

**TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS
AMENDMENT NO. 38, 2019**

**Highroad North
Commercial General and Light Industrial
to Residential Medium Density**

**Prepared by:
Mary Bishop, FCIP
October, 2019**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT NO. 38, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts Development Regulations Amendment No. 38, 2019.

Adopted by the Town Council of Carbonear on the 23rd day of December, 2019.

Signed and sealed this 12th day of February, 2020.

Mayor: Frank Butt

Frank Butt

Clerk: C. Somers

Cathy Somers

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 38, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop
Mary Bishop, FCIP



Development Regulations/Amendment

REGISTERED

Number 950-2020-041

Date April 27, 2020

Signature Mary Oley

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT NO. 38, 2019**

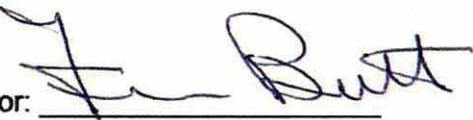
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear

2. Adopted Development Regulations Amendment No. 38, 2019 on the 23rd day of December, 2019.
3. Gave notice of the adoption of Development Regulations Amendment No. 38, 2019 by advertisement inserted on the 15th and 22nd days of January, 2020 in the Compass.
4. Set the 30th day of January, 2020 at 7:00 p.m. at the Carbonear Town Hall 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 Carbonear approves Development Regulations Amendment No. 38, 2019 on the 1st day of February 2020.

SIGNED AND SEALED this 12th day of February, 2020.

Mayor:

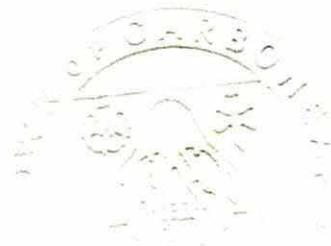


Frank Butt

Clerk:



Cathy Somers



**TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT
NO. 38, 2019**

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 26, 2019.

The Town proposes to rezone undeveloped land on the southwest side of Highroad North from the Commercial General and Light Industrial land use zones to the Residential Medium Density land use zone to allow the properties to be developed for residential use.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 26, 2019.

AMENDMENT

The Carbonear Development Regulations shall be amended as follows:

1. Rezoning property to the southwest of Highroad North from the Commercial General (CG) and Light Industrial (IL) land use zones to the Residential Medium Density (RMD) land use zone.
2. The lands to be rezoned are shown on the attached Map 2 - Town of Carbonear Development Regulations, Land Use Zoning Map - 2 Amendment No. 38, 2019.

Map showing Land Use Zoning (RUR, IL, RR, RMD, CON, ROS) and Development Regulations Amendment (RMD).

Town of Carbonneau
Development Regulations
2004-2014
Land Use Zoning Map 2
Amendment No.38, 2019

	From: Light Industrial (IL)	To: Residential Medium Density (RMD)
	From: Commercial General (CG)	To: Residential Medium Density (RMD)

Development Regulations Amendment

REGISTERED

Number 950-2020-041

Date 29/01/2020

Signature Mary Bishop
Mary Bishop, Mayor of Carbonneau, Residential and Labourer

This 29/01/2020 day of January, 2020

Frank Butt
Frank Butt, Mayor

C. Somers
Cathy Somers, Town Clerk

I certify that this Development Regulations Amendment No.38, 2019 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.