

**TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS
AMENDMENT NO. 35, 2018**

**Clarke's Road
Rural to Residential-Rural**

**Prepared by:
Mary Bishop, FCIP
February, 2018**

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT NO. 35, 2018

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts Development Regulations Amendment No. 35, 2018.

Adopted by the Town Council of Carbonear on the 10th day of April, 2018.

Signed and sealed this 10th day of May, 2018.

Def-17 Mayor: Claudia

Clerk: C. Somers

Cathy Somers

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 35, 2018 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. 35, 2018**

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. 35, 2018 on the 10th day of April, 2018.
4. Gave notice of the adoption of Development Regulations Amendment No. 35, 2018 by advertisement inserted on the 17th and 24th days of April, 2018 in the Compass.
5. Set the 3rd day of May, 2018 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. 35, 2018 on the 8th day of May, 2018.

SIGNED AND SEALED this 10th day of May, 2018

By: Mayor: C. Somers

Clerk: C. Somers
Cathy Somers

Development Regulations/Amendment REGISTERED	
Number	950-2018-039
Date	May 22, 2018
Signature	<u>Mary Cleary</u>

TOWN OF CARBONEAR DEVELOPMENT REGULATIONS AMENDMENT NO. 35, 2018

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 24, 2018.

The Town proposes to rezone lands on the south side of Clarke's Road from the Rural land use zone to the Residential-Rural land use zone to allow residential development.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 24, 2018.

AMENDMENT

The Carbonear Development Regulations shall be amended as follows:

1. Rezoning land on the south side of Clarke's Road from the Rural (Rur) 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. 35, 2018.
3. Adding as Condition 2 to the Residential-Rural land use zone, the following:

2. Groundwater Assessment

An assessment of the quality and quantity of groundwater shall be required in accordance with the Provincial Policy on Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells;

and renumbering the conditions that follow accordingly.

**Town of Carbonear
Development Regulations**

Amendment No. 35, 2018
Land Use Zoning Map 2

From: Rural (RUR)
To: Residential - Rural (RR)
Development Regulations/Amendment
REGISTERED

Number 95D-2018-039
Date May 22, 2018
Signature Mary D. Bishop
Dated at Carbonear, Newfoundland and Labrador

This 10th day of May, 2018

C. Somers
Mayor

Cathy Somers, Town Clerk

I certify that this Development Regulation No. 35, 2018
has been registered in accordance with the
Urban and Rural Planning Act, 2010.

