

**Town of Burin  
Development Regulations  
Amendment No. 2, 2014**

Prepared for the

Town of  
Burin

by

CBCL Limited

May, 2014



**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Burin  
Development Regulations  
Amendment No. 2, 2014**

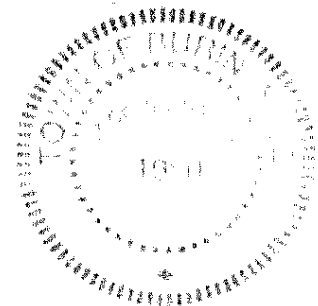
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts the Burin Development Regulations Amendment No. 2, 2014.

Adopted by the Town Burin on the 22 day of July, 2014.

Signed and sealed this 22 day of July, 2014.

Mayor: Kevin Burdigeon

Clerk: Leo Gartonson



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

Development Regulations/Amendment
<b>REGISTERED</b>
Number <u>725-2013-018</u>
Date <u>August 8, 2014</u>
Signature <u>Mary Bishop</u>

## **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 three parcels within the area designated in the Municipal Plan and zoned in the Development Regulations as Comprehensive Development Area VI (CD VI).

The purpose of the proposed Development Regulations amendment is to rezone three parcels within the CDA VI located approximately 1.1 km from the Main Street/Greenhill Road intersection on the northeast side of Greenhill Road to facilitate development of residential properties with municipal water services. The Town proposes to rezone the area to the Residential Medium Density (R2) land use zone and add conditions to guide future development.

### **Consultation**

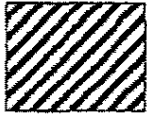
Notice of the proposed amendment was placed in the local newspaper on June 10, 2014 with a deadline for any submissions of July 4, 2014. No representations were received by the specified deadline.

## **Amendment No. 2, 2014**

The Burin Development Regulations shall be amended as follows:

1. Rezoning three parcels from the Comprehensive Development Area VI (CDA VI) 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 Development Regulations Land Use Zoning Amendment No. 2, 2014.

**Town of Burin  
Land Use Zoning Map  
Amendment No. 2, 2014**



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

Development Regulations/Amendment

**REGISTERED**

Number 725-2013-018

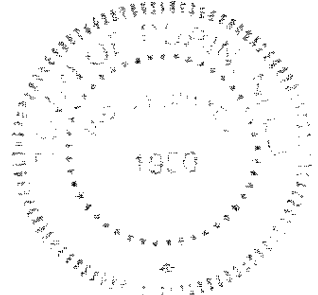
Date August 8 2014

Signature [Signature]

Dated at Burin, Newfoundland and Labrador, this 22 day of July, 2014

[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

