

**TOWN OF BURIN  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 5, 2016**

**Rural to Mineral Working  
Big Pond Access Road Extension**

**Prepared by:  
Mary Bishop, FCIP  
October, 2016**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF BURIN  
DEVELOPMENT REGULATIONS AMENDMENT NO. 5, 2016**

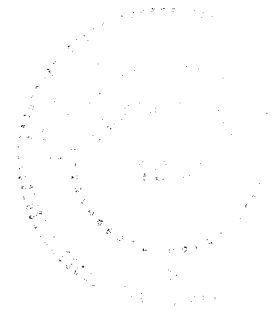
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts Development Regulations Amendment No. 5, 2016.

Adopted by the Town Council of Burin on the 29<sup>th</sup> day of November, 2016.

Signed and sealed this 29<sup>th</sup> day of November, 2016.

Mayor: *Kevin Lundrigan*  
Kevin Lundrigan

Clerk: *Joanne Jackman*  
Joanne Jackman



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 5, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

*Mary Bishop*  
Mary Bishop, FCIP

725.2017.020  
February 8, 2017  
*[Signature]*

# TOWN OF BURIN DEVELOPMENT REGULATIONS AMENDMENT NO. 5, 2016

## INTRODUCTION

The Town of Burin reviewed and revised its Municipal Plan and Development Regulations in 2010. The Town is now considering a request to amend the Development Regulations and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is adopted by Council and submitted to the Minister of Municipal Affairs for registration as required under the *Urban and Rural Planning Act, 2000*.

## BACKGROUND

The Town of Burin has received a proposal for development of a gravel pit on the north side of the Big Pond Access Road Extension, northeast of Berry Hill Pond, as indicated on the aerial photo at right. A portion of the area shown is the subject of a quarry permit application to the provincial Department of Natural Resources. In considering the quarry permit application, Council has reviewed the general area and the demand for sources of aggregate in the community and is proposing to rezone the area shown which is approximately 18.5 ha. The area to be changed is not developed and the terrain is tree covered and rocky with evidence of some small streams or drainage channels.



The Town's gravel pit is located to the southeast of the area. The nearest residential area is the Hillview Heights subdivision located approximately 550m to the west of the site. There are also several cabins on the north side of Berry Hill Pond that are approximately 200m from the area proposed to be rezoned.

***Proposed Area to be rezoned to permit removal of aggregate materials.***

## **MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS**

The area in question is currently designated for Resource use in the Burin Municipal Plan and zoned Rural in the Development Regulations. Policies of the Plan require that areas to be used for pits and quarries be zoned accordingly, and limited to those areas with due regard to minimizing any impacts such activities could have on sensitive natural features such as waterbodies or on surrounding residential uses.

In the Development Regulations, the Mineral Working use zone sets out conditions that guide council in considering quarry applications, separation distances from residential areas, water bodies and other features. New pits and quarries are also subject to approval from the Mineral Lands Division of the Provincial Department of Natural Resources. The Town, in reviewing the quarry application and the surrounding area, proposes to rezone the area shown in the photograph above to the Mineral Working land use zone.

## **PUBLIC CONSULTATION**

The Town of Burin provided an opportunity for public review and comment on the proposed amendment by publishing a notice in the Southern Gazette on November 1<sup>st</sup> and 8<sup>th</sup>, inviting written submissions to be received by November 14<sup>th</sup>. The amendment document was also posted on the Town's Facebook page and website and available for public viewing at the Town Office. Two submissions were received and taken into consideration by Council at its regular meeting of November 29<sup>th</sup>.

The Town consulted the Department of Natural Resources concerning the area and its potential for aggregate materials.

## **AMENDMENT**

The Town Council of Burin hereby amends the Burin Development Regulations as follows:

1. Rezoning land located on the north side of the Big Pond Access Road Extension, from the Rural (Rur) land use zone to the Mineral Working (MW) land use zone.
2. The lands to be rezoned are shown on the attached Map - Town of Burin Development Regulations, Land Use Zoning Map, Amendment No. 5, 2016.

**Town of Burin**  
**Development Regulations**  
**Amendment No. 5, 2016**  
**Land Use Zoning Map**

**From: Rural(RU)**  
**To: Mineral Working (MW)**

*Z25 - 2017 - 02-0 - February 8, 2017*  
*[Signature]*

Dated at Burin, Newfoundland and Labrador

This 29<sup>th</sup> day of November, 2016

*[Signature]*  
 Kevin Lundrigan, Mayor

*[Signature]*  
 Joanne Jackman, Town Clerk

I certify that this Development Regulations No. 5, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

*[Signature]*  
 Mary D. Bishop, FCIP

