

**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 18th day of April, 2016.

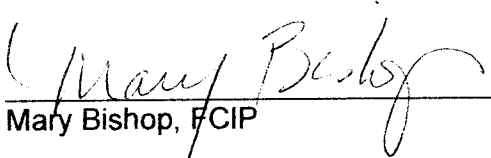
Signed and sealed this 20th day of April, 2016.

Mayor: 
George Butt Jr.

Clerk: 
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, 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 18th day of April, 2016.
4. Gave notice of the adoption of Development Regulations Amendment No. 32, 2016 by advertisement inserted on the 3rd day of May, 2016 and the 10th day of May, 2016 in the Compass.
5. Set the 18th 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 16th day of May, 2016.

SIGNED AND SEALED this 17th day of May, 2016

Mayor: 
George Butt Jr.

Clerk: 
Cathy Somers

Development Regulations/Amendment	
REGISTERED	
Number	<u>950-2016-035</u>
Date	<u>June 10 2016</u>
Signature	<u></u>

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.

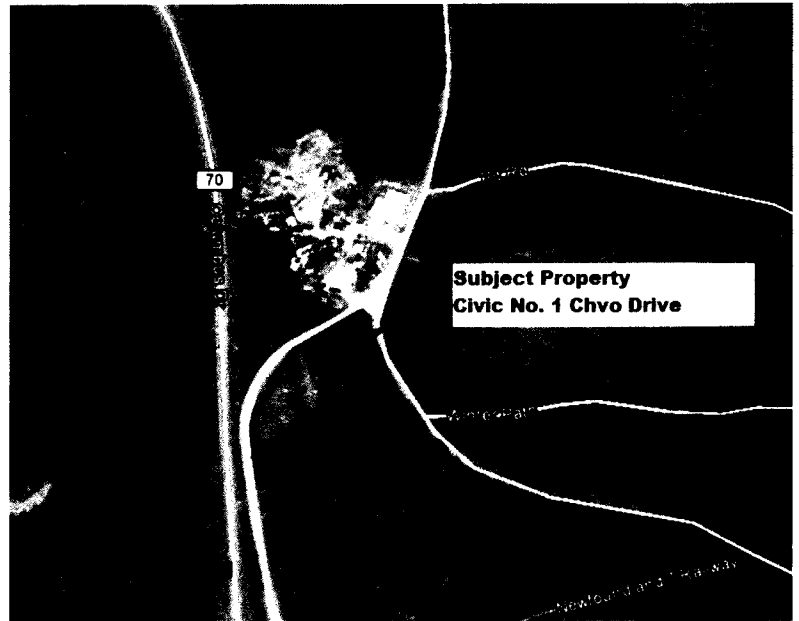
PUBLIC CONSULTATION

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 Carbonear

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 [Signature]

This 20th day of April, 2016

[Signature]
George Butt Jr., Mayor

[Signature]
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.

[Signature]
Mary D. Bishop, FCIP

