

**Town of Burin
Development Regulations
Amendment No. 1, 2013**

Prepared for the

**Town of
Burin**

by

**CBCL Limited
July, 2013**

**Urban and Rural Planning Act
Resolution to Adopt
Town of Burin
Development Regulations
Amendment No. 1, 2013**

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. 1, 2013.

Adopted by the Town Burin on the 13th day of *AUGUST*, 2013.

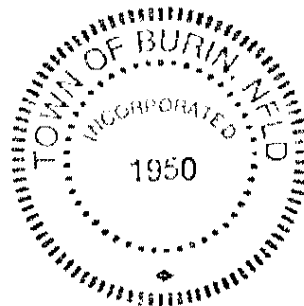
Signed and sealed this 16th day of *AUGUST*, 2013.

Mayor:

Kevin Lundgren

Clerk:

Liz Hartman



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

2013-08-13-017
August 27 2013
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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 the area designated in the Municipal Plan and zoned in the Development Regulations as Comprehensive Development Area VII (CDA VII).

The purpose of the proposed Development Regulations amendment is to rezone CDA VII located on the northeast side of the Winterland Road to facilitate development of a proposed residential subdivision development serviced with municipal water and a piped sewer system with dedicated wastewater treatment facility. The Town proposes to rezone the area to the Residential Medium Density (R2) land use zone and add conditions to guide future development.

Consultation

Notice of the proposed amendment was placed in the local newspaper on July 3 and July 9 with a deadline for any submissions of July 17th. One submission was requesting Council's consideration of the potential for servicing homes on Winterland Road as part of the proposed development.

Amendment No. 1, 2013

The Burin Development Regulations shall be amended as follows:

1. Rezoning CDA VII to the Residential Medium Density (R2) Use Zone.
2. Adding the following as Condition 5 to the General Provisions for All Residential Use Zones in Schedule C:

5. Comprehensive Plans of Subdivision

Proposed development in areas designated Comprehensive Development Area in the Burin Municipal Plan and which are subsequently rezoned to accommodate residential development, shall be in accordance with the

requirements of Part IV of these Regulations, and the standards for development set out in the applicable Residential Use Zone, and subject to the following conditions:

- i) A Comprehensive plan of subdivision shall be prepared for the entire CDA, showing potential phasing for development;*
- ii) Environmentally sensitive areas such as wetlands and streams shall be identified in the plans and protected by appropriate undisturbed buffers set out in these Regulations or as may be established by Council; and*
- ii) Street connections shall utilize identified access points and provide for future street connections.*

3. Adding the following as Condition 13 to the Residential Medium Density Use Zone:

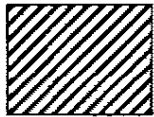
13. Development in CDA VII

In addition to the requirements of Condition 5, General Provisions for all Residential Use Zones, the following condition shall apply to development of Comprehensive Development Area VII:

- i) Development plans should include a mix of residential options/densities (single dwelling units, multi-unit buildings such as townhouses, duplexes, small apartment buildings, assisted living accommodations for seniors).*

- 4 . The lands to be rezoned are shown on the attached Map 1 - Town of Burin Development Regulations Land Use Zoning Amendment No. 1, 2013.

**Town of Burin
Land Use Zoning Map
Amendment No. 1, 2013**



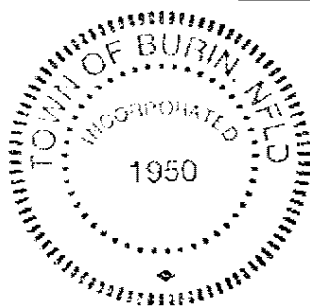
Area to be rezoned from Comprehensive Development Area VII (CDA) to Residential Medium Density (R2)

725-2013-C17
August 27 2013
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Dated at Burin, Newfoundland and Labrador, this 16th day of AUGUST, 2013

Kevin Landigan
Mayor

Leo Watson
Clerk



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

Mary Bishop
Mary Bishop, FCI
Senior Project Manager
Environmental Services
CBCL LIMITED
Consulting Engineers
CBCL Limited

Southwest Arm

