

**Town of Burin
Development Regulations
Amendment No. 4, 2015**

Prepared for the

**Town of
Burin**

by

CBCL Limited

May, 2015

**Urban and Rural Planning Act
Resolution to Adopt
Town of Burin
Development Regulations
Amendment No. 4, 2015**

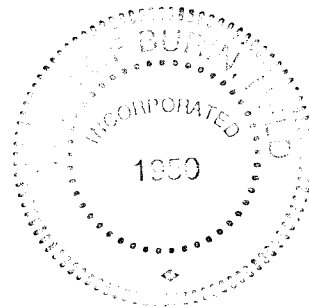
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts the Burin Development Regulations Amendment No. 4, 2015.

Adopted by the Town Burin on the ^{6th} day of *June*, 2017

Signed and sealed this ^{25th} day of *September*, 2017

Mayor: *Kevin Lundigan*

Clerk: *Lo Hutson*



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



Urban and Rural Planning Act
Resolution to Approve
Town of Burin
Development Regulations
Amendment No. 4, 2015

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

- a) adopted the Burin Development Regulations Amendment No.4, 2015 on the 6th day of June, 2017.
- b) gave notice of the adoption of the Amendment by advertisement inserted in the Southern Gazette on the 13th and 20th days of June, 2017.
- c) set the 28th day of June at 7:00pm at the Town Hall, Burin, 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 Burin approves the Burin Development Regulations Amendment No. 4,2015 as adopted.

SIGNED AND SEALED this 25th day of October, 2017.

Mayor:

Kevin Lundgren

Clerk:

Joanne Jackman

Development Regulations/Amendment	
REGISTERED	
Number	725-2018-020
Date	MARCH 7, 2018
Signature	W. O'Reilly

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 lot on the south side of Greenhill Road to the southeast of Barbours Pond within the area designated in the Municipal Plan and zoned in the Development Regulations as Comprehensive Development Area VI (CDA VI). A portion of the land proposed for development is also zoned Mineral Working.

Following consultation with the Department of Natural Resources, it has been determined that there is no significant source of aggregate material in the area currently zoned Mineral Working. In a corresponding amendment to the Burin Municipal Plan (No. 1, 2015), the area currently zoned for Mineral Working in this area is proposed to be redesignated to the Residential land use designation to accommodate future residential development.

The purpose of the proposed Development Regulations amendment is to rezone land south of Greenhill Road from the Comprehensive Development Area VI (CDA VI) and Mineral Working (MW) land use zones, to the Residential Medium Density (R2) land use zone to facilitate residential development.

Consultation

The Town consulted the Department of Natural Resources, Mineral Lands Division to determine the status of aggregate materials in the subject area. Notice of the proposed amendment was placed in the Southern Gazette July 7, 2015 with a deadline for any submissions of July 21, 2015. No inquiries or objections were received from the public.

Amendment No. 4, 2015

The Burin Development Regulations shall be amended as follows:

1. Rezoning lands south of Greenhill Road from the Comprehensive Development Area VI (CDA VI) and Mineral Working (MW) Land Use Zones 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 Development Regulations Land Use Zoning Amendment No. 4, 2015.

**Town of Burin
Development Regulations Amendment
No. 4, 2015
Land Use Zoning Map**

Area to be rezoned from Mineral Working and Comprehensive Development Area V (CDA) to Residential Medium Density (R2).



Development Regulations Amendment
REGISTERED
 Number 725-2015-020
 Date March 7, 2015
 Signature *[Signature]*
 1950

Dated at Burin, Newfoundland and Labrador, this
25 day of September, 2017

[Signature]
 Mayor

[Signature]
 Clerk

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

[Signature]
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