

**Town of
Burin
Municipal Plan Amendment
No. 1, 2015**

Prepared for the

**Town of
Burin**

By

**CBCL Limited
May, 2015**

Urban and Rural Planning Act

Resolution to Adopt

Town of Burin

Municipal Plan Amendment No. 1, 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts the Burin Municipal Plan Amendment No. 1, 2015.

Adopted by the Town Council of Burin on the 6th day of June, 2017

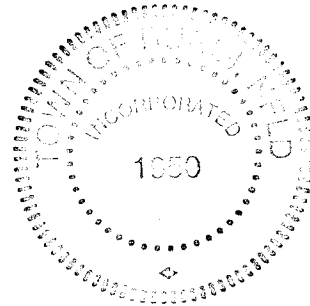
Signed and sealed this 25th day of September, 2017

Mayor:

Kevin Lundrigan

Clerk:

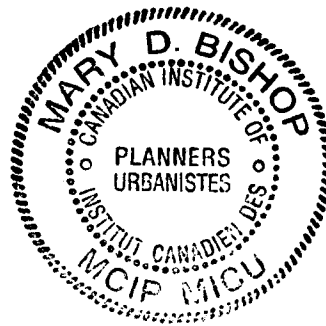
Leo Hartson



Canadian Institute of Planners Certification

I certify that the attached Municipal Plan have been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop
M. Bishop, F.C.I.P.



Urban and Rural Planning Act
Resolution to Approve
Town of Burin
Municipal Plan Amendment No. 1, 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 Municipal Plan Amendment No. 1, 2015 on the 6th day of June, 2017.
- b) gave notice of the adoption of the Burin Municipal Plan Amendment by advertisement inserted on the 13th day and the 20th day of June, 2017 in the Southern Gazette
- c) set the 28th day of June at 7:00 p.m. 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 Municipal Plan Amendment No. 1, 2015 as adopted.

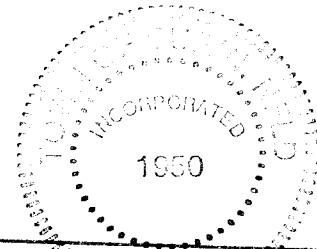
SIGNED AND SEALED this 25th day of October, 2017.

Mayor:

Kevin Lundgren

Clerk:

Leo Hartson



Municipal Plan Amendment	
REGISTERED	
Number	725-2018-015
Date	March 7, 2018
Signature	Mary O'Neil

Town of Burin Municipal Plan Amendment No. 1, 2015

Introduction

The Town of Burin reviewed and revised its Municipal Plan in 2011. The Town now wishes to amend the Plan and Development Regulations. 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 approved by Council and submitted to the Minister of Municipal and Intergovernmental Affairs for registration.

Background

The Town has received an application for a residential building lot on the south side of Greenhill Road southeast of Barbours Pond. The land in question is designated in the Municipal Plan as partly Comprehensive Development Area and partly Resource. The land is zoned in the Burin Development Regulations as partly CDA VI and partly Mineral Working (MW). In reviewing the request, Council has investigated the potential of the lands designated for Resource use and, in consultation with the Mineral Lands Division of the Department of Natural Resources, determined that there is no potential for aggregate resource development in this area. Figure 1 shows the area in question.

In further considering the request for an amendment in this area, the Town has reviewed the entire area within the CDA designation to the southeast of Greenhill Road and finds that it has limited capability for development on a comprehensive basis, other than along the street front, due to the steep topography and the presence of a transmission corridor that dissects the area.

As a result, Council wishes to amend the Municipal Plan to provide for the residential development that has been requested and for limited future residential development along Greenhill Road, by removing the Comprehensive Development Area and Resource designations in this area and changing the land use designation to Residential.

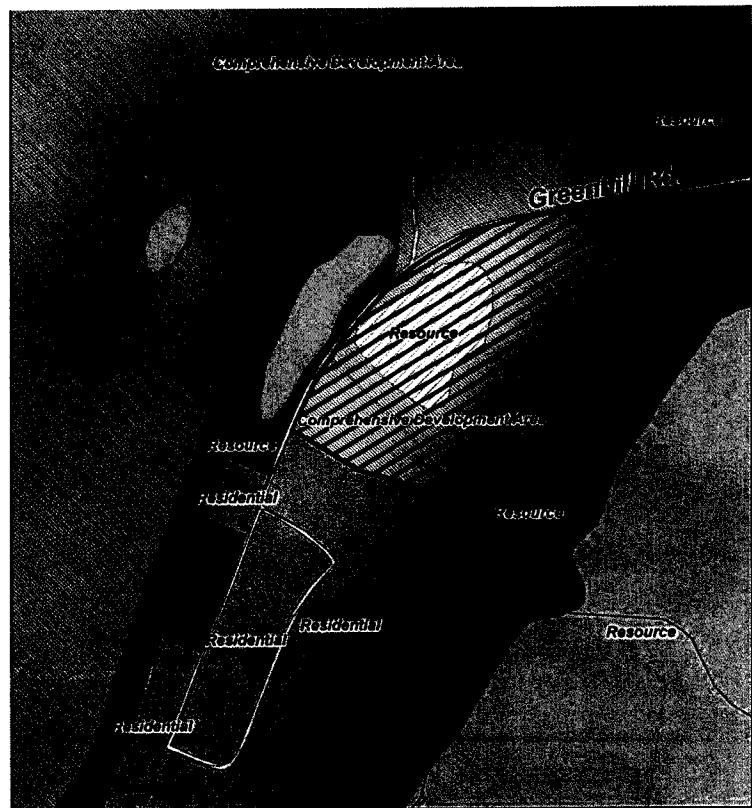


Figure 1. Burin Future Land Use Map, Resource and Comprehensive Development Area proposed to be changed to Residential land use designation.

A corresponding amendment to the Development Regulations will rezone the area to the Residential Medium Density land use zone, from the Mineral Working and CDA VI land use zones.

Municipal Plan Policy

Policy R-1 of Section 4.2.8.1 General Resource, of the Burin Municipal Plan is relevant to the proposed change:

Policy RL-1 At some point in the future the situation may arise that lands designated as one or more of the resource lands may be needed for urban development. Therefore, it is a policy of Council that prior to any redesignation from a Resource category to urban development that, where warranted, the resource in question be removed.

As there are no aggregate resources of significance within the general area, including the area designated for Resource development in the Municipal Plan south of Greenhill Road, a change to allow future urban development is appropriate.

Comprehensive Development Areas

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. The Town has considered the proposed development noting that it fronts on a public street and in reviewing the area in question, finds that there is limited potential for additional future development that could be achieved through a comprehensive development plan and that furthermore, limited additional development is possible along the existing street. An accompanying Development Regulations Amendment will rezone the land in question to the Residential Medium Density land use zone.

Consultation

An opportunity for public input on the proposed amendment was provided by advertisement in the Southern Gazette on July 7, 2015. There were no inquiries or objections in response to the Notice.

Amendment No. 1, 2015

The Burin Municipal Plan shall be amended as follows:

1. By redesignating the area southeast of Greenhill Road east of Barbours Pond, shown as Comprehensive Development Area VI and Resource on the Future Land Use Map, to the Residential land use designation.
2. The lands to be redesignated are shown on the attached Map - Town of Burin Municipal Plan Amendment No. 1, 2015.

Municipal Plan/Amendment

REGISTERED

Number: 725

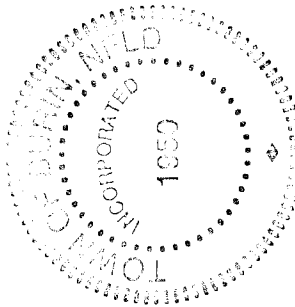
Date: 2017

Sheet: 1 of 1

**Town of Burin
Municipal Plan Amendment No. 1, 2015
Future Land Use Map**



Area to be redesignated from Resource and Comprehensive Development Area (CDA) to Residential.



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

Kevin Lundgren
Mayor

Lee Johnson
Clerk

I certify that this Municipal Plan Amendment has been prepared in accordance with the requirements of the Planning Act, 2000.

Mary D. Bishop
MARY D. BISHOP
 PLANNERS URBANISTES
 Senior Project Manager
 187 Kenmount Road
 St. John's, Newfoundland and Labrador
 A1B 3P9
 Email: maryb@cbl.ca
 Phone: (709) 364-8623
 Fax: (709) 364-8627

