

**TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS
AMENDMENT NO. 34, 2017**

**Crockers Cove Point – Hotel Proposal
Conservation to Residential Medium Density**

**Prepared by:
Mary Bishop, FCIP
May, 2017**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT NO. 34, 2017**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts Development Regulations Amendment No. 34, 2017.

Adopted by the Town Council of Carbonear on the 5th day of September, 2017.

Signed and sealed this 13th day of February, 2018.

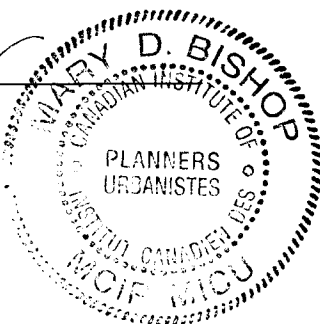
Deputy Mayor: Chris O'Grady
Chris O'Grady

Clerk: Cathy Somers
Cathy Somers

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 34, 2017 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. 34, 2017**

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

1. Adopted Development Regulations Amendment No. 34, 2017 on the 5th day of September, 2017.
2. Gave notice of the adoption of Development Regulations Amendment No. 34, 2017 by advertisement inserted in the September 19th and 26th, 2017 editions of the Compass.
3. Set the 5th day of October, 2017 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. 34, 2017 on the 13th day of February, 2018 with the following change:

Inserting an additional requirement into Condition 12 of the Residential Medium Density Use Zone to ensure that site features such as parking, lighting, dumpster and waste disposal facilities, loading areas, decks and related outdoor amenity areas be designed and placed to minimize impact on the surrounding residential areas with respect to noise, light and disturbance.

SIGNED AND SEALED this 13th day of February, 2018.

Deputy Mayor: Chris D'Grady
Chris D'Grady

Clerk: Cathy Somers
Cathy Somers

March 5, 2018
Mary O'Leary

TOWN OF CARBONEAR DEVELOPMENT REGULATIONS AMENDMENT NO. 34, 2017

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 23, 2017.

The Town proposes to rezone land at Crockers Cove Point off Burnt Head Road from the Conservation land use zone to the Residential Medium Density land use zone to allow construction of a hotel.

PUBLIC CONSULTATION

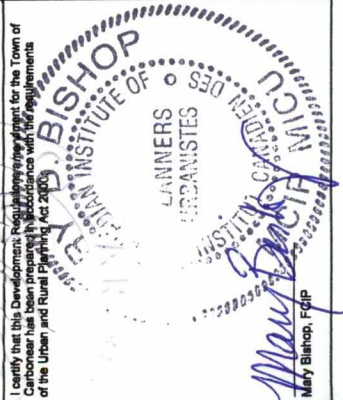
The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 23, 2017.

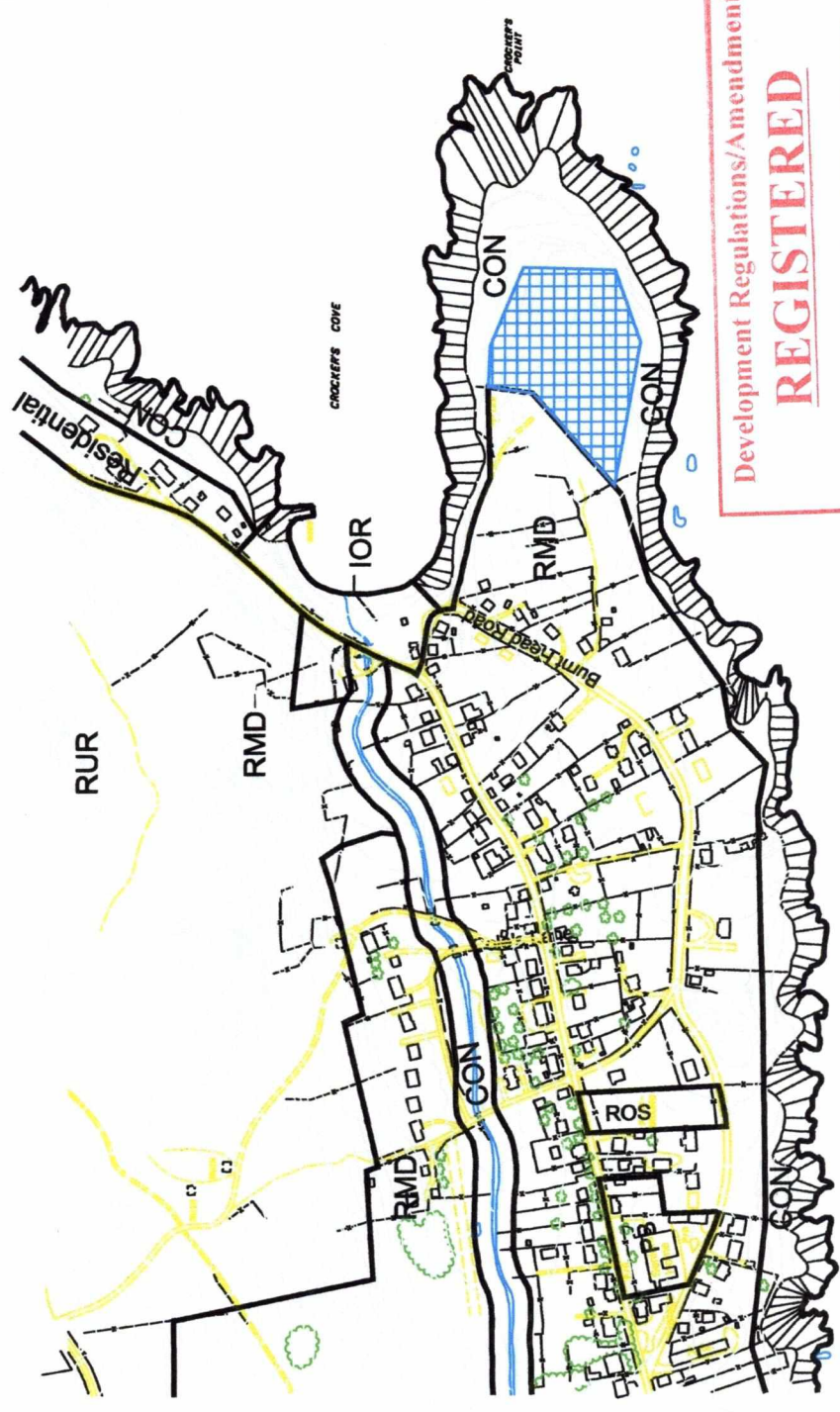
AMENDMENT

The Carbonear Development Regulations shall be amended as follows:

1. Rezoning lands at Crockers Cove Point from the Conservation (CON) land use zone to the Residential Medium Density (RMD) 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. 34, 2017.
3. Adding Commercial Residential as a Discretionary use and the following as Condition 12, to the Residential Medium Density Use Zone Table in Schedule C of the Development Regulations:
 12. Commercial Residential uses – Commercial residential uses shall be limited to Crockers Cove Point and subject to the following conditions:
 - i. That buildings are designed and placed on the site to blend into the natural surroundings, considering the landscape, topography, visibility of the site from the Town and from Conception Bay, and with a minimum building line setback from the front lot line of 15m;
 - ii. Building height will be limited to 10m. Buildings higher than 10m may be considered subject to Council's review and consideration of a visual impact assessment, prepared by the proponent, showing how the proposed building will appear on the site and from surrounding vantage points.

- iii. That the site be designed to minimize hard surface areas such as parking lots;
- iv. A fence or landscape buffer may be required to screen the site from adjacent residential uses;
- v. Site features such as parking, lighting, dumpster and waste disposal facilities, loading areas, decks and related outdoor amenity areas shall be designed and placed to minimize impact on the surrounding residential areas with respect to noise, light and disturbance.
- vi. That the building be setback from the top of the cliff a minimum of 30m.
- vii. An archaeological assessment is conducted in accordance with the requirements of the Historic Resources Act and the Provincial Archaeology Office.

Town of Carbonear Development Regulations Land Use Zoning Map 2 Amendment No. 34, 2017	
From: Conservation (CON) To: Residential Medium Density (RMD)	Dated at Carbonear, Newfoundland and Labrador This <u>13th</u> , day of <u>February</u> , 2018 <u>Chris O'Grady, Deputy Mayor</u> <u>Cathy Somers, Town Clerk</u>
I certify that this Development Regulation Amendment for the Town of Carbonear has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000. <div style="text-align: right;">  <u>Mary Bishop, Ekip</u> Mary Bishop, Ekip </div>	



Development Regulations/Amendment

REGISTERED

Number 950-2018-038
 Date March 5, 2018
 Signature Mary Day

CARBONEAR BAY