



## **MUNICIPAL PLAN 2004 - 2014**

**DEVELOPMENT REGULATIONS AMENDMENT No. 30, 2015**

**“Amendment to Watershed Land Use Zone Table”**

### **Schedule C**

**APRIL 2015**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF CARBONEAR**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 30, 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. 30, 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. 30, 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. 30, 2015 as adopted (or as amended).

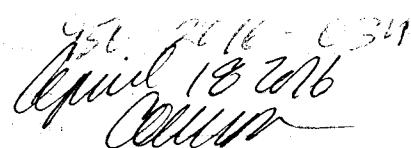
SIGNED AND SEALED this 5<sup>th</sup> day of December, 2015

**Mayor:**



(Council Seal)

**Clerk:**

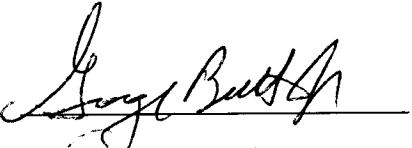


URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
DEVELOPMENT REGULATIONS AMENDMENT No. 30, 2015

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. 30, 2015.

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

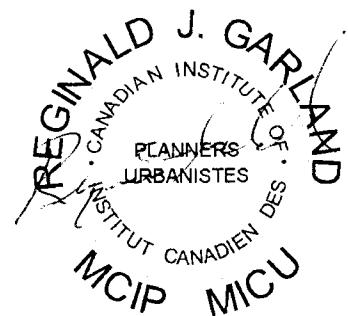
Signed and sealed this 3<sup>rd</sup> day of November, 2015.

Mayor:  (Council Seal)

Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Carbonear Development Regulations Amendment No. 30, 2015, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# **TOWN OF CARBONEAR**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 30, 2015**

### **BACKGROUND**

The Town of Carbonear proposes to amend its Development Regulations. The Little Island Pond Watershed is located in the western part of the Town's Planning Area. The Line Road passes through the Watershed area and historically, this area has been a popular cottage area with many cottages located on or near the Line Road. Council has received inquiries about redevelopment of private vacant land granted by the Crown as a cottage lot or where the cottage has been destroyed by fire or where the lot was never developed.

The purpose of this Amendment is to add seasonal residential as a discretionary use to the Watershed Land Use Zone Table to allow Council to consider redevelopment of pre-existing cottage lots on vacant land. The Amendment will also add a condition to the Watershed Land Use Zone Table that will allow Council to consider vacant cottage lots on private vacant land granted by the Crown as a cottage lot where the cottage has been destroyed by fire or where the lot was never developed, subject to the approval of the Water Resources Management Division.

### **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. 30, 2015

The Town of Carbonear Development Regulations are amended by:

A) **Adding** “Seasonal Residential” as a discretionary use to the Watershed Land Use Zone Table as shown below:

### USE ZONE TABLE

ZONE TITLE	WATERSHED	(W)
<b>PERMITTED USE CLASSES</b> - (see Regulation 89) Conservation.		
<b>DISCRETIONARY USE CLASSES</b> - (see Regulations 32 and 90) Antenna, forestry, agriculture, recreational open space, <i>seasonal residential</i> .		

B) **Adding** the following conditions to the Watershed Land Use Zone Table as shown below:

### 3. **Seasonal Residential**

In order to protect the integrity of the Town’s water supply area, no new cottage development will be permitted within the Watershed Zone. At its discretion, Council may consider an application for a cottage use, under the following conditions:

- a) the land was granted for recreational use prior to the site being zoned as Watershed;
- b) the site is approved by the Department of Environment and Conservation.