

**TOWN OF CARBONEAR  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 32, 2016**

**Civic No. 1, CHVO Drive  
Commercial General to Residential Rural**

**Prepared by:  
Mary Bishop, FCIP  
April, 2016**

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
DEVELOPMENT REGULATIONS AMENDMENT NO. 32, 2016

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts Development Regulations Amendment No. 32, 2016.

Adopted by the Town Council of Carbonear on the 18<sup>th</sup> day of April, 2016.

Signed and sealed this 2<sup>nd</sup> day of April, 2016.

Mayor: George Butt Jr.  
George Butt Jr.

Clerk: C. Somers  
Cathy Somers

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 32, 2016 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  
DEVELOPMENT REGULATIONS AMENDMENT NO. 32, 2016

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

3. Adopted Development Regulations Amendment No. 32, 2016 on the 18<sup>th</sup> day of April, 2016.
4. Gave notice of the adoption of Development Regulations Amendment No. 32, 2016 by advertisement inserted on the 3<sup>rd</sup> day of May, 2016 and the 10<sup>th</sup> day of May, 2016 in the Compass.
5. Set the 18<sup>th</sup> day of May, 2016 at 7:00 p.m. at the Carbonear Town Hall for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear approves Development Regulations Amendment No. 32, 2016 on the 16<sup>th</sup> day of May, 2016.

SIGNED AND SEALED this 17<sup>th</sup> day of May, 2016

Mayor: George Butt Jr.  
George Butt Jr.

Clerk: C. Somers  
Cathy Somers

Development Regulations/Amendment

**REGISTERED**

Number 950-2016-035

Date June 10, 2016

Signature C. Somers

# **TOWN OF CARBONEAR DEVELOPMENT REGULATIONS AMENDMENT NO. 32, 2016**

## **BACKGROUND**

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 22, 2016.

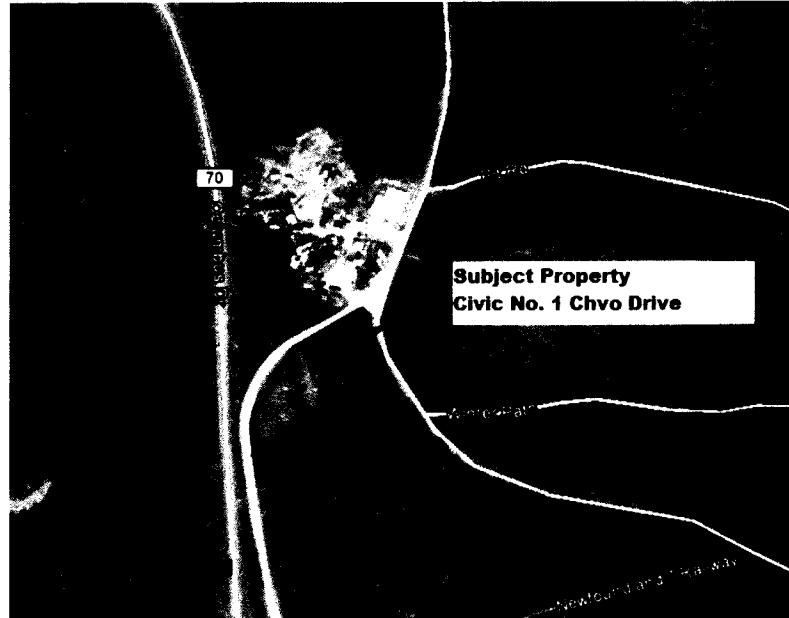
The Town proposes to rezone Civic No. 1 Chvo Drive to the from the Commercial General land use zone to the Residential Rural land use zone to allow conversion of an existing commercial office building to a single unit residential dwelling.

## **PUBLIC CONSULTATION**

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 22, 2016.

## **AMENDMENT**

The Carbonear Development Regulations shall be amended as follows:



1. Rezoning Civic No.1 Chvo Drive from the Commercial General (CG) land use zone to the Residential Rural (RR) land use zone.
2. The lands to be rezoned are shown on the attached Map 2 - Town of Carbonear Development Regulations, Land Use Zoning Map - 2 Amendment No. 32, 2016.
3. Adding the following as Condition 10 to the Residential Rural Use Zone Table in Schedule C of the Development Regulations:
10. Civic No. 1 Chvo Drive – Residential uses shall include no more than two units. A fence or landscape buffer may be required to screen residential use from adjacent commercial uses.

**Town of Carbonneau**  
Development Regulations 2004-2014  
Amendment No. 32, 2016  
Land Use Zoning Map 2

From: Commercial-General (CG)  
To: Residential-Rural (RR)

Development Regulations Amendment  
**REGISTERED**

Number 950-2016-035  
Date June 10 2016  
Signature *George Butt Jr.*

This 20th day of April 2016

*George Butt Jr.*  
George Butt Jr., Mayor

*Cathy Somers*  
Cathy Somers, Town Clerk

I certify that this Development Regulations Amendment No. 32, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

*Mary D. Bishop*  
Mary D. Bishop, FCIP

