

**Town of  
Burin  
Municipal Plan Amendment**

**No. 2, 2017**

**Prepared by  
Mary Bishop, FCIP**

**For  
Town of Burin**

**June, 2017**

**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Burin  
Municipal Plan Amendment  
No. 2, 2017**

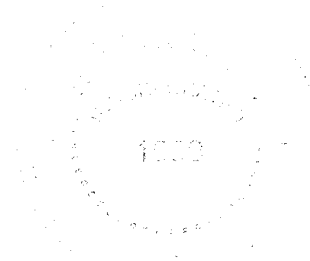
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin adopts the Burin Municipal Plan Amendment No. 2, 2017.

Adopted by the Town Council of Burin on the 19<sup>th</sup> day of September, 2017.

Signed and sealed this 19<sup>th</sup> day of September, 2017.

Mayor: Kevin Lundigan

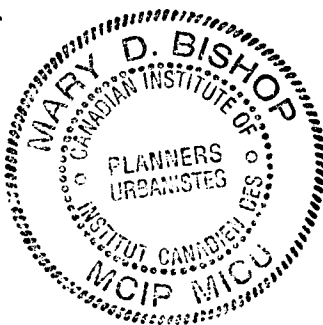
Clerk: Joanne Jackman



**Canadian Institute of Planners Certification**

I certify that the attached Municipal Plan 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  
Municipal Plan Amendment  
No. 2, 2017**

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

- a) Adopted the Burin Municipal Plan Amendment No. 2, 2017 on the 19<sup>th</sup> day of September, 2017.
- b) Gave notice of the adoption of the Burin Municipal Plan Amendment No. 2, 2017 by advertisement in the Southern Gazette on the 26<sup>th</sup> day of September and the 3<sup>rd</sup> day of October, in the Southern Gazette.
- c) Set the 10<sup>th</sup> day of October, 2017, 7:00 p.m. at the Town Hall, Burin, for the holding of a public hearing to consider objections and submissions.

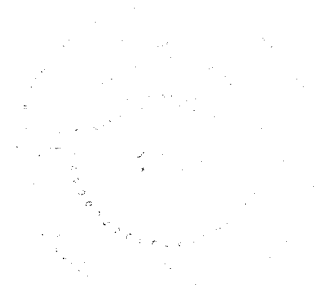
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin approves the Burin Municipal Plan Amendment No. 2, 2017 as adopted.

**SIGNED AND SEALED** this 16<sup>th</sup> day of November 2017.

Mayor: Kevin Lundigone

Clerk: Jeanne Jackson

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>725-2018-016</u>
Date	<u>March 7, 2018</u>
Signature	<u>[Signature]</u>



# Town of Burin Municipal Plan Amendment No. 2, 2017

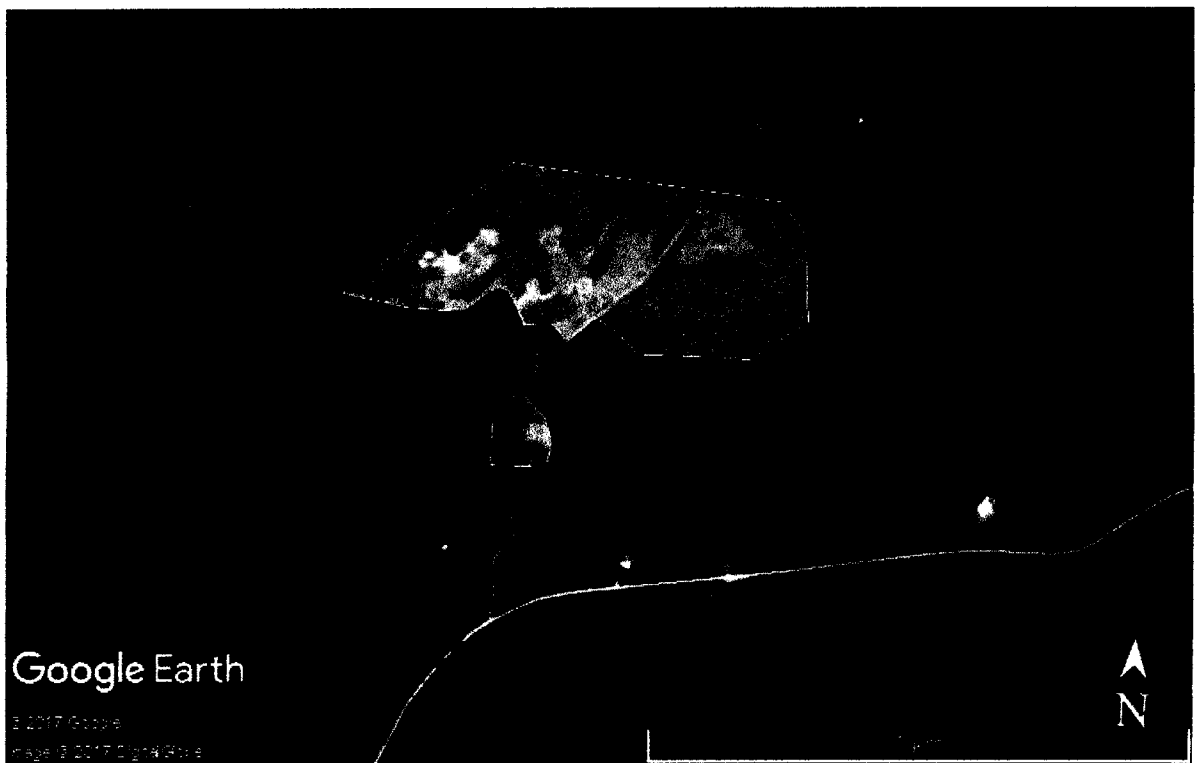
## Introduction

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 Affairs and Environment for registration.

## Background

The Town of Burin has received a proposal for development of a gravel pit on the east side of the Mortier Big Pond Access Road, northeast of the Big Pond Access Road Extension. As there have been several requests for quarry permits in the general area, as well as a number of existing pits and previous amendments to the Municipal Plan and Development Regulations to accommodate gravel pits, Council consulted with the Department of Natural Resources and asked that they review the area to determine the extent of the aggregate resources in the area. The Department identified two areas shown in the image below as having aggregate resources.

The Town's gravel pit is located within the larger of the two identified areas. The nearest residential area is Augustus Drive.



## **MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS**

The areas in question are currently designated for Comprehensive Development in the Burin Municipal Plan and zoned Comprehensive Development in the Development Regulations. This land use designation and use zone allow for the continuation of existing uses, but this does not apply to an expansion of an existing use, or, as is the case with mineral workings, new pits or quarries.

The Municipal Plan has a Resource land use designation and policies that are meant to be applied to areas suitable for resource uses, including mineral workings. 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 assessment of aggregate resources provided by the Department of Natural Resources, proposes to redesignate the larger of the two areas to the Resource land use designation, with a corresponding amendment to the Development Regulations to rezone the area to the Mineral Working land use zone. The area includes existing pits, and lands to the north which will enable them to expand in future. The area proposed to be changed is 31.37ha. The proposed Mineral Working zone will be setback 30m from the Big Pond Access Road to provide separation distance from the access road and the waterbody on the south side of the road.

### **Consultation**

An opportunity for public input on the proposed amendment was provided by advertisement in the Southern Gazette on July 4<sup>th</sup>, 2017.      written submissions were received by the advertised deadline.

As noted above, Council also consulted with the Department of Natural Resources to determine the extent of aggregate resources in the area and their recommendation is reflected in the proposed area to be included in the amendment.

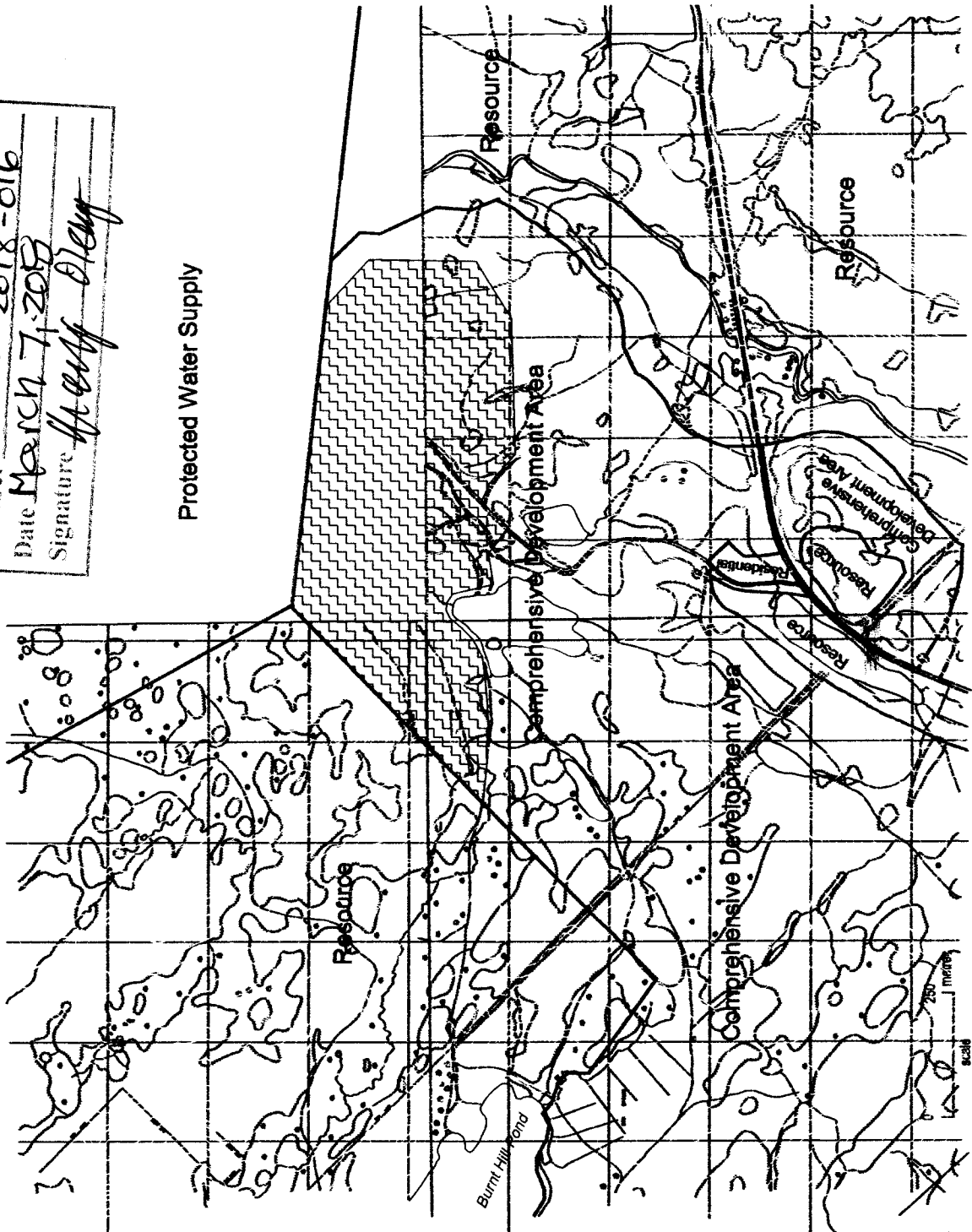
### **Amendment**

The Burin Municipal Plan Future Land Use Map shall be amended as follows:

1. The Future Land Use Map is amended as shown on the attached plan.

Municipal Plan/Amendment  
**REGISTERED**

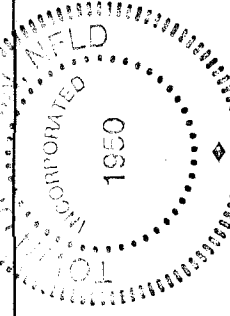
Number 725-2018-016  
Date MARCH 7, 2018  
Signature Mary D. Bishop



Town of Burin  
Municipal Plan  
Amendment No. 2, 2017  
Future Land Use Map



From: Comprehensive Development Area  
To: Resource

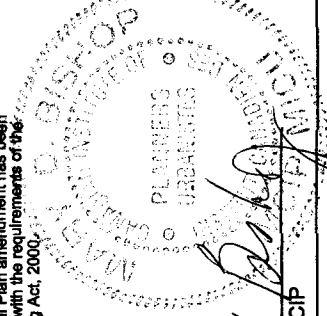


Dated at Burin, Newfoundland and Labrador  
This 16th day of November, 2017

Kevin Lundrigan  
Kevin Lundrigan, Mayor

Joanne Leckman  
Joanne Leckman, Town Clerk

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



Mary D. Bishop  
Mary D. Bishop, FCIP