

Carbonear

TOWN OF CARBONEAR DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2016

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

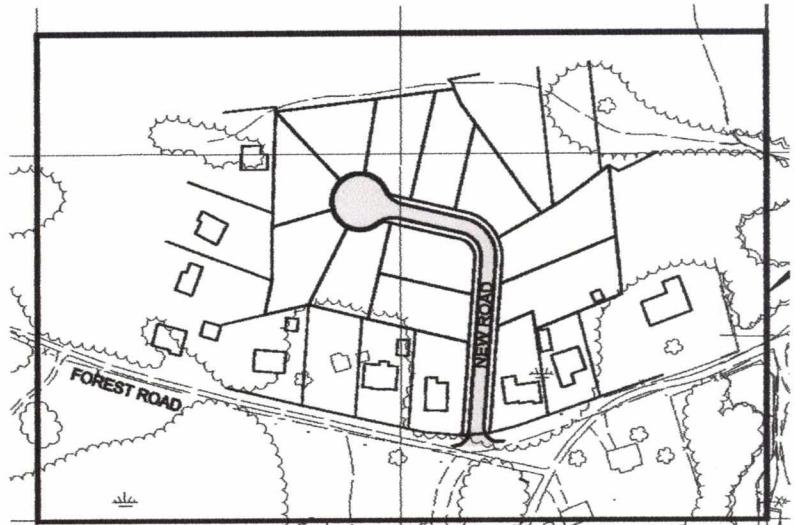
**Prepared by:
Mary Bishop, FCIP
June, 2016**

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BACKGROUND

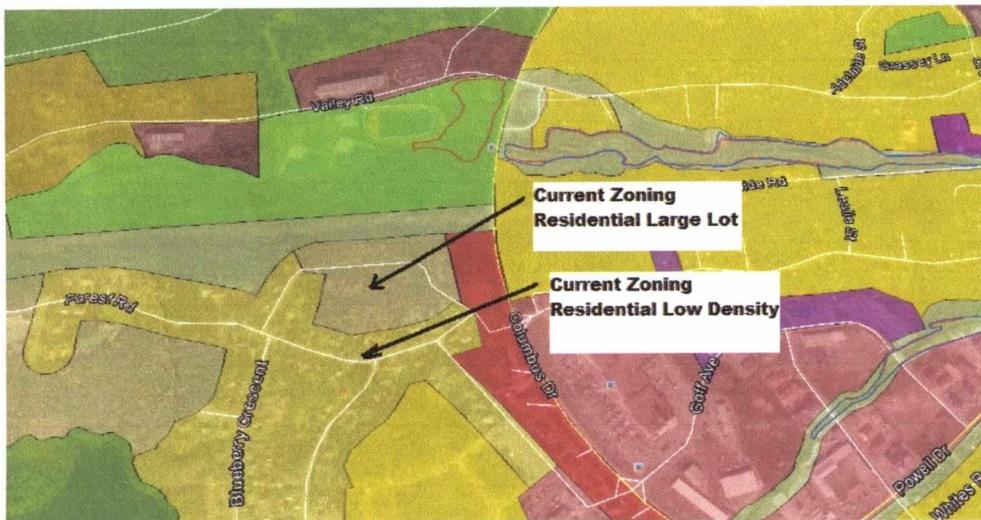
The Town of Carbonear has received a proposal for development of an eleven (11) lot serviced residential subdivision with access via a proposed cul de sac off Forest Road. Proposed lots range in size from $1,362 \text{ m}^2$ to $1,963 \text{ m}^2$ in area. The site in question is currently zoned Residential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

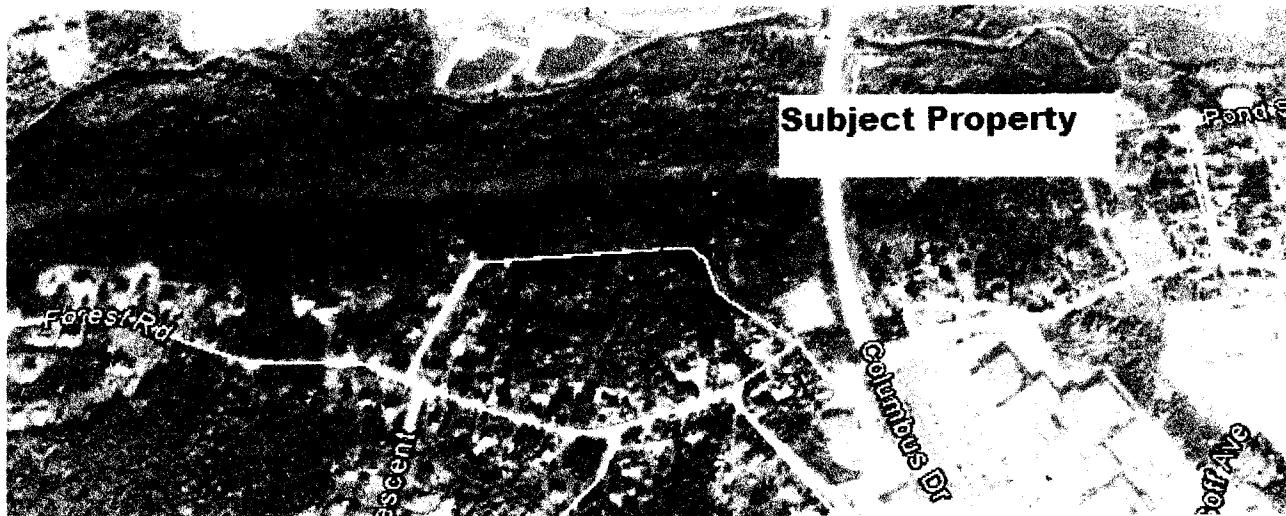


Proposed Subdivision Development, Forest Road

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 23rd 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 26th day of July, 2016.

Signed and sealed this 10th day of August, 2016.

Mayor: George Butt Jr.
George Butt Jr.

Clerk: Cathy Somers
Cathy Somers

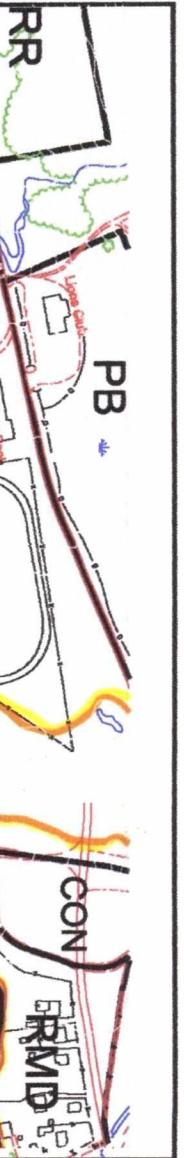
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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



950-2016-037
September 15, 2016
COLLINS



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

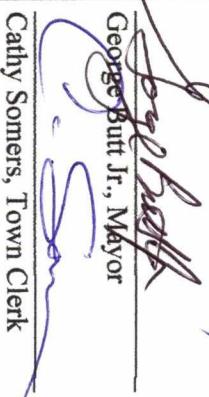
Area to be Rezoned from Residential Large
Lot (RLL) to Residential Low Density
(RLD)



**Development Regulations/Amendment
REGISTERED**

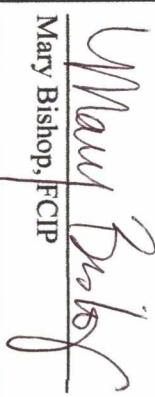
Number 950-2016 - 037
Date September 15, 2016
Signature George Butt Jr., Mayor

This 20th 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, 2000.


Mary Bishop, FCIP

