

**TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT
NO. 26, 2019**

**Highroad North
Commercial and Industrial
to Residential**

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

**RESOLUTION TO ADOPT
TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT NO. 26, 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.26, 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 Municipal Plan Amendment No. 26, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Mary Bishop
Mary Bishop, FCIP



**Municipal Plan/Amendment
REGISTERED**

Number 950-2020-030

Date April 27, 2020

Signature Mary Oley

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT NO. 26, 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. 26, 2019 on the 23rd day of December, 2019.
2. Gave notice of the adoption of Municipal Plan Amendment No. 26, 2019 by advertisement inserted on the 15th and 22nd days of January, 2020 in the Compass.
3. 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 Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear approves Municipal Plan Amendment No. 26, 2019 on the 11th day of January, 2020.

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

Mayor: 
Frank Butt

Clerk: 
Cathy Somers

MUNICIPAL PLAN AMENDMENT NO. 26, 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 a request to change the land use designation and zoning on properties located at Highroad North to permit residential development. The request includes two properties, Civic No. 43, and a portion of Civic No. 51-59, Highroad North.

Portions of the area under consideration, shown in the figure below, are designated Commercial (shaded red) and Industrial in the Carbonear Municipal Plan and zoned Commercial General and Light Industrial in the Development Regulations. The applicants propose to develop the properties for residential use in the form of single dwellings. An amendment to the Plan is required to accommodate the residential use of the properties at this location.



The total area proposed to be redesignated is approximately 1.6 ha (3 acres) and is currently undeveloped. Civic No. 43, currently designated commercial, is vacant, but at one time, was the site of a gas station and convenience store. Civic No. 51-59, is a larger property, a portion of which is developed to include a commercial storage facility. The portion of this property that is subject to this amendment, is undeveloped.

Lands surrounding the subject area to the west are largely undeveloped. Lands to the south and east of the area consist of low density residential and rural land use. The portion of Civic 51-59 proposed for residential development currently has no frontage along a publicly maintained street. Options for future street access include upgrading and extending municipal services along Beverly Road and by an extension to Coral Heights. At the present time, there is no specific proposal for the subdivision and development of the area that is the subject of this amendment.

Municipal Plan Policy

Residential policies of the Plan provide for residential uses in areas that are serviced with municipal water and sewer services. The area that is the subject of the amendment is serviceable from the municipal system.

In considering the change to designate the property for residential uses, the Town considers this area appropriate for residential uses. Access will need to be provided via residential streets. If access is proposed from Beverly Road, upgrading and servicing to Town standards will be required to provide necessary street frontage for development. Highroad North is a publicly maintained street. There do not appear to be any environmental constraints that would impact the development of this property for residential purposes.

In considering this request to change the land use designation to residential, Council recognizes that sufficient lands for commercial and industrial uses are designated elsewhere in the community in more appropriate locations.

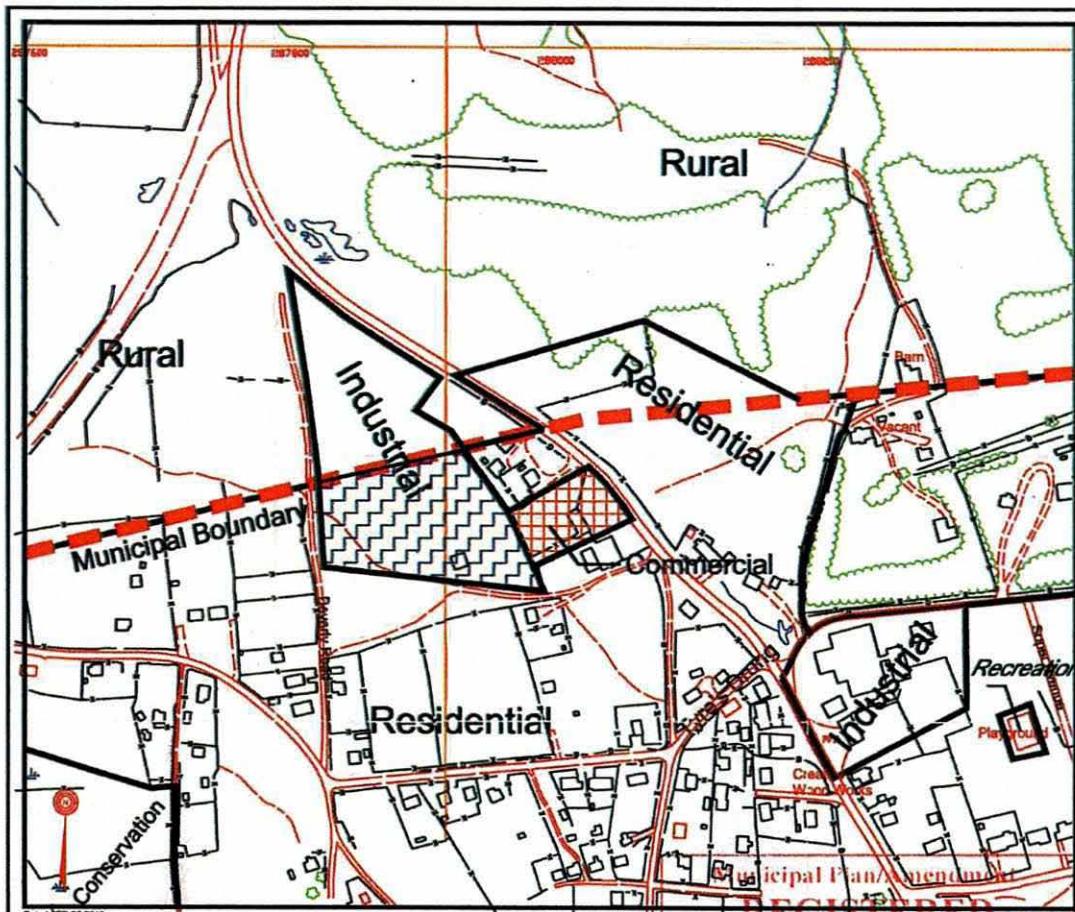
PUBLIC CONSULTATION

An opportunity for public comment on the proposed amendment was provided by posting a notice in the Compass on November 27 and December 4, 2019. No inquiries, objections or representations were received by the time of the advertised deadline for comments of December 11, 2019.

AMENDMENT No. 1, 2016

The Carbonear Municipal Plan shall be amended as follows:

1. By redesignating approximately 1.6 ha of land located on the southwest side of Highroad North currently designated Industrial and 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. 26, 2019.



Town of Carbonear
Municipal Plan
2004-2014
Future Land Use Map 2
Amendment No.26, 2019

From: Industrial
 To: Residential

From: Commercial
 To: Residential

Dated at Carbonear, Newfoundland and Labrador
 This 12th day of February 2019
 Frank Butt, Mayor
 J. Somers, Town Clerk

I certify that this Municipal Plan Amendment No.26, 2019
 has been prepared in accordance with the requirements of the
 Urban and Rural Planning Act, 2001.



Number 950-2020-030
 Date April 27, 2020
 Signature Mary Oley