Plan Amendment will be divided into three parts

Amendment 3-A

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 Recreational/ Open Space in the Municipal Plan which does not allow for residential development. The Town proposes to change the current designation from Recreational/Open Space to Residential to allow for development.

The Municipal Plan Future Land Use Map will require amendment to change the land use designations from Recreational/Open Space to Residential.

Amendment 3-B

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 in the Municipal Plan which does not allow for residential development. The Town proposes to change the current designation from Commercial and Rural and Resource to Residential to allow for development.

The Municipal Plan Future Land Use Map will require amendment to change the land use designations from Commercial and Rural and Resource to Residential.

Amendment 3-C

Amendment 3-C is located south of the Main Highway 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 in the Municipal Plan which does not allow for residential development. The Town proposes to change the current designation from Recreational/Open Space and Public Institutional to Residential to allow for development.

The Municipal Plan Future Land Use Map will require amendment to change the land use designations from Recreational/Open Space and Public Institutional to Residential.

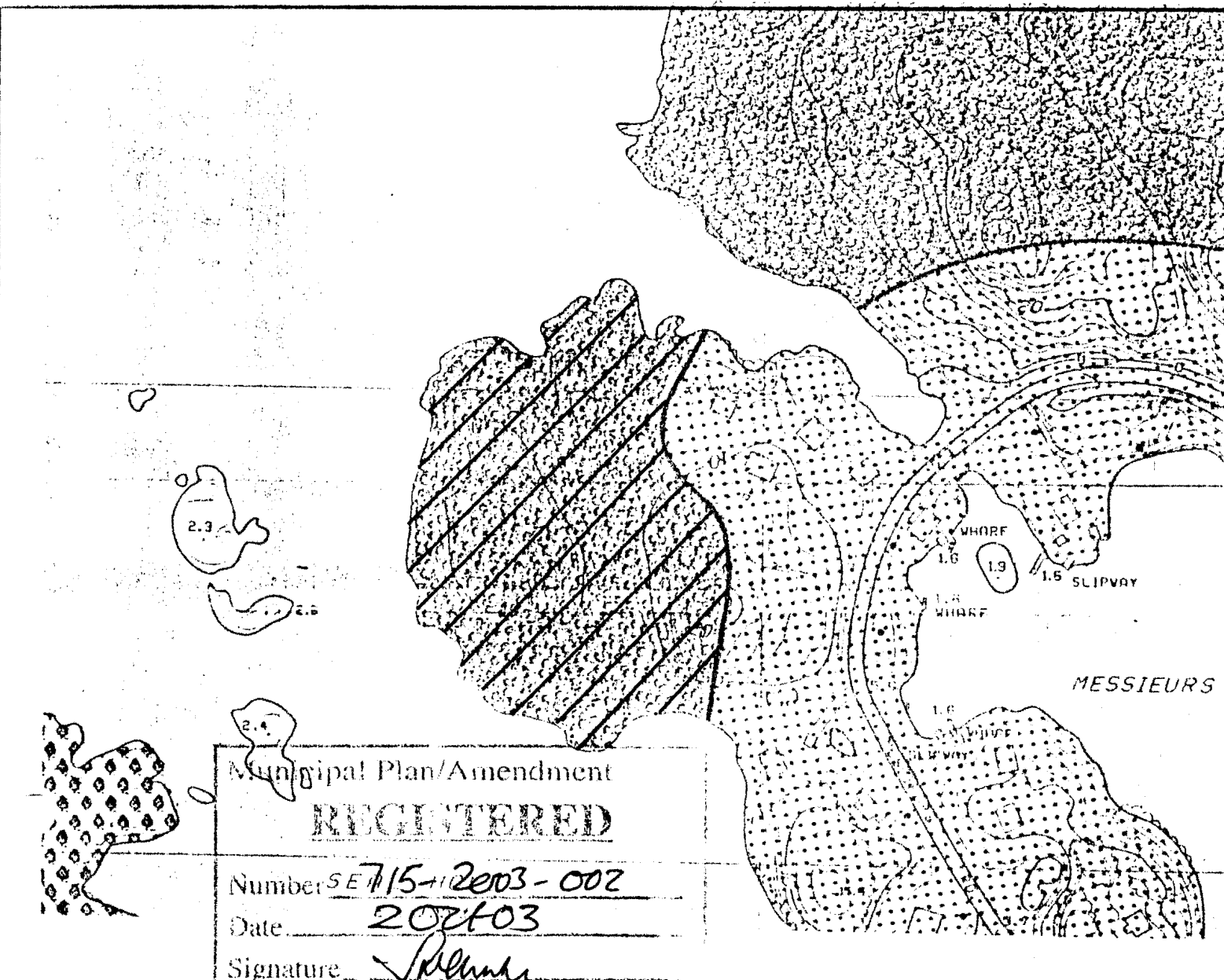
AMENDMENT No. 3, 2003

The Town of Burgeo Municipal Plan is amended by:

- 3-A** **Changing** the highlighted area from **“Recreational/Open Space”** to **“Residential”** as shown on the attached portion of the Town of Burgeo Future Land Use Map B.

- 3-B** **Changing** the highlighted area from **“Rural and Resource”** to **“Residential”** and **“Commercial”** to **“Residential”** as shown on the attached portion of the Town of Burgeo Future Land Use Map B.

- 3-C** **Changing** the highlighted area from **“Recreational/Open Space”** to **“Residential”** and **“Public Institutional”** to **“Residential”** as shown on the attached portion of the Town of Burgeo Future Land Use Map B.



Municipal Plan/Amendment
REGISTERED
 Number SE 715-112003-002
 Date 200403
 Signature [Handwritten Signature]

**TOWN OF BURGEO
 MUNICIPAL PLAN 1992-2002
 FUTURE LAND USE
 MAP B**



TOWN:

Dated at: Burgeo

This 18th Day of Sept, 2003

[Handwritten Signature] Mayor

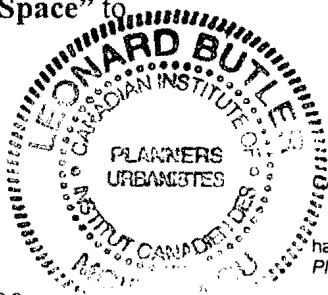
[Handwritten Signature] Clerk

AMENDMENT No. 3-A, 2003



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

Seal



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP:

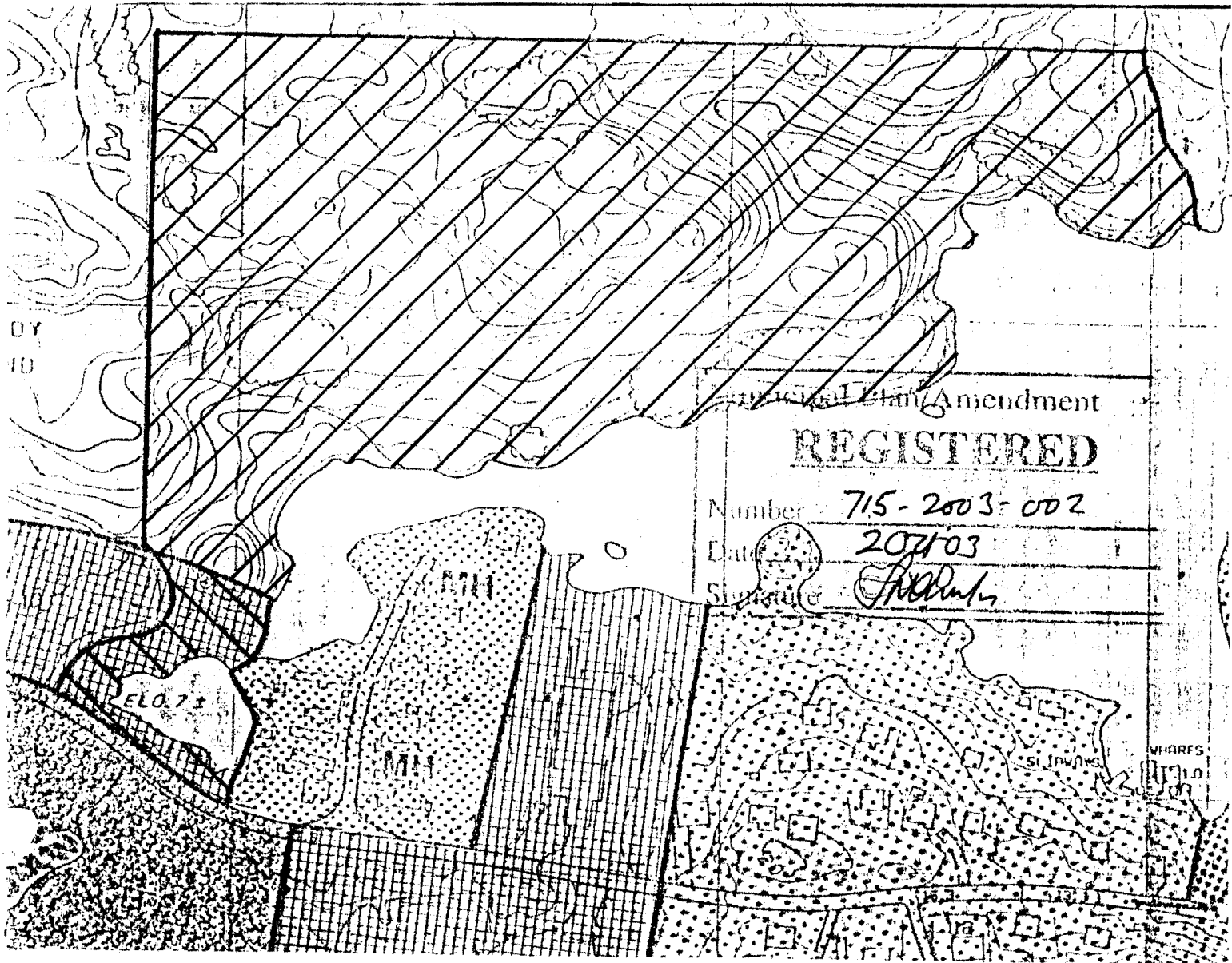
[Handwritten Signature]

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



Municipal Plan Amendment
REGISTERED
 Number: 715-2003-002
 Date: 20/03
 Signature: *[Signature]*

**TOWN OF BURGEO
 MUNICIPAL PLAN 1992-2002
 FUTURE LAND USE
 MAP B**



TOWN:

Dated at: Burgeo

This 18th Day of Sept., 2003

AMENDMENT No. 3-B, 2003

[Signature] Mayor

[Signature] Clerk

Seal



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

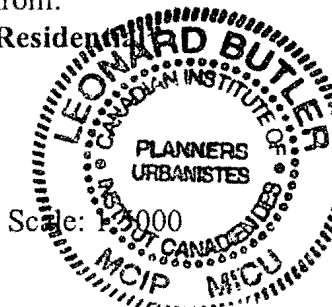


Area to be changed from:
 "Commercial" to "Residential"

PLAN-TECH



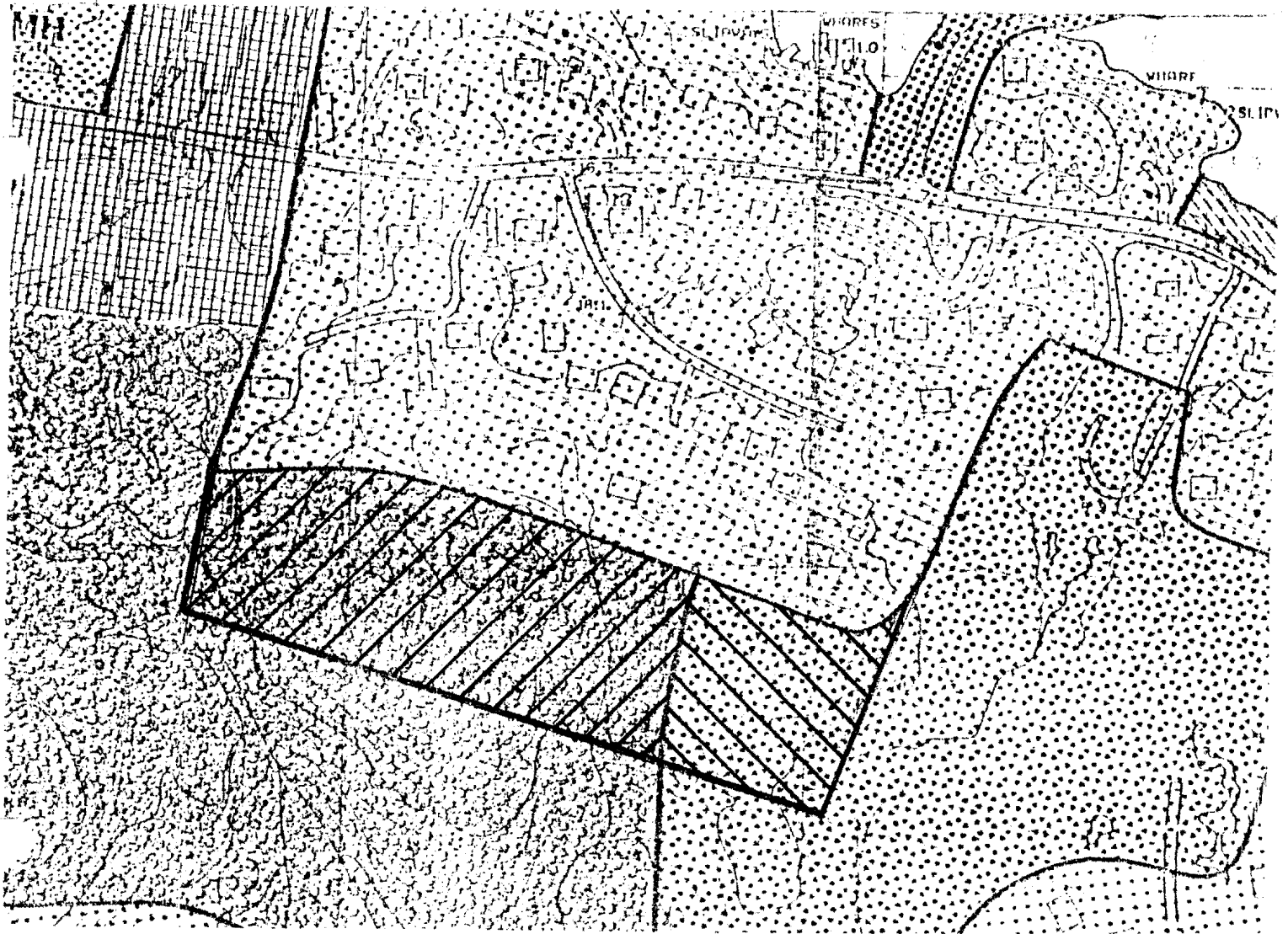
ENVIRONMENT



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

[Signature]



TOWN OF BURGEO
MUNICIPAL PLAN 1992-2002
FUTURE LAND USE
MAP B

Municipal Plan Amendment

TOWN:

Dated at: Burgeo

REGISTERED

This 18th Day of Sept, 2003

Number 715-2003-002

AMENDMENT No. 3-C, 2003

Date 2 Oct 03

William J. Han Mayor



Area to be changed from:
 "Recreational/Open-Space" to
 "Residential"

Seal

S. P... Clerk



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

PLAN-TECH



ENVIRONMENT



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP:

Leonard Butler