

Town of Carbonear
Development Regulations Amendment
No. 42, 2024

RMD Zone at 10 Cross Roads

Prepared by:
Ian Watson, MCIP
2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF CARBONEAR Development Regulations, 2004

Amendment Number 42, 2024

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Carbonear adopts the Town of Carbonear Development Regulations Amendment Number 42, 2024.

Adopted by the Town Council of Carbonear on the 26th day of June, 2024.

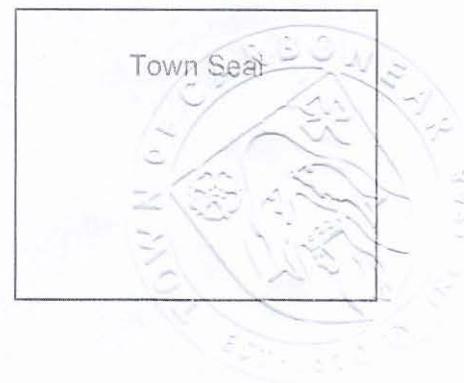
Signed and sealed this 23rd day of April, 2025

Mayor:

Frank Butt

Clerk:

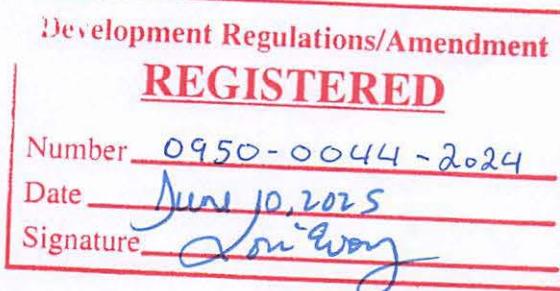
C. Son



Canadian Institute of Planners Certification

I certify that the attached Town of Carbonear Development Regulations Amendment Number 42, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: Ian Watson, MCIP



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

TOWN OF CARBONEAR Development Regulations, 2004

Amendment Number 42, 2024

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

1. Adopted the Town of Carbonear Development Regulations Amendment Number 42, 2024 on the 26th day of June, 2024;
2. Gave notice of the adoption of the Town of Carbonear Development Regulations Amendment Number 42, 2024 by way of an advertisement inserted in the Shoreline newspaper on the 5th day of July, 2024 and on the 12th day of July, 2024; and
3. Set the 24th day of July, 2024 at 7:00 p.m. at the Carbonear Town Hall in the Town of Carbonear 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 the Town of Carbonear Development Regulations Amendment Number 42, 2024 on the 15th day of August, 2024 as was originally adopted.

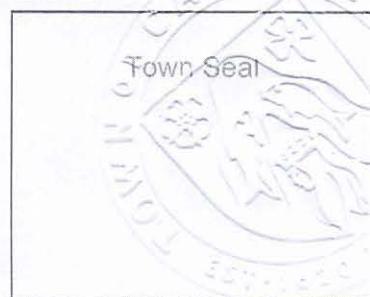
Signed and sealed this 23rd day of April, 2025.

Mayor:

Frank M. Butt

Clerk:

C. Son

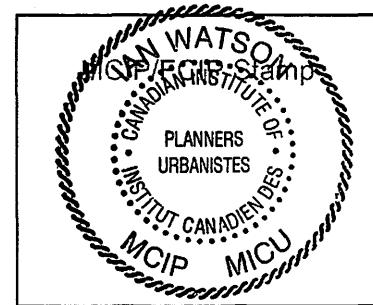




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Background

The Town received an application to allow for two, one-storey buildings, each containing three dwelling units, at 10 Cross Roads. A portion of the subject property is within the Public Buildings Designation and the Public Buildings Zone. Apartments are not permitted within the Public Buildings Zone. The enclosed amendment works in conjunction with MPA-2024-29 to re-designate and re-zone the subject site for residential purposes.

Municipal Plan Policy

Section 2.2.1 of the Municipal Plan recognizes the benefits of compact development:

“Development shall be consolidated in the existing and planned serviced areas through infilling and properly designed residential subdivisions.”

“The Town will encourage development in areas which are serviced or capable of servicing with municipal piped water and sewer systems. Development of a compact community will be encouraged in order to:

- keep down the capital cost of providing municipal services such as piped water and sewer, road pavement and upgrading, and street lighting;*
- keep down the cost of running the community, especially those services where cost is related to road mileage, such as garbage collection, snow clearing and road maintenance;*
- keep down the cost of living in the community and make the community convenient-- homes, schools, and shops near to one another;*
- preserve the open countryside and natural scenic resources for recreation and resource development.”*

Further, section 2.2.4 of the Municipal Plan states:

“Medium density residential development shall be permitted in serviced residential land use areas. Row or apartment dwellings shall only be permitted at Council’s discretion.”

The proposed amendments are consistent with the Municipal Plan policies for compact development and for medium density residential development. There are no Public Buildings policies that would be inconsistent with the proposed removal of this Public Buildings zoning in this location.

Public Engagement

In keeping with the size, structure, and complexity of these planning issues, public notice of the proposed amendments was made in the following manner:

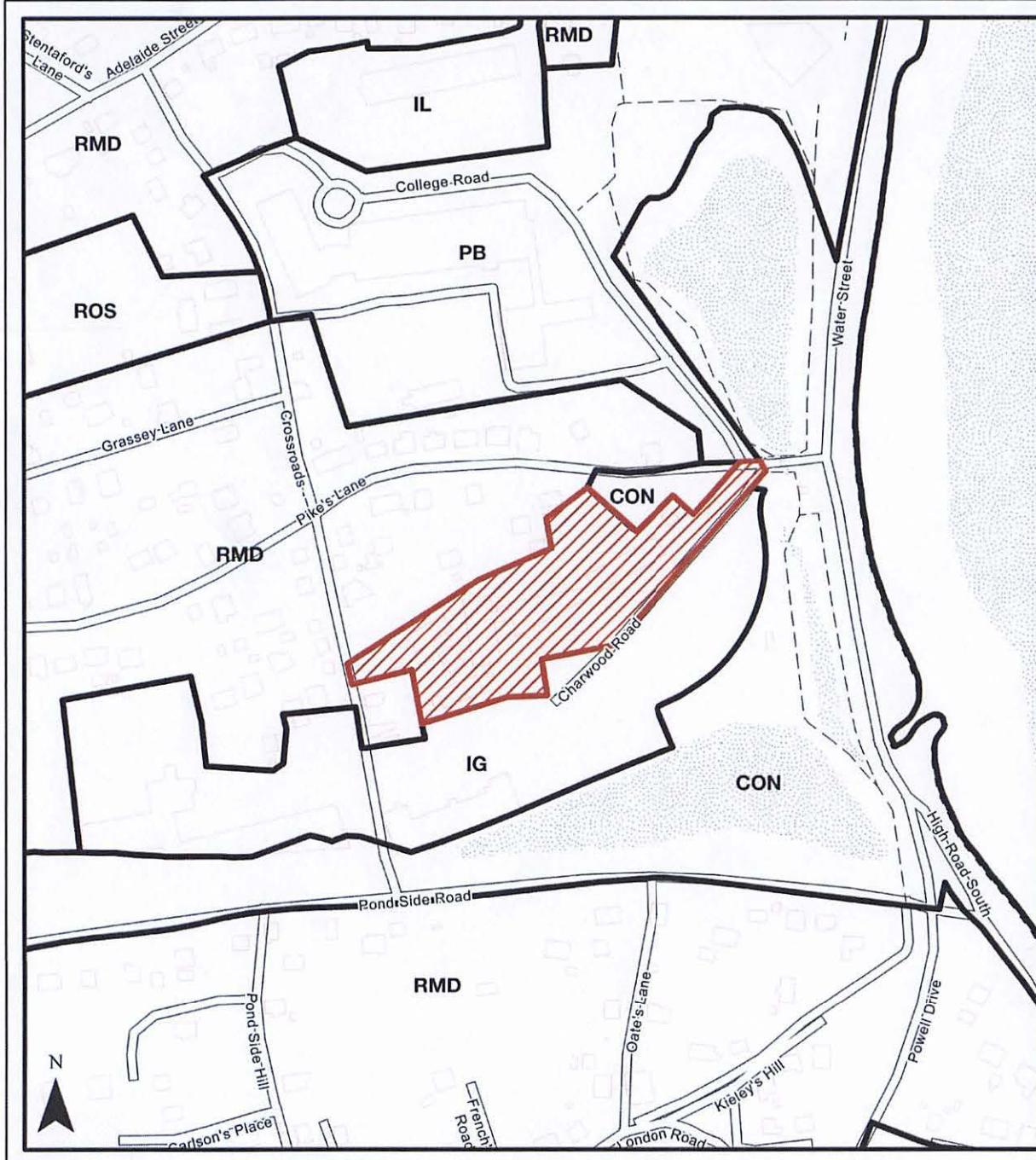
- Posted on the Town website, starting May 14, 2024
- Ads in the Shoreline News on May 17, 2024

No public feedback was received on the proposed amendments.

Council advertised the Public Hearing through notices placed in the Shoreline newspaper on July 5 and 12, 2024 and on the Town website. No submissions were received on the proposed amendments prior to the deadline and Council canceled the Public Hearing.

Amendment No. 42, 2024

The Zoning Map of the Town of Carbonear Development Regulations shall be amended as indicated on the attached map.



Town of Carbonear

Development Regulations

2004-2014

Land Use Zoning, Map 2

Amendment No. 42, 2024



From: Public Buildings (PB)
To: Residential Medium Density (RMD)

Municipal Plan/Amendment
REGISTERED

Number 0950-0044-2024

Date June 10, 2025

Signature *Joe Garry*

Dated at Carbonear, Newfoundland and Labrador

23 04 2025

Frank Butt, Mayor

Frank Butt
Signature

Cathy Somers, Town Clerk

I certify that this Development Regulations Amendment No. 42, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000:

