



**MUNICIPAL PLAN 2004 - 2015**

**DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2015**

**"CONSERVATION" TO "INDUSTRIAL LIGHT"**

**Goff Avenue**

**APRIL 2015**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF CARBONEAR  
DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2015**

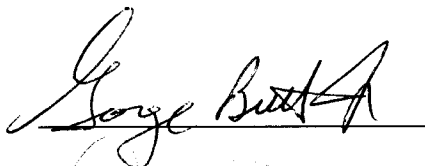
Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Carbonear.

- a) Adopted the Carbonear Development Regulations Amendment No. 29, 2015, on the 2<sup>nd</sup> day of November, 2015.
- b) Gave notice of the adoption of the Town of Carbonear Development Regulations Amendment No. 29, 2015, by advertisement inserted on the 10<sup>th</sup> day and the 17<sup>th</sup> day of November, 2015, in *The Compass* newspaper.
- c) Set the 25<sup>th</sup> day of November at 7:30 p.m. at the Town Hall, Carbonear for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Carbonear approves the Town of Carbonear Development Regulations Amendment No. 29, 2015 as adopted (or as amended).

SIGNED AND SEALED this 9<sup>th</sup> day of December, 2015

Mayor:



(Council Seal)

Clerk:



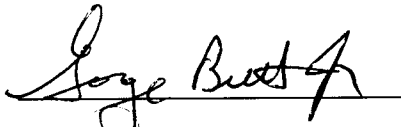
950-2016-033  
March 15, 2016  
Cowan


**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2015**

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 No. 29, 2015.

Adopted by the Town Council of Carbonear on the 2<sup>nd</sup> day of November, 2015.

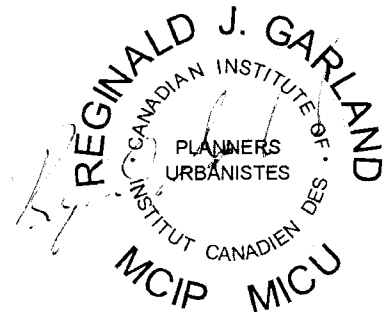
Signed and sealed this 2<sup>nd</sup> day of November, 2015.

Mayor:  (Council Seal)

Clerk: 

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Carbonear Development Regulations Amendment No. 29, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# **TOWN OF CARBONEAR**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2015**

### **BACKGROUND**

The Town of Carbonear proposes to amend its Development Regulations. Goff Avenue is a small industrial/commercial area located off Powell Drive which was developed in the early 1980's. Powell's Brook runs through the industrial/commercial area and is perpendicular to Goff Avenue at the point of intersection. The base mapping for the Land Use Zone Map is early 1970's photography which identified a small tributary on the north side of Powell's Brook with its intersection with Goff Avenue. Powell's Brook has identified Flood Risk which is identified on the Land Use Zone Map. With the industrial/commercial development, the small tributary no longer exists and is outside the identified Flood Risk area. This area is clearly identified on the 2014 Google Earth imagery below.



The Land Use Zone Map has this small area designated as Conservation along with Powell's Brook. The purpose of this amendment is to re-zone this small of land required for proposed industrial/commercial expansion from Conservation to Industrial Light. A 15 metre buffer shall be maintained from Powell's Brook.

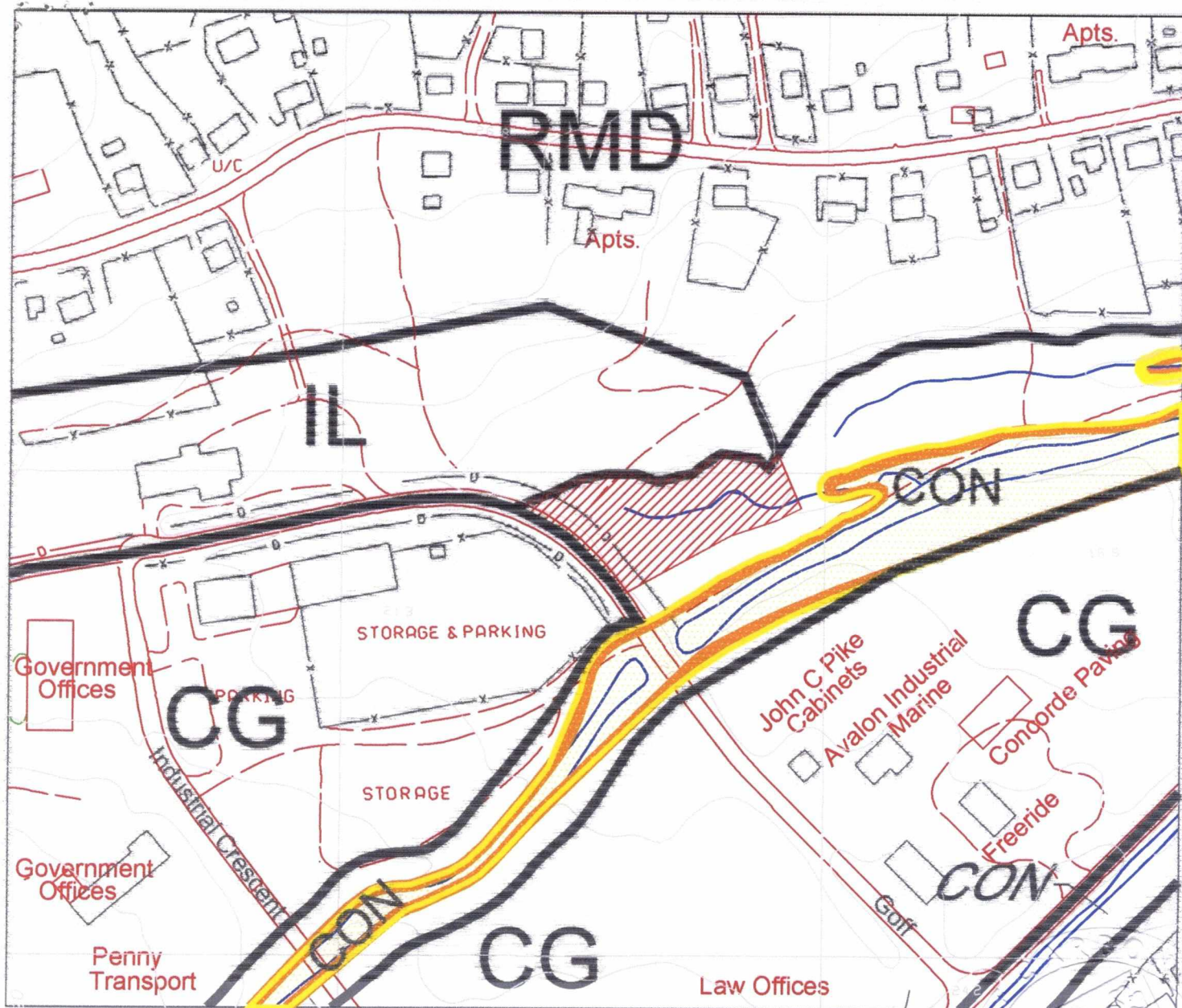
## **PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Development Regulations amendment. The Town Council of Carbonear published a notice in *The Compass* newspaper on June 9, 2015, advertising the development proposal seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Office from June 9, to June 16, 2015, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received during the time period.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2015**

The Town of Carbonear Development Regulations are amended by:

- A) *Changing*** an area of land from "**Conservation**" to "**Industrial Light**" as shown on the attached copy of the Town of Carbonear Land Use Zone Map.



**TOWN OF CARBONEAR  
MUNICIPAL PLAN 2004-2014**

**Dated at Carbonear**

**LAND USE ZONING MAP 2**

**DEVELOPMENT REGULATIONS  
AMENDMENT No. 29, 2015**

**Development Regulations/Amendment**

**REGISTERED**

This 3<sup>rd</sup> Day of November 2015

Number 99-2016-033

Date March 15, 2016

Signature [Signature] Seal

[Signature] Mayor

[Signature] Clerk



Area to be changed from: "Conservation"  
to "Industrial Light"

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



I certify that the attached Town of Carbonear Development Regulations Amendment No. 29, 2015, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.