



MUNICIPAL PLAN 2004 - 2015

MUNICIPAL PLAN AMENDMENT No. 19, 2015

“CONSERVATION” TO “INDUSTRIAL”

Goff Avenue

APRIL 2015

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT No. 19, 2015

Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Carbonear.

- a) Adopted the Carbonear Municipal Plan Amendment No. 19, 2015, on the 2nd day of November, 2015.
- b) Gave notice of the adoption of the Town of Carbonear Municipal Plan Amendment No. 19, 2015, by advertisement inserted on the 10th day and the 17th day of November, 2015 in *The Compass* newspaper.
- c) Set the 25th day of November at 7:30 p.m. at the Town Hall, Carbonear for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear approves the Town of Carbonear Municipal Plan Amendment No. 19, 2015 as adopted (or as amended).

SIGNED AND SEALED this 8th day of December, 2015

Mayor:

George Butt

(Council Seal)

Clerk:

C. S. S.

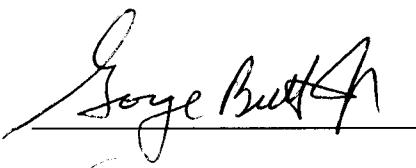
950-2016-023
March 15 2016
Councillor

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT No. 19, 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Carbonear adopts the Town of Carbonear Municipal Plan Amendment No. 19, 2015.

Adopted by the Town Council of Carbonear on the 2nd day of November, 2015.

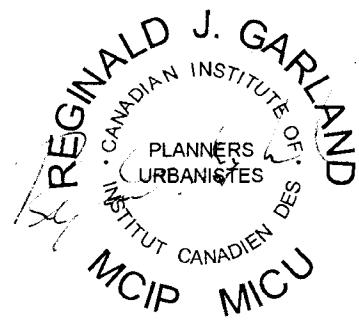
Signed and sealed this 3rd day of November, 2015.

Mayor:  (Council Seal)

Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Carbonear Municipal Plan Amendment No. 19, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

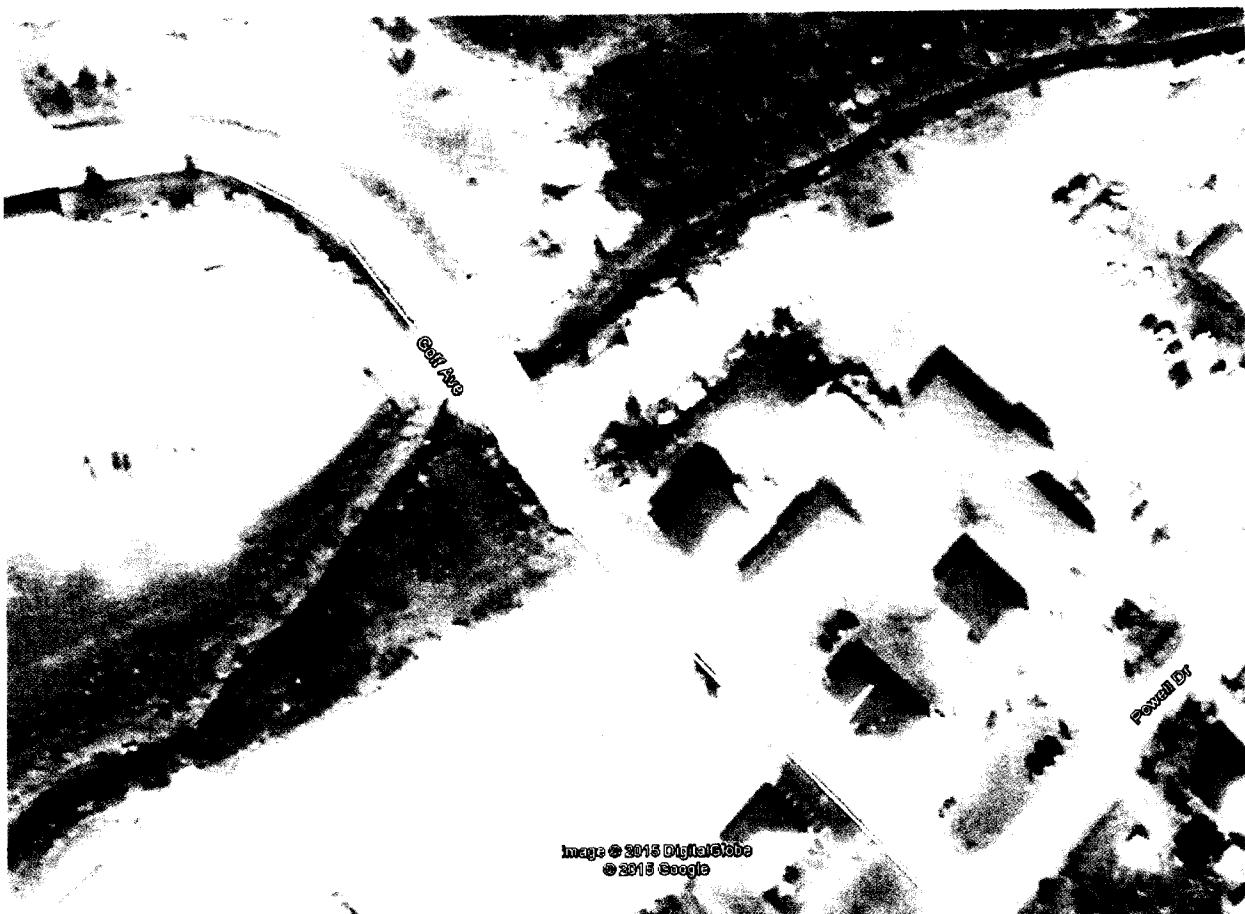


TOWN OF CARBONEAR

MUNICIPAL PLAN AMENDMENT No. 19, 2015

BACKGROUND

The Town of Carbonear proposes to amend its Municipal Plan. Goff Avenue is a small industrial/commercial area located of Powell Drive which was developed in the early 1980's. Powell's Brook runs through the industrial/commercial area and is perpendicular to Goff Avenue at the point of intersection. The base mapping for the Future Land Use Map is early 1970's photography which identified a small tributary on the north side of Powell's Brook with its intersection with Goff Avenue. With the industrial/commercial development, the small tributary no longer exists. This area is clearly identified on the 2014 Google Earth imagery below.



The Future Land Use Map has this small area designated as Conservation along with Powell's Brook. The purpose of this amendment is to re-designate this small area of land required for proposed industrial/commercial expansion from Conservation to Industrial.

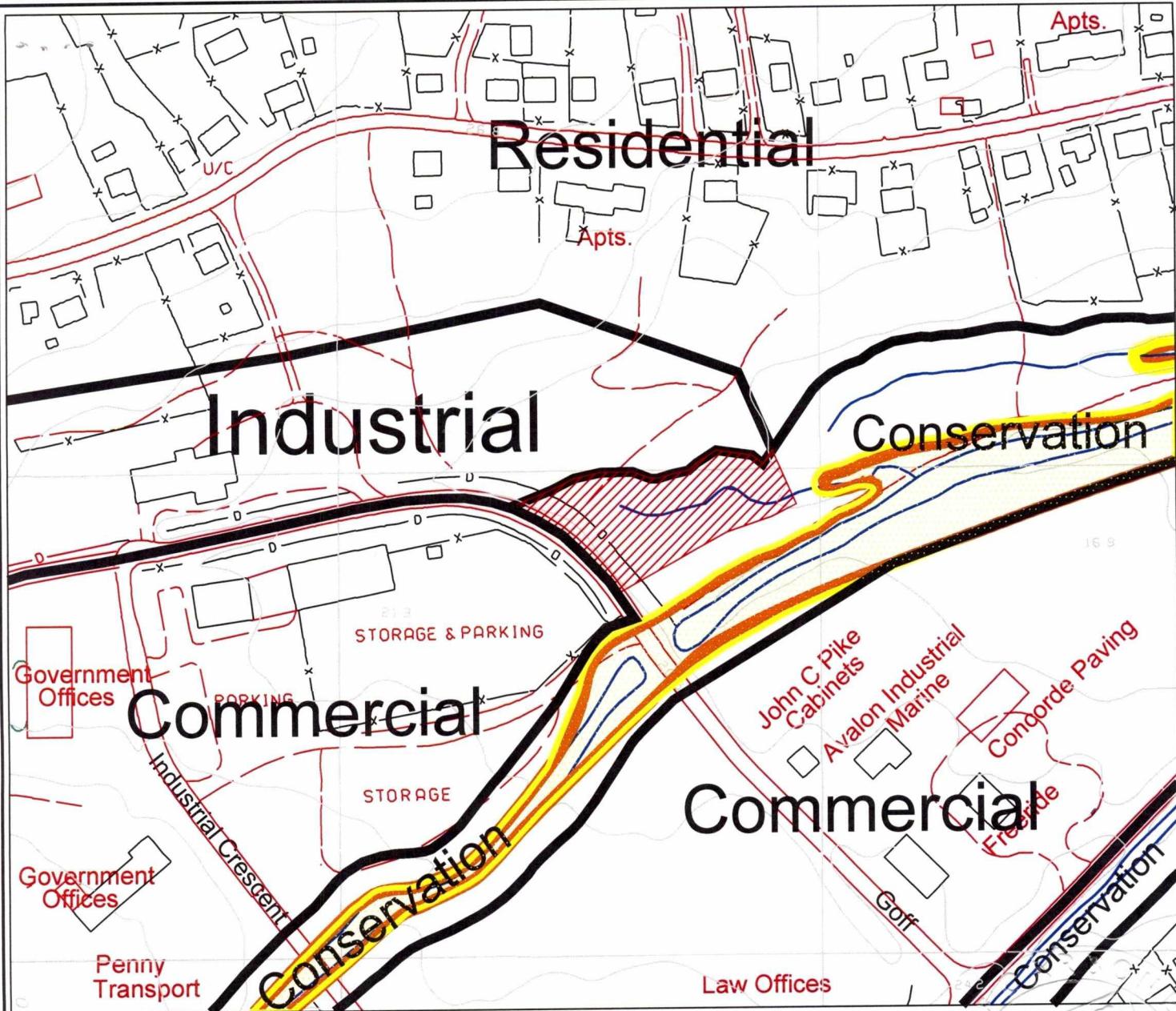
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Municipal Plan amendment. The Town Council of Carbonear published a notice in *The Compass* newspaper on June 9, 2015, advertising the development proposal seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Office from June 9, to June 16, 2015, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received during the time period.

AMENDMENT No. 19, 2015

The Town of Carbonear Municipal Plan is amended by:

- A) *Changing* an area of land from "Conservation" to "Industrial" as shown on the attached copy of the Town of Carbonear Municipal Plan Future Land Use Map.**



**TOWN OF CARBONEAR
MUNICIPAL PLAN 2004-2014**

FUTURE LAND USE MAP

**MUNICIPAL PLAN
AMENDMENT No. 19, 2015**

**Dated at Carbonear
Municipal Plan/Amendment**

REGISTERED

Number 950-2016-023

Date March 15, 2016

Signature Conner

Seal

This 3rd Day of NOVEMBER 2015

George Best Mayor
C. Son Clerk



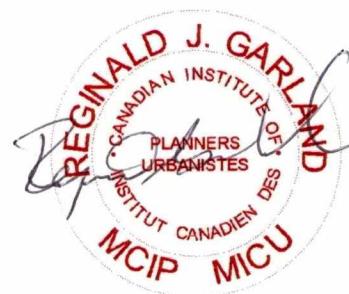
Area to be changed from: "Conservation"
to "Industrial"

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



I certify that the attached Town of Carbonear Municipal Plan Amendment No. 19, 2015, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.