

**TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT
NO. 22, 2016**

**Civic No. 1, Chvo Drive
Commercial to Residential**

**Prepared by:
Mary Bishop, FCIP
April, 2016**

**RESOLUTION TO ADOPT
TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT No. 22, 2016**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts Municipal Plan Amendment No.22, 2016.

Adopted by the Town Council of Carbonear on the 18th day of April, 2016.

Signed and sealed this 20th day of April, 2016.

Mayor: George Butt Jr.
George Butt Jr.

Clerk: Cathy Somers
Cathy Somers

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 22, 2016 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
MUNICIPAL PLAN AMENDMENT NO. 22, 2016

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

1. Adopted Municipal Plan Amendment No. 22, 2016 on the 16th day of April, 2016.
2. Gave notice of the adoption of Municipal Plan Amendment No. 22, 2016 by advertisement inserted on the 3rd day of May, 2016 and the 10th day of May, 2016 in the Compass.
3. Set the 18th day of May, 2016 at 7:00 p.m. at the Carbonear Town Hall 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 Municipal Plan Amendment No. 22, 2016 on the 16th day of May, 2016.

SIGNED AND SEALED this 17th day of May, 2016.

Mayor: George Butt Jr.

George Butt Jr.

Clerk: C. Somers

Cathy Somers



Development Regulations/Amendment

REGISTERED

Number 950-2016-025

Date June 10, 2016

Signature Cathy Somers

MUNICIPAL PLAN AMENDMENT NO. 22, 2016

INTRODUCTION

The Town of Carbonear last reviewed and revised its Municipal Plan in 2004. The Town now wishes to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is approved by Council and submitted to the Minister of Municipal Affairs for registration.

BACKGROUND

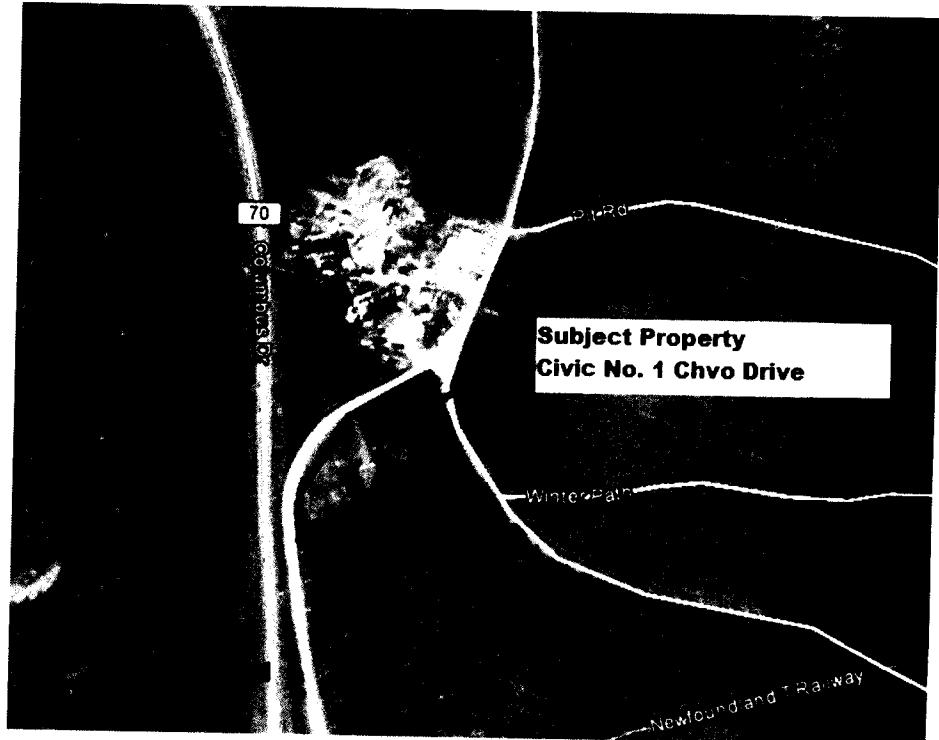
The Town of Carbonear has received an application to renovate and convert the former CHVO Radio station building at Civic No. 1 Chvo Drive, to a single residential dwelling.

The property is designated Commercial in the Carbonear Municipal Plan and zoned Commercial General in the Development Regulations. Residential uses in the form of single dwellings are not permitted in the land use designation or the use zone. As a result, an amendment to the Plan is required to accommodate the residential use of the property at this location.

Subject Property

The subject property is 1.038ha and fronts onto Chvo Drive. The property is partly developed, including a commercial building with yard and parking lot with an access to Chvo Drive. The remainder of the property consists of natural tree and shrub cover.

The building on the property is serviced with an on-site well and septic system. Municipal piped water and sewer services are not available on Chvo Drive.



Lands surrounding the subject property to the south and east are forested. The limited access Conception Bay Bypass Road (Route 75) is immediately west of Chvo Drive and there is no access to this highway from the street. To the northeast of the subject property there is a commercial garage and scrap yard operation. There are no other residential dwellings in the immediate area of the subject property.

The proposed residential use of the property provides an opportunity to re-use an existing building that is currently underutilized, ensuring its improvement and continued maintenance. With the exception of the commercial garage/scrappyard, the location is essentially rural, and the lot size and frontage exceed the minimum required for lots in the Residential Rural land use zone. As such, there is area within the lot to erect structures to screen the residence from adjacent uses where necessary from nearby commercial uses.

In considering the change to designate the property for residential uses, the Town recognizes the proximity to potentially conflicting existing uses, and uses that may be permitted in the future, adjacent to the subject property. Council also recognizes that the conversion of the building to a residential use is an opportunity to ensure continuous use of the property and the re-use of an otherwise underutilized space.

Municipal Plan Policy

Policies of the Plan provide for rural residential uses.

Residential Policy 2.2.4. states that:

“Rural Residential density will be maintained in unserviced or partially serviced areas such as the upper levels of Chapel Hill and Bunker’s Hill, Line\Road and the upper levels of Saddle Hill. Development in these areas may be permitted on building lots of a size which are capable of accommodating private water supply and/or sewage disposal systems.”

Having reviewed the area in question, the Town of Carbonear is proposing to redesignate Civic No. 1 Chvo Drive to the Residential land use designation, and in a corresponding amendment to the Development Regulations, re-zone the property to the Residential – Rural land use zone, in order to accommodate the conversion of the existing building on this property, to a residence.

PUBLIC CONSULTATION

A public information session on the proposed amendment was scheduled for April 5th following notice in the Compass. No inquiries, objections or representations were received and the session was cancelled.

AMENDMENT No. 1, 2016

The Carbonear Municipal Plan shall be amended as follows:

1. By redesignating Civic No. 1 Chvo Drive, currently designated Commercial on the Future Land Use Map, to the Residential land use designation. The land to be redesignated is shown on the attached Map 2 - Town of Carbonear Municipal Plan Amendment No. 22, 2016.
2. Adding the following (highlighted text) to Residential Policy 2.2.4 of the Municipal Plan:

Rural Residential density will be maintained in unserviced or partially serviced areas such as the upper levels of Chapel Hill and Bunker's Hill, Line\Road, the upper levels of Saddle Hill and at Civic No. 1 Chvo Drive. Development in these areas may be permitted on building lots of a size which are capable of accommodating private water supply and/or sewage disposal systems. Development in these areas shall have the approval of the Government Service Centre for onsite well and septic systems.

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Town of Carbonear
Municipal Plan 2004-2014
Amendment No. 22, 2016
Future Land Use Map 2

From: Commercial
To: Residential

**Municipal Plan/Amendment
REGISTERED**

Number 950-2016-025
Date June 10, 2016
Signature George Butt Jr.

This 10th, day of April, 2016

George Butt Jr., Mayor

C. Somers
Cathy Somers, Town Clerk

I certify that this Municipal Plan Amendment No. 22, 2016
has been prepared in accordance with the requirements of the
Urban and Rural Planning Act, 2006.

Mary Bishop
Mary D. Bishop, FCIP

