

**TOWN OF CARBONEAR  
MUNICIPAL PLAN AMENDMENT  
NO. 25, 2019**

**9-unit, 50+ Apartment Building Development,  
Civic No. 149 Columbus Drive  
Commercial to Residential**

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

**RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
MUNICIPAL PLAN AMENDMENT No. 25, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts Municipal Plan Amendment No.25, 2019.

Adopted by the Town Council of Carbonear on the 14<sup>th</sup> day of May, 2019.

Signed and sealed this 25<sup>th</sup> day of June, 2019.

Mayor:   
Frank Butt

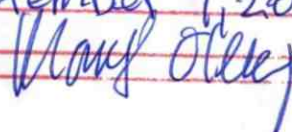
Clerk:   
Cathy Somers

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment No. 25, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

  
Mary Bishop, FCIP



<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>950-2019-029</u>
Date	<u>September 9, 2019</u>
Signature	<u></u>


**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF CARBONEAR  
MUNICIPAL PLAN AMENDMENT NO. 25, 2019**


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

1. Adopted Municipal Plan Amendment No. 25, 2019 on the 14<sup>th</sup> day of May, 2019.
2. Gave notice of the adoption of Municipal Plan Amendment No. 25, 2019 by advertisement inserted on the 22<sup>nd</sup> and 29<sup>th</sup> days of May, 2019 in the Compass.
3. Set the 12<sup>th</sup> day of June, 2019 at 7:00 p.m. at the Carbonear Town Hall for the holding of a Public Hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear approves Municipal Plan Amendment No. 25, 2019 on the 25<sup>th</sup> day of June, 2019.

SIGNED AND SEALED this 21<sup>st</sup> day of August, 2019.

Mayor:   
Frank Butt

Clerk:   
Cathy Somers



# MUNICIPAL PLAN AMENDMENT NO. 25, 2019

## INTRODUCTION

The Town of Carbonear last reviewed and revised its Municipal Plan in 2004. The Town now wishes to amend the current Plan and Development Regulations and 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 Carbonear has received an application to develop a nine (9) unit apartment building intended for residents who are 50+ years of age, at Civic No. 149 Columbus Drive.

The property is designated Commercial in the Carbonear Municipal Plan and zoned Commercial Highway in the Development Regulations. Residential uses in the form of apartment units are not permitted in the land use designation or the use zone. As a result, an amendment to the Plan is required to accommodate the residential use of the property at this location.

## Subject Property

The subject property shown in the image below is 0.48 ha (1.17 acres) and is currently undeveloped. The property has frontage on portions of Fortune Road and Forest Road which are not currently part of the publicly maintained portion of these streets. The property also fronts on Columbus Drive but no street access is or will be available from the property to Columbus Drive.

Lands surrounding the subject property to the west/southwest consist of low density residential development. Land to the south of the property include a vacant parcel, and commercial development spread out along Columbus Drive. Lands to the north and northwest are currently forested.





**Municipal Plan Policy**

Residential policies of the Plan provide for residential uses in the form of apartment buildings in areas that are serviced with municipal water and sewer services.

In considering the change to designate the property for residential uses, the Town considers this area appropriate for the residential use proposed. The property slopes away from Columbus Drive and is not visible from it, and access will need to be provided via residential streets. Fortune Road and Forest Road will require upgrading and servicing to Town standards to provide necessary street frontage for the proposed development. There do not appear to be any environmental constraints that would impact the development of this property.

Housing trends in the province indicate a growing demand for greater housing options in communities with an aging population. The location of the proposed development provides a suitable location, with access to commercial services that are within an easy walking distance of the subject property.

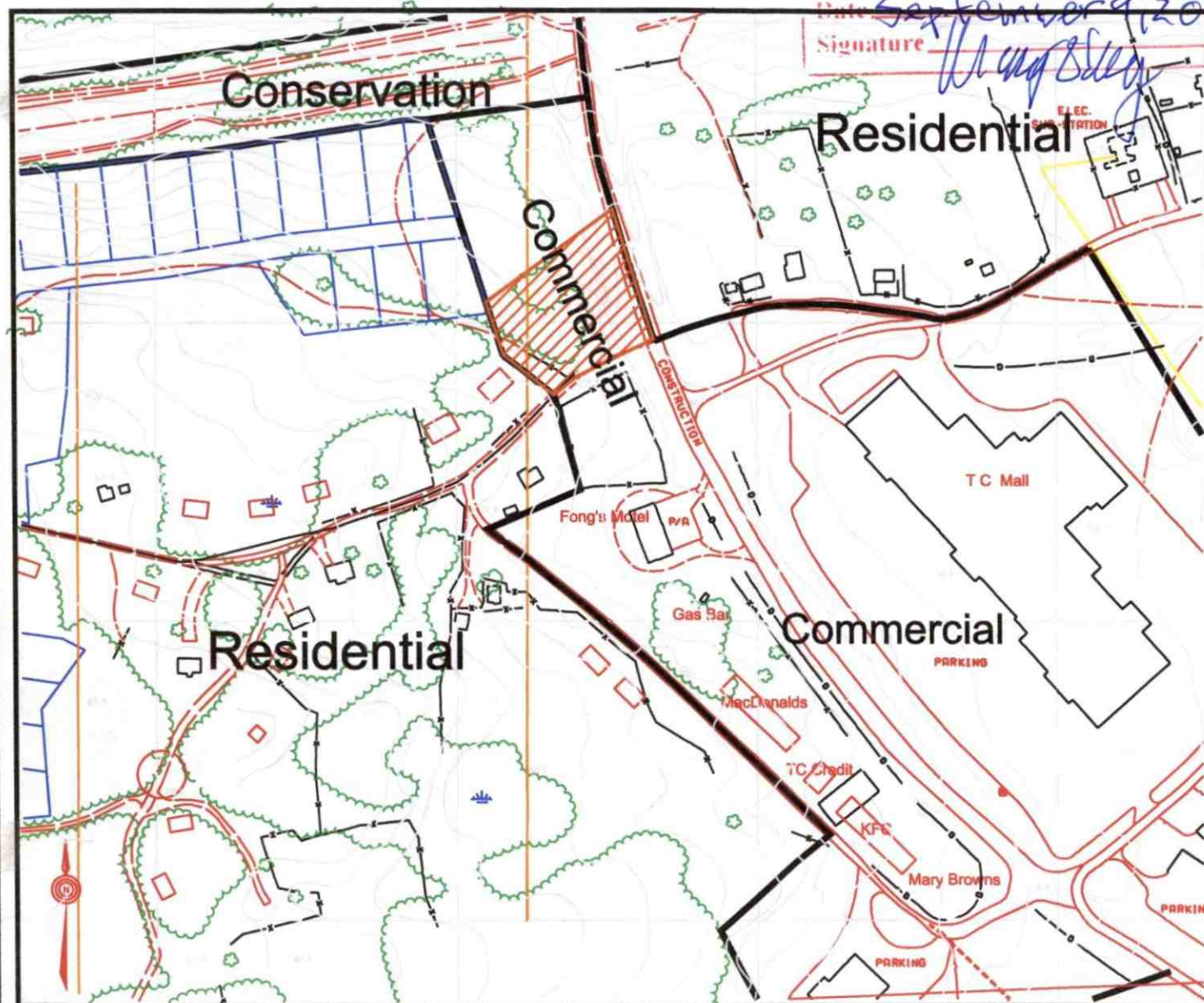
**PUBLIC CONSULTATION**

An opportunity for public comment on the proposed amendment was provided by posting a notice in the Compass on April 3. No inquiries, objections or representations were received by the time of the advertised deadline of April 15, for comments.

**AMENDMENT No. 1, 2016**

The Carbonear Municipal Plan shall be amended as follows:

1. By redesignating Civic No. 149, currently designated Commercial on the Future Land Use Map, to the Residential land use designation. The land to be redesignated is shown on the attached Map 2 - Town of Carbonear Municipal Plan Amendment No. 25, 2019.

**REGISTERED**Number 950-2019-029Date September 9, 2019Signature [Signature]

Dated: March-26-2019

**Town of Carbonear**Municipal Plan  
2004-2014Future Land Use Map 2  
Amendment No. 25, 2019From: Commercial  
To: Residential

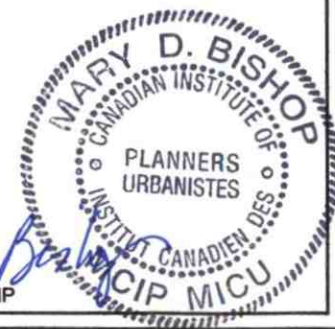
Dated at Carbonear, Newfoundland and Labrador

This 25<sup>th</sup> day of June, 2019

  
Frank Butt, Mayor


  
Cathy Somers, Town Clerk

I certify that this Municipal Plan Amendment No. 25, 2019  
has been prepared in accordance with the requirements of the  
Urban and Rural Planning Act, 2000.


  
Mary D. Bishop, FCIP