

**Town of Burin
Development Regulations
Amendment No. 3, 2015**

Prepared for the

**Town of
Burin**

by

**CBCL Limited
April, 2015**

**Urban and Rural Planning Act
Resolution to Adopt
Town of Burin
Development Regulations
Amendment No. 3, 2015**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts the Burin Development Regulations Amendment No. 3, 2015.

Adopted by the Town Burin on the 9th day of June, 2015.

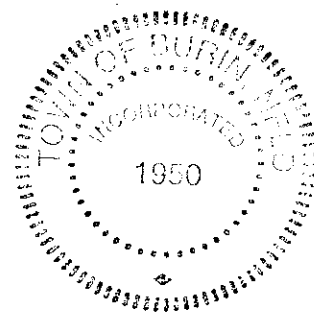
Signed and sealed this 9th Mday of June, 2015.

Mayor:

David Lundquist

Clerk:

Heather



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, FCIP

725-2015-019

January 31, 2016

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SCHEDULE A

Purpose

The Burin Municipal Plan designates a number of areas in the town as comprehensive development areas (CDAs), set aside to accommodate future residential growth and development in the community. The intent is that development within the CDAs will be planned rather than piecemeal, and incorporate a linked street network, provide for the preservation and protection of environmental features and resources such as waterways and wetlands. Plan policy requires these areas to be rezoned prior to development.

A proposal has been received for development of a residential subdivision within the area designated in the Municipal Plan and zoned in the Development Regulations as Comprehensive Development Area V (CDA V).

The purpose of the proposed Development Regulations amendment is to rezone land within CDA V off Augustus Drive, to facilitate planned residential subdivision development. The Town proposes to rezone the area to the Residential Medium Density (R2) land use zone. The proposed subdivision is in the form of a crescent off Augustus Drive, running parallel to it, and then connecting back at the end of the street thus eliminating the dead-end cul de sac. The area contains a stream within the area proposed for development and protection of this waterway will be addressed as detailed development plans are prepared and submitted to the Town for review in accordance with the requirements of the Municipal Plan and Development Regulations.

Consultation

Notice of the proposed amendment was placed in the local newspaper on May 5, 2015 with a deadline for any submissions of May 12, 2015. One representation was received by the specified deadline.

Amendment No. 3, 2015

The Burin Development Regulations shall be amended as follows:

1. Rezoning lands located off Augustus Drive from the Comprehensive Development Area V (CDA V) Land Use Zone to the Residential Medium Density (R2) Land Use Zone.
2. The lands to be rezoned are shown on the attached Map 1 - Town of Burin Land Use Zoning Map, Amendment No. 3, 2015.

**Town of Burin
Land Use Zoning Map
Amendment No. 3, 2015**



Area to be rezoned from Comprehensive Development Area V (CDA V) to Residential Medium Density (R2)

Development Regulations/Amendment
REGISTERED

Number 725-2015-019
Date January 31, 2016
Signature [Signature]

Dated at Burin, Newfoundland and Labrador, this 9th day of June, 2015



[Signature]
Mayor

[Signature]
Clerk

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

[Signature]
CBCL Mary Bishop, FCIP
Senior Project Manager
Environmental Services
CBCL LIMITED
Consulting Engineers
CBCL Limited

