

# Carbonear

## **TOWN OF CARBONEAR DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2016**

**Forest Road Area Subdivision Development  
Residential Large Lot to Residential Low Density**

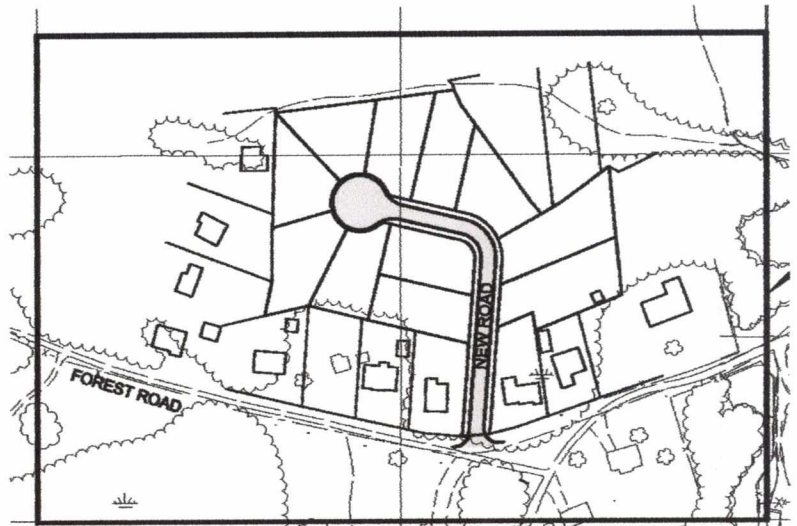
**Prepared by:  
Mary Bishop, FCIP  
June, 2016**

# TOWN OF CARBONEAR DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2016

## BACKGROUND

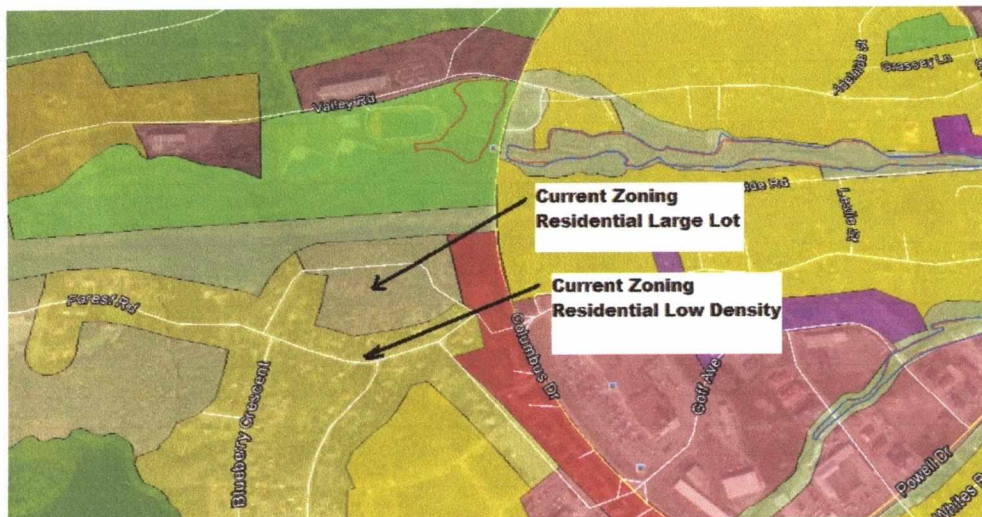
The Town of Carbonear has received a proposal for development of an eleven (11) lot serviced residential subdivision with access via a proposed cul de sac off Forest Road. Proposed lots range in size from 1,362 m<sup>2</sup> to 1,963 m<sup>2</sup> in area. The site in question is currently zoned Residential Large Lot which requires lots with a minimum area of 3,035 m<sup>2</sup> and frontage of 38 m.

The applicant has requested that the land be rezoned from the Residential Large Lot land use zone to the Residential Low Density land use zone to accommodate the development.

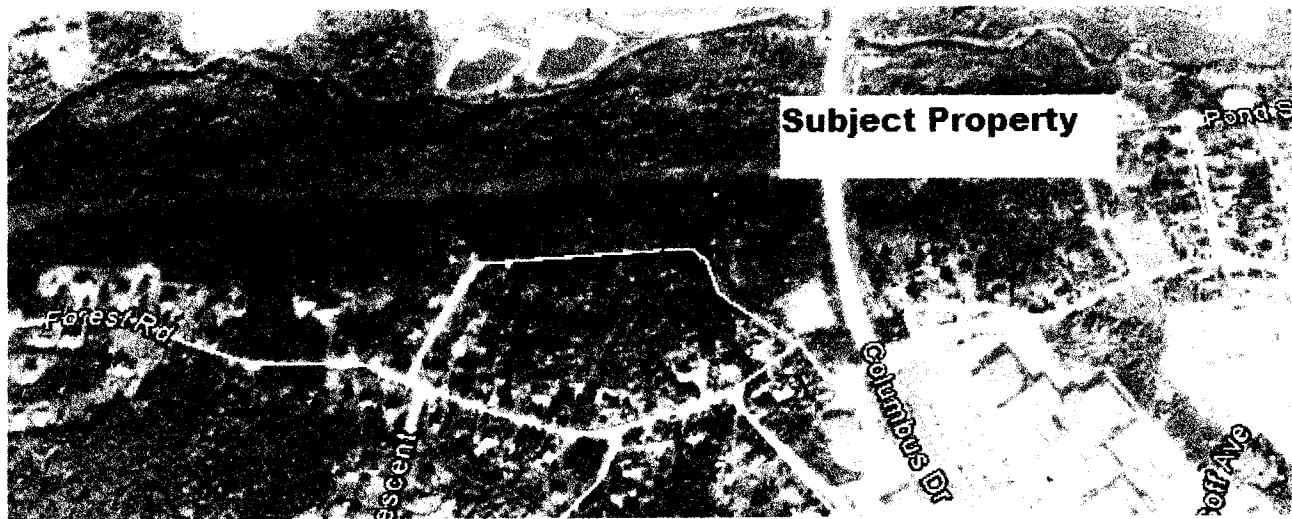


*Proposed Subdivision Development, Forest Road*

As shown in the figures below, developed lots to the west and along Forest Road to the south adjacent to the proposed subdivision are currently zoned Residential Low Density. Lands to the north of the proposed development are zoned Residential Large Lot but are not currently developed. The subject property is forested, and there does not appear to be any environmental constraints such as wetlands or waterways that would present constraints to residential development.



*Current Land Use Zoning, Carbonear Development Regulations*



### ***Land Use, Forest Road Area***

The Carbonear Municipal Plan identifies the area of Forest Road as particularly suitable for low density residential use and the area is designated on the Future Land Use Map as Residential.

### **PUBLIC CONSULTATION**

The Town of Carbonear provided an opportunity for public review and comment on the proposed amendment by publishing a notice in The Compass on June 28 and July 5, 2016 inviting written submissions by July 8. The amendment document was also posted on the Town's Facebook page and website on June 23<sup>rd</sup> and available for public viewing at the Town Office.

### **AMENDMENT**

The Town Council of Carbonear proposes to amend the Carbonear Development Regulations as follows:

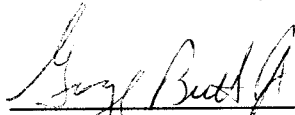
1. Rezoning land off Forest Road from the Residential Large Lot land use zone to the Residential Low Density (RLD) land use zone.
2. The lands to be rezoned are shown on the attached Map 2 - Town of Carbonear Development Regulations, Land Use Zoning Map - 2 Amendment No. 33, 2016.

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 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. 33, 2016.

Adopted by the Town Council of Carbonear on the 26<sup>th</sup> day of July, 2016.

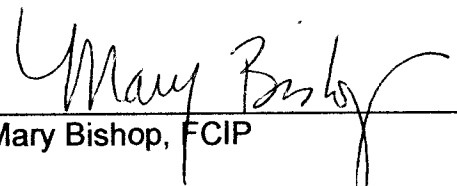
Signed and sealed this 10<sup>th</sup> day of August, 2016.

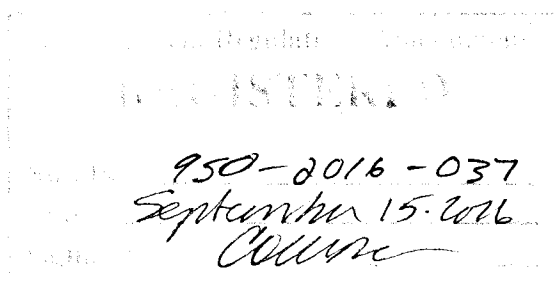
Mayor:   
George Butt Jr.

Clerk:   
Cathy Somers

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 33, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

  
Mary Bishop, FCIP





**Town of Carbonear  
Development Regulations  
Amendment No. 33, 2016  
Land Use Zoning Map 2**



Area to be Rezoned from Residential Large Lot (RLL) to Residential Low Density (RLD)

Development Regulations/Amendment

**REGISTERED**

Number 950-2016 - 037

Date September 15, 2016

Signature Cathy Somers

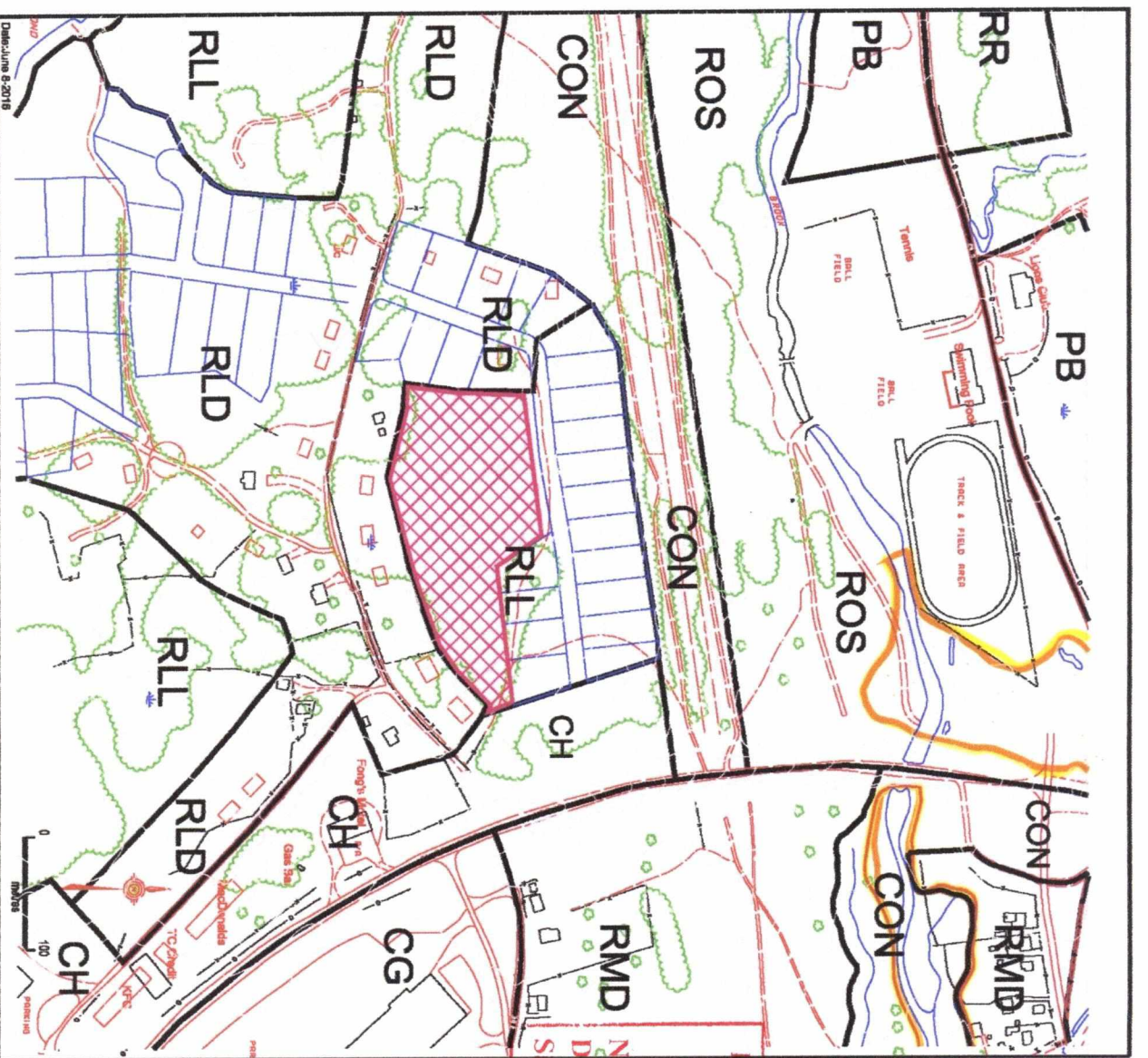
This 25<sup>th</sup> day of July, 2016

George Butt Jr., Mayor

Cathy Somers, Town Clerk

I certify that this Development Regulations Amendment No. 33, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Mary Bishop  
Mary Bishop, FCIP



Drawn: June 8, 2016