



MUNICIPAL PLAN 2004 - 2014

DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2016

“Add Breakwater to the Non-Building Uses, Classification of Uses of Land and Buildings, Schedule B”

“Add Transportation as a Discretionary Use to the Heritage Area Land Use Zone Table, Schedule C”

February 2016
PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2016

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 Development Regulations Amendment No. 31, 2016, on the 4th day of April, 2016.
- b) Gave notice of the adoption of the Town of Carbonear Development Regulations Amendment No. 31, 2016, by advertisement inserted on the 12th day and the 19th day of April, 2016 in *The Compass* newspaper.
- c) Set the 27th day of April 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 Development Regulations Amendment No. 31, 2016 as adopted (or as amended).

SIGNED AND SEALED this 3rd day of May, 2016

Mayor:

George Butt

(Council Seal)

RECEIVED

Clerk:

D. Son

Number: 950-2016-036
Date: June 28 2016
Signature: Colin

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2016

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Carbonear adopts the Town of Carbonear Development Regulations Amendment No. 31, 2016.

Adopted by the Town Council of Carbonear on the 4th day of April, 2016.

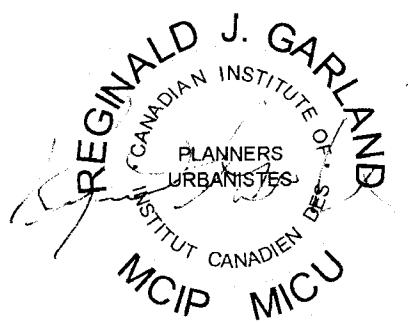
Signed and sealed this 5th day of April, 2016.

Mayor: George Bell Jr. (Council Seal)

Clerk: C. S.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Carbonear Development Regulations Amendment No. 31, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF CARBONEAR

DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2016

BACKGROUND

The Town of Carbonear proposes to amend its Development Regulations. The Town has received a proposal from Small Crafts and Harbours to construct a new breakwater in the Heritage Area Land Use Zone. A breakwater is considered as a transportation use. The Heritage Area Land Use Zone Table does not list a breakwater as a permitted or discretionary use.

The purpose of this amendment is to add “breakwaters” to the list of examples found in the Non-Building Uses, Classification of Uses of Land and Buildings, Schedule B. The amendment will also add “transportation” as a discretionary use to the Heritage Area Land Use Zone Table, Schedule C.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Development Regulations amendment. The Town Council of Carbonear published a notice in *The Compass* newspaper on February 23, 2016, 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 February 23, to March 1, 2016, 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.

DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2016

The Town of Carbonear Development Regulations are amended by:

A) Adding breakwaters as an example to the Non-Building Uses, Classification of Uses of Land and Buildings, Schedule B, as shown below:

CLASSIFICATION OF USES OF LAND AND BUILDINGS

GROUP	DIVISION	CLASS	EXAMPLES
G. NON-BUILDING USES	1. Uses not directly related to building.	(k) Transportation	Airfields Railway Yards Docks and Harbours Breakwaters

B) Adding transportation as a discretionary use to the Heritage Area Land Use Zone Table, Schedule C, as shown below:

ZONE TITLE	HERITAGE AREA	(HA)
PERMITTED USE CLASSES - (see Regulation 89) Single dwelling, row dwelling, double dwelling, apartment building, boarding house (includes tourist homes and bed and breakfasts), personal service, general service, convenience store, catering, child care, office, medical and professional, personal service, take-out food service, convenience store, shop, cultural and civic, and place of worship.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) General Industry, and Light Industry, all classes in the industrial use group, <i>and transportation</i> .		