

**TOWN OF CARBONEAR  
MUNICIPAL PLAN AMENDMENT  
NO. 27, 2021**

**Childcare uses in Light Industrial Use Zone**

Prepared by:  
Mary Bishop, FCIP  
November, 2021

RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
MUNICIPAL PLAN AMENDMENT NO. 27, 2021

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts Municipal Plan Amendment No.27, 2021.

Adopted by the Town Council of Carbonear on the 14 day of December, 2021.

Signed and sealed this 26<sup>th</sup> day of January, 2022.

Mayor: Frank Butt  
Frank Butt  
Clerk: C. Somers  
Cathy Somers



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 27, 2021 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 CARBONEAR  
MUNICIPAL PLAN AMENDMENT NO. 27, 2021

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. 27, 2021 on the 14<sup>th</sup> day of December, 2021.
2. Gave notice of the adoption of Municipal Plan Amendment No. 27, 2021 by advertisement inserted in the December 16 and 23<sup>rd</sup> editions of the Shoreline, and posted on the Town's Website on December 15, 2021.
3. Set the 17<sup>th</sup> day of January, 2022 for the holding of a Public Hearing in accordance with COVID-19 Public Health protocols, to consider objections and submissions.
4. No written submissions were received by the advertised deadline of January 17.
5. The Commissioner's report was received and considered by Council at its regular meeting of January 25th, 2022.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear approves Municipal Plan Amendment No. 27, 2021 on the 25<sup>th</sup> day of January, 2022.

SIGNED AND SEALED this 26<sup>th</sup> day of January, 2022.

Mayor: Frank A. Butt  
Frank Butt

Clerk: C. Som  
Cathy Somers



**Municipal Plan/Amendment  
REGISTERED**

Number 950-2022-031  
Date Feb. 17, 2022  
Signature One Way

# MUNICIPAL PLAN AMENDMENT NO. 27, 2021

## 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 for a child care center to be located in a new building to be constructed at Civic No. 41-43 Goff Avenue. The site is designated in the Municipal Plan as Industrial, and in the Development Regulations it is zoned for light industrial uses.

### **Municipal Plan Policy**

The Municipal Plan designates areas in the town for Industrial land use including sites for general, light and marine industrial uses.

Section 2.2.7 of the Municipal Plan includes policies pertaining to Light Industry:

*Warehousing, workshops and other industrial uses contained primarily within buildings wherein the scale and type of storage or work activity will not be intrusive or otherwise objectionable to neighbouring residential areas. Hazardous industrial uses may be permitted at Council's discretion and with conditions outlined in Industrial - Light Land Use Zone found in Schedule C of the Development Regulations.*

*Sites intended for light industrial use include:*

- *The industrial land use area lying between Adelaide Street and the College of the North Atlantic.*
- *Industrial land on the north side of Industrial Crescent, backing on residential properties.*
- *The southeast corner of the High Road North-Hoyles Road junction.*

Policies of the Plan for areas identified for light industry, do not provide for a mix of non-industrial uses that could be considered in a light industrial zone. As a result, an amendment to the Plan is required to accommodate the proposed daycare.

In considering a change to the Municipal Plan the Town considers areas zoned for light industry to be acceptable for childcare uses, provided that such uses can be sited and planned to ensure child safety. The availability of childcare near where people work, supports current employees, and is an attraction to businesses seeking new locations. Typically, light industrial areas include offices, a range of industrial supply companies, small-scale manufacturers and sales and service of a variety of products.

### **PUBLIC CONSULTATION**

An opportunity for public comment on the proposed amendment was provided by posting a notice in the November 11 issue of the Shoreline newspaper and on the Town's website on November 12. The Town received no inquiries, objections or representations by the time of the advertised deadline for comments of November 25<sup>th</sup>.

### **AMENDMENT No. 27, 2021**

The Carbonear Municipal Plan shall be amended as follows:

1. By adding the following to Section 2.2.7 Industrial, pertaining to Light Industry on page 23:

Childcare facilities may be considered in areas that are zoned for Light Industrial uses in the Development Regulations provided that they are sited on properties of sufficient area to provide adequate separation from adjoining industrial uses, or are contained within buildings with a mix of uses such as offices, or small retail or service outlets that do not generate hazards such as noise, fumes or traffic that could be harmful to children.