



Government of Newfoundland and Labrador
Department of Municipal Affairs
Engineering & Land Use Planning Division

May 8, 2013

Ms. Cynthia Davis
Town Administrator
Town of Carbonear
P.O. Box 999
Carbonear, NL A1Y 1C5

Dear Ms. Davis

**CARBONEAR
Development Regulations Amendment No 25, 2013**

I am pleased to inform you that the **Town of Carbonear Development Regulations Amendment No. 25, 2013**, as adopted by Council on the **9th day of April, 2013**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper. I have enclosed a notice template to assist Council in the preparation of this notice.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, NL A1B 4J6).

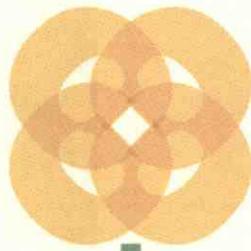
Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,

A handwritten signature in blue ink that appears to read 'Corrie Davis'.

Corrie Davis, MCIP
Manager, Land Use Planning Division

cc: Reginald Garland, MCIP
Encls
/ch



TOWN OF **Carbonear**

MUNICIPAL PLAN 2004 - 2014

DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2013

“RESIDENTIAL LARGE LOT” TO “RESIDENTIAL MEDIUM DENSITY”

“RESIDENTIAL LARGE LOT” TO “RESIDENTIAL LOW DENSITY”

“COMMERCIAL HIGHWAY” TO “COMMERCIAL GENERAL”

Forest Road

MARCH 2013

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2013

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carbonear adopts the Town of Carbonear Development Regulations Amendment No. 25, 2013.

Adopted by the Town Council of Carbonear on the 9th day of April, 2013.

Signed and sealed this 15th day of April, 2013.

Mayor: Tom McI (Council Seal)

Clerk: C. Son

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Carbonear Development Regulations Amendment No. 25, 2013, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	950-2013-030
Date	May 8 2013
Signature	<u>Colleen</u>



TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2013

BACKGROUND

The Town of Carbonear proposes to amend its Development Regulations. The Town has received a comprehensive proposal for a 46 lot Residential Subdivision to be located west off Forest Road. The proposed development will be fully serviced with Town water and sewer.

The area is presently zoned as Residential Large Lot (RLL). The purpose of this Amendment is to re-zone land required for the Residential Subdivision from Residential Large Lot (RLL) to Residential Medium Density (RMD). The subdivision design meets the requirements of the Residential Medium Density Land Use Zone Table which requires a minimum frontage of 15 m and a minimum area of 450 m².

The Blueberry Crescent Subdivision to the west is zoned as Residential Low Density (RLD). The rear portions of lot Nos. 28-31, along with the rear portion of lot No. 2, are located in the Residential Large Lot (RLL) Land Use Zone. This Amendment will rezone that portion of the Blueberry Crescent Subdivision from Residential Large Lot (RLL) to Residential Low Density (RLD).

A local car dealership is located off Forest Road and is zoned as Commercial Highway (CH). While the local car dealership is not directly related to a highway use, it would be more appropriate to have the area zoned a Commercial General (CG). This Amendment will rezone land required for the local car dealership from Commercial Highway (CH) to Commercial General (CG).

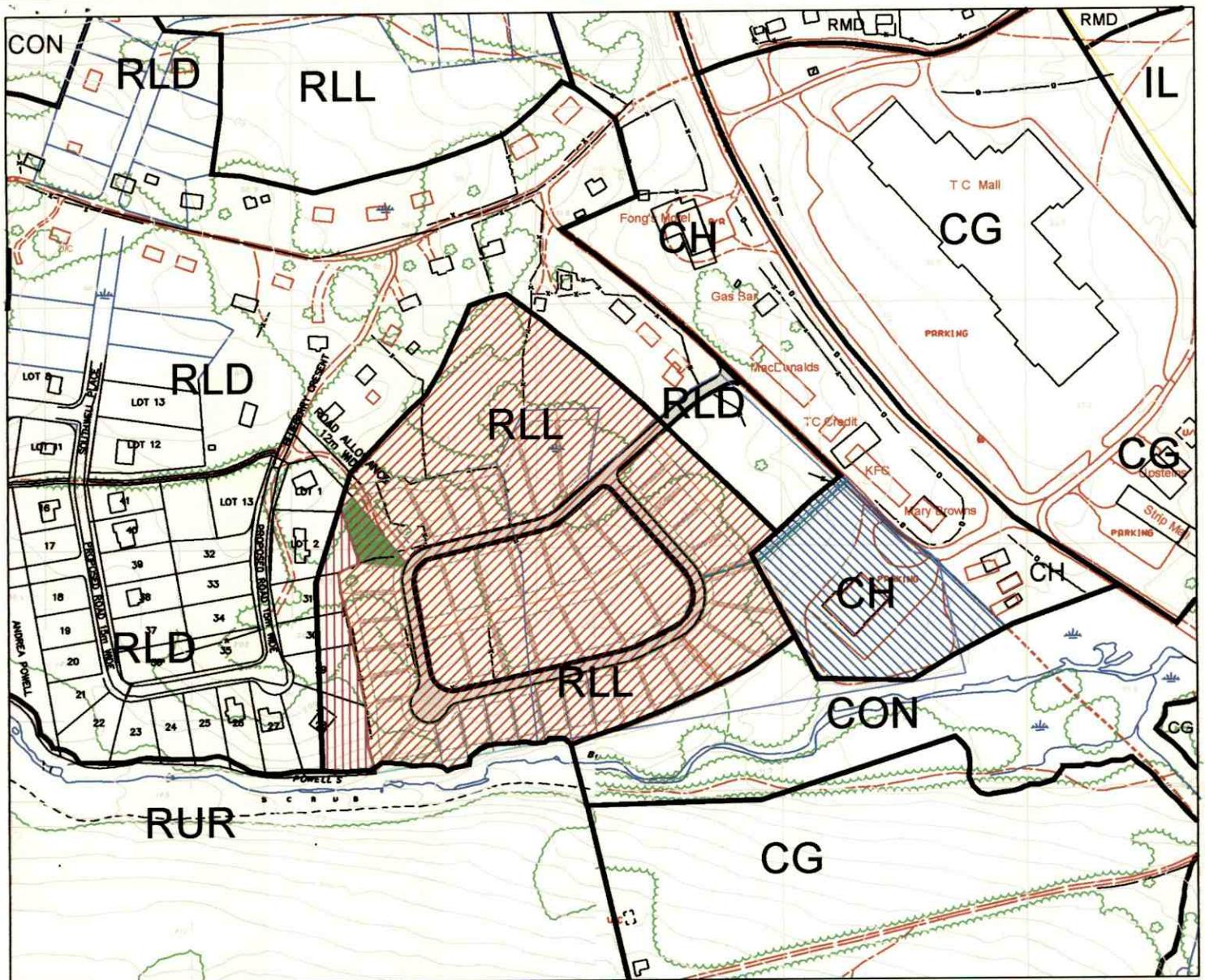
PUBLIC CONSULTATION

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 March 26, 2013, advertising the development proposal seeking comments or representations from the public. The Town placed the proposal on display at the Town Office. No written comments or objections were received during the time period.

DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2013

The Town of Carbonear Development Regulations are amended by:

- A) *Changing* an area of land from "Residential Large Lot" to "Residential Medium Density",**
- B) *Changing* an area of land from "Residential Large Lot" to "Residential Low Density", and**
- C) *Changing* an area of land from "Commercial Highway" to "Commercial General" as shown on the attached copy of the Town of Carbonear Land Use Zone Map.**



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

LAND USE ZONING MAP 2

**DEVELOPMENT REGULATIONS
AMENDMENT No. 25, 2013**

**Development Regulations/Amendment
Dated at Carbonear
REGISTERED**

This 15th Day of April 2013

Number 950-2013-030

Date May 8, 2013

Signature C. Son

John Mark Mayor

C. Son Clerk



Area to be changed from: **“Residential Large Lot”** to **“Residential Medium Density”**

Seal



Area to be changed from: **“Residential Large Lot”** to **“Residential Low Density”**



Area to be changed from: **“Commercial Highway”** to **“Commercial General”**



PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Carbonear Development Regulations Amendment No. 25, 2013, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.