

**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

Clerk: 
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, FCIP



Development Regulations/Amendment	
REGISTERED	
Number	<u>950-2020-041</u>
Date	<u>April 27, 2020</u>
Signature	<u></u>


**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 11th 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.

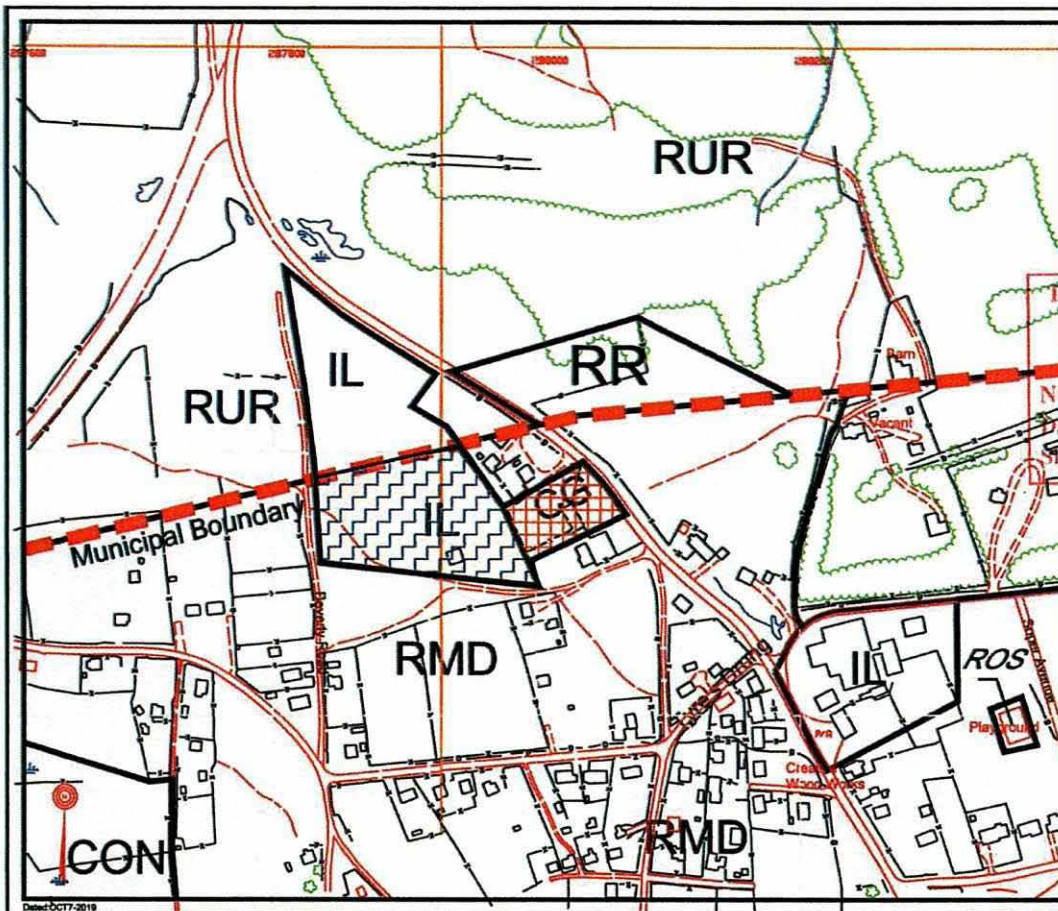
PUBLIC CONSULTATION

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.



Town of Carbonear
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)

REGISTERED

Number 950-2020-041

Date 28th day of Feb, 2019

Signature Mary D. Bishop

Frank Butt, Mayor

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.



Mary D. Bishop, FCIP