

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**

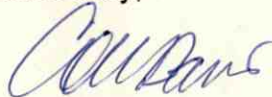
I am pleased to inform you that the **Town of Carbonear Development Regulations Amendment No. 25, 2013**, as adopted by Council on the **9<sup>th</sup> day of April, 2013**, has now been registered.

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](mailto:queensprinter@gov.nl.ca)), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

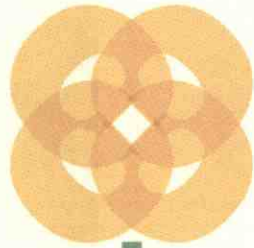
Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



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 9<sup>th</sup> day of April, 2013.

Signed and sealed this 15<sup>th</sup> day of April, 2013.

Mayor: [Signature] (Council Seal)

Clerk: [Signature]

**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	
<b>REGISTERED</b>	
Number	<u>950-2013-030</u>
Date	<u>May 8 2013</u>
Signature	<u>[Signature]</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 m<sup>2</sup>.

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

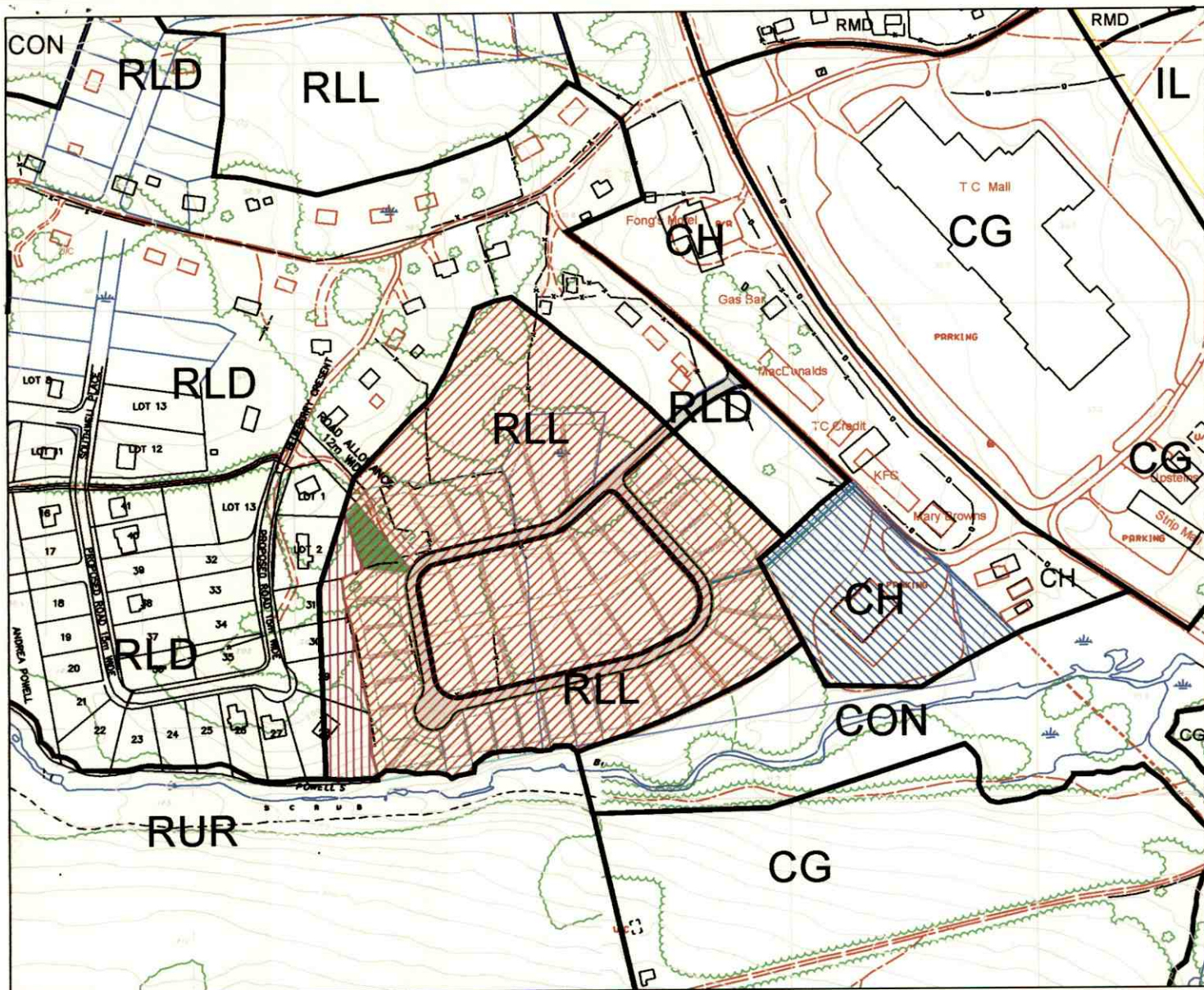
During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Development Regulations amendment. The Town Council of Carbonear published a notice in *The Compass* newspaper on March 26, 2013, advertising the development 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**

Number 950-2013-030

Date May 8, 2013

Signature [Signature]

This 15<sup>th</sup> Day of April 2013

[Signature] Mayor

[Signature] Clerk



Area to be changed from: "Residential Large Lot" to "Residential Medium Density"



Area to be changed from: "Residential Large Lot" to "Residential Low Density"



Area to be changed from: "Commercial Highway" to "Commercial General"

Seal



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.