



## **MUNICIPAL PLAN 2004 - 2015**

### **MUNICIPAL PLAN AMENDMENT No. 20, 2015**

**“Amendment to Policies 2.2.1, 2.2.4, and 2.2.11”**

**APRIL 2015**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF CARBONEAR  
MUNICIPAL PLAN AMENDMENT No. 20, 2015**

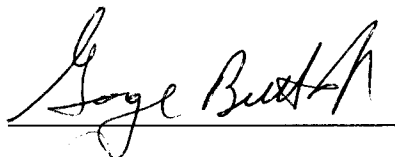
Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Carbonear.

- a) Adopted the Carbonear Municipal Plan Amendment No. 20, 2015, on the 2<sup>nd</sup> day of November, 2015.
- b) Gave notice of the adoption of the Town of Carbonear Municipal Plan Amendment No. 20, 2015, by advertisement inserted on the 10<sup>th</sup> day and the 17<sup>th</sup> day of November, 2015 in *The Compass* newspaper.
- c) Set the 25<sup>th</sup> 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. 20, 2015 as adopted (or as amended).

SIGNED AND SEALED this 9<sup>th</sup> day of December, 2015

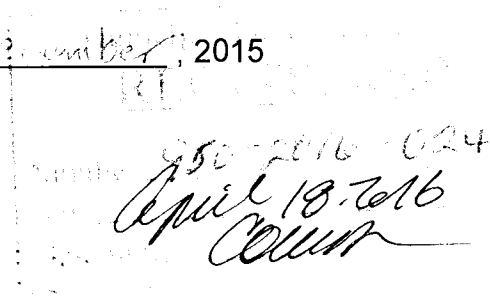
**Mayor:**



(Council Seal)

**Clerk:**





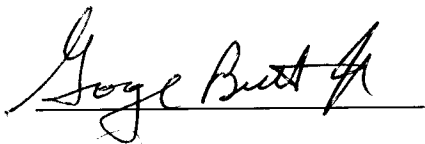
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
MUNICIPAL PLAN AMENDMENT No. 20, 2015**

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. 20, 2015.

Adopted by the Town Council of Carbonear on the 2<sup>nd</sup> day of November, 2015.

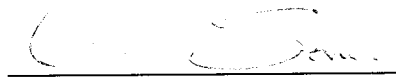
Signed and sealed this 3<sup>rd</sup> day of November, 2015.

**Mayor:**



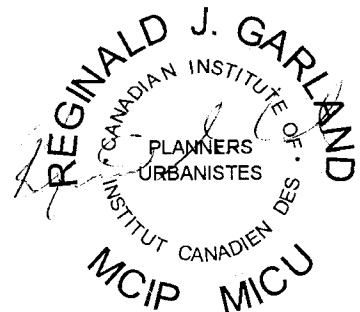
(Council Seal)

**Clerk:**



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Carbonear Municipal Plan Amendment No. 20, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# **TOWN OF CARBONEAR**

## **MUNICIPAL PLAN AMENDMENT No. 20, 2015**

### **BACKGROUND**

The Town of Carbonear proposes to amend its Municipal Plan. The Little Island Pond Watershed is located in the western part of the Town's Planning Area. The Line Road passes through the Watershed area and historically, this area has been a popular cottage area with many cottages located on or near the Line Road. Many of these cottages are located on private land originally granted by the Crown and exist in the watershed as legal non-conforming uses. Council has received inquiries about redevelopment of private vacant land granted by the Crown as a cottage lot where the cottage has been destroyed by fire or where the lot was never developed.

The purpose of this Amendment is to amend Municipal Plan Policy 2.2.11 to add seasonal residential (cottages) as a discretionary use to the Watershed Policy 2.2.11 which will allow Council to consider redevelopment of private vacant land granted by the Crown subject to the approval of the Water Resources Management Division.

### **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. 20, 2015

The Town of Carbonear Municipal Plan is amended by:

- A) **Amending** Municipal Plan Policy 2.2.1, General Development Policies as shown below:

### **Cottages (Residential Seasonal)**

- Cottages shall only be permitted within the Residential Seasonal land use designation as found in Schedule "C" of the Carbonear Development Regulations.
- *Cottages may be permitted in the Watershed designation in conformity with Plan Policies 2.2.4 and 2.2.11.*

- B) **Amending** Municipal Plan Policy 2.2.4, Residential Density, as shown below:

- Residential Seasonal density (cottages) shall only be permitted within the Residential Seasonal land use designation as found in Schedule "C" of the Town's Development Regulations. Development in these areas shall have the approval of the Government Service Centre for onsite well and septic systems.
- *Residential Seasonal (cottages) may be permitted in the Watershed designation in conformity with Plan Policy 2.2.11.*

- C) **Amending** Municipal Plan Policy 2.2.11, Watershed, as shown below:

- Within the watershed, forestry, agriculture, **seasonal residential (cottages)** and recreational open space uses may be permitted on a discretionary basis, subject to approval and compliance with the Department of Environment and Conservation.
- *In order to protect the integrity of the Town's water supply area, no new cottage development will be permitted within the Watershed. At its discretion, Council may consider an application for a cottage use, under the following conditions:*
  - a) *the land was granted for recreational use prior to the site being designated as Watershed;*
  - b) *the site is approved by the Department of Environment and Conservation.*

- Council will monitor the capacity of the catchment to ensure a safe and adequate water supply for the Town.