

**Town of**  
**Burin**  
**Municipal Plan Amendment**  
**No. 3, 2018**  
**Winterland Road**

**Prepared by**  
**Mary Bishop, FCIP**  
**For**  
**Town of Burin**

**February, 2018**

**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Burin  
Municipal Plan Amendment  
No. 3, 2018**

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. 3, 2018.

Adopted by the Town Council of Burin on the 27<sup>th</sup> day of March, 2018.

Signed and sealed this 19<sup>th</sup> day of April, 2018.

Mayor: Kevin Lundugian

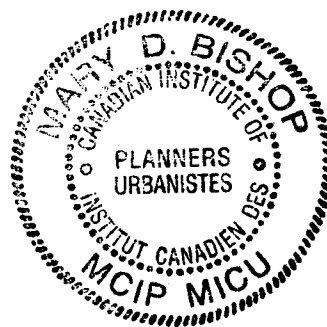
Clerk: Jeanne Jackman



**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. 3, 2018**

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. 3, 2018 on the 27<sup>th</sup> day of March, 2018.
- b) Gave notice of the adoption of the Burin Municipal Plan Amendment No. 3, 2018 by advertisement in the Southern Gazette on the 3<sup>rd</sup> and 10<sup>th</sup> days of April, in the Southern Gazette.
- c) Set the 18<sup>th</sup> day of April, 2018, 11:00 am at the Town Hall, Burin, for the holding of a public hearing to consider objections and submissions.
- d) No objections were received by the advertised deadline of 4:00pm, 17<sup>th</sup> day of April, and the Public Hearing was cancelled.

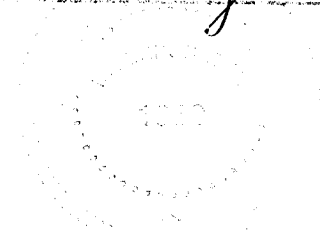
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Burin approves the Burin Municipal Plan Amendment No. 3, 2018 as adopted.

**SIGNED AND SEALED** this 19<sup>th</sup> day of April, 2018.

Mayor: Kevin Lundrejar

Clerk: Joanne Jachma

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>725-2018-017</u>
Date	<u>May 23, 2018</u>
Signature	<u>Mary Chay</u>



# Town of Burin Municipal Plan Amendment No. 3, 2018

## 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.

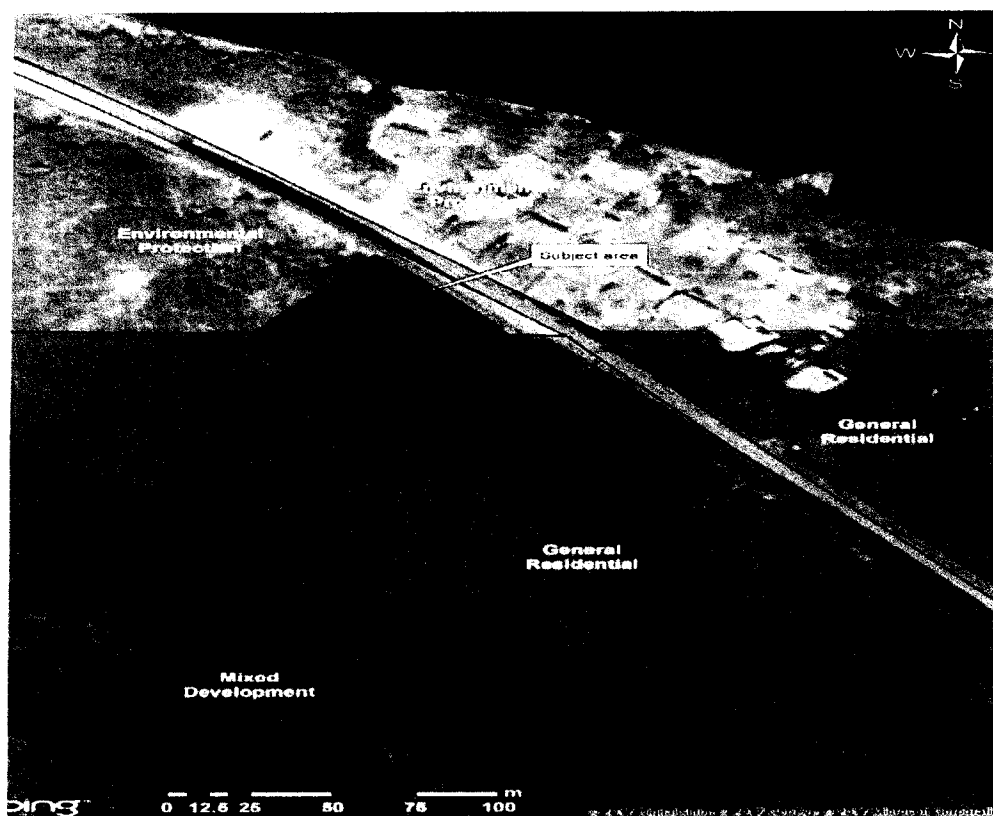
## Background

The Town of Burin has received a request to amend the Burin Municipal Plan and Development Regulations to enable the creation of residential building lots along the Winterland Road in the area shown on the map below. The area is located between Southwest Arm to the north and Freshwater Pond to the south.



Currently, six (Crown Land) lots have been proposed in the area under consideration. Two of them are partially located in an area designated Resource Lands in the Municipal Plan and zoned Environmental Protection in the Development Regulations. The following map shows the zoning relative to the proposed lots and the existing residential development on the north side of Winterland Road.

In order to accommodate residential development in this area, an amendment is required. In reviewing this request, Council notes that existing residential development on the north side of the Winterland Road is also in the Environmental Protection land use zone. At this time, Council is proposing to redesignate and rezone the area that includes the existing residences, and to extend the Residential designation on the south side of the road to match that on the north. The lands will be rezoned to the General Residential use zone in a corresponding amendment to the Development Regulations.



Lands on the south side of the highway slope southward. While there do not appear to be any ponds, streams or wetlands that would be affected by development in this area, lots may require backfilling prior to development and attention will be required to control potential erosion and manage stormwater drainage.

**Consultation**

An opportunity for public input on the proposed amendment was provided by advertisement in the Southern Gazette on February 27<sup>th</sup>, 2018. No comments or objections from the public were received by the advertised deadline of March 13<sup>th</sup>.

**Amendment**

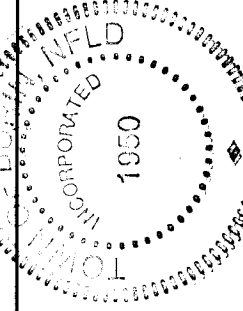
The Burin Municipal Plan Future Land Use Map shall be amended as follows:

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

Town of Burin  
Municipal Plan  
Amendment No. 3, 2018  
Future Land Use



From: Resource  
To: Residential



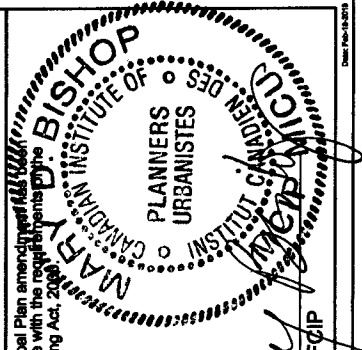
Dated at Burin, Newfoundland and Labrador

This 19 day of April 2018

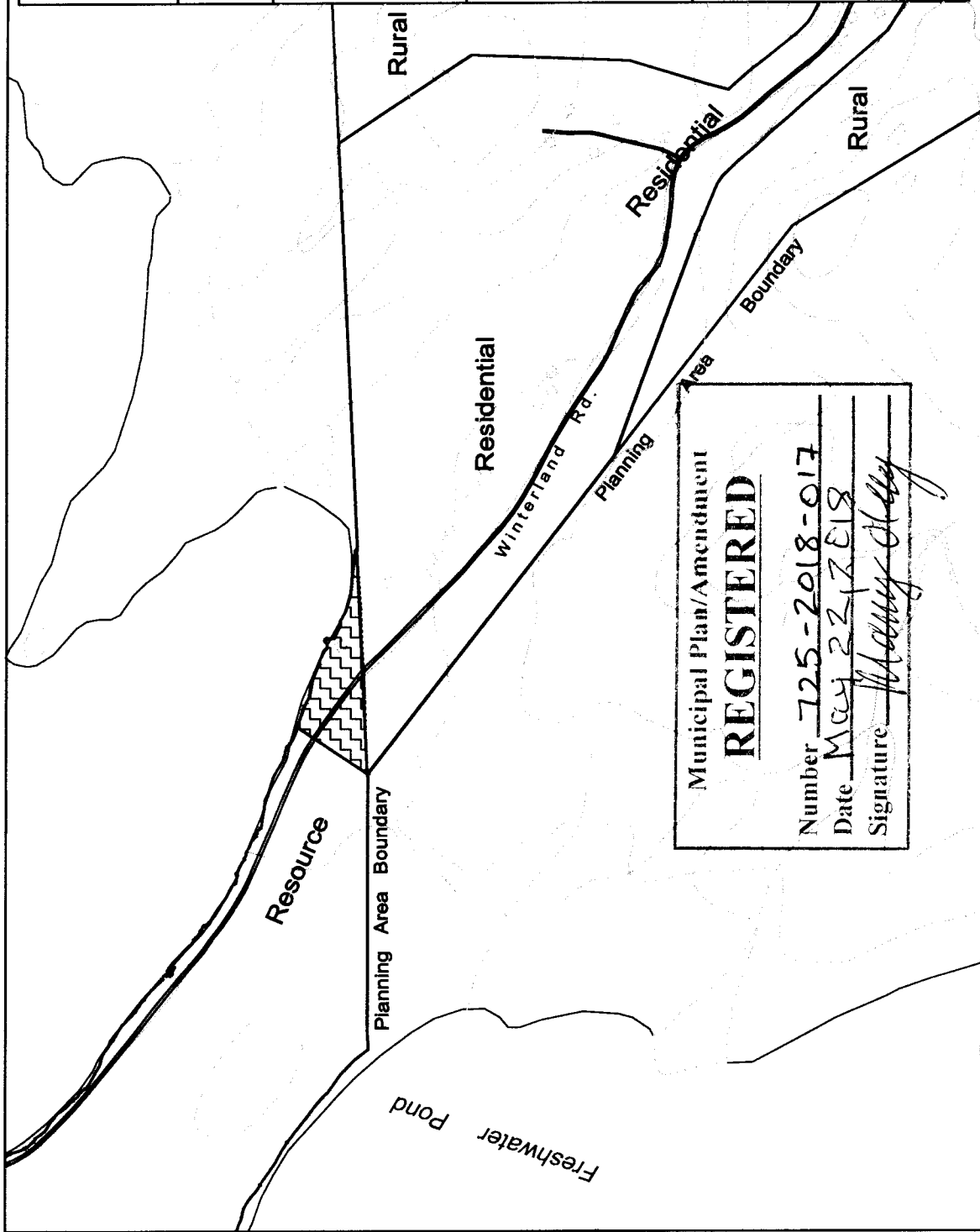
*Kevin Lundrigan*  
Kevin Lundrigan, Mayor

*Jeanne Jackman*  
Jeanne Jackman, Town Clerk

I certify that this Municipal Plan amendment was prepared in accordance with the requirements of the Urban and Rural Planning Act, 2008.



*Mary D. Bishop*  
Mary D. Bishop, FCIIP



Municipal Plan/Amendment  
**REGISTERED**  
Number 725-2018-017  
Date May 22, 2018  
Signature *Mary D. Bishop*