

TOWN OF Carbonear

MUNICIPAL PLAN 2004 - 2014

DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2014

“COMMERCIAL GENERAL” TO “RESIDENTIAL RURAL”

Clarke's Road

AUGUST 2014

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2014

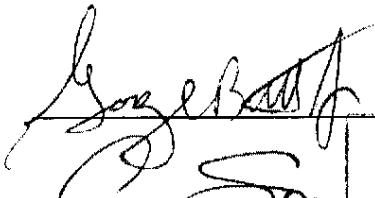
Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Carbonear.

- a) Adopted the Carbonear Development Regulations Amendment No. 26, 2014, on the 21st day of October, 2014.
- b) Gave notice of the adoption of the Town of Carbonear Development Regulations Amendment No. 26, 2014, by advertisement inserted on the 4th day and the 11th day of November, 2014, in *The Compass* newspaper.
- c) Set the 25th day of November, 2014, 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*, the Town Council of Carbonear approves the Town of Carbonear Development Regulations Amendment No. 26, 2014 as adopted (or as amended).

SIGNED AND SEALED this 2nd day of December, 2014

Mayor:



(Council Seal)

Development Regulations, 2014

Clerk:



REGISTERED

Number 950-2015-031

Date February 16 2015

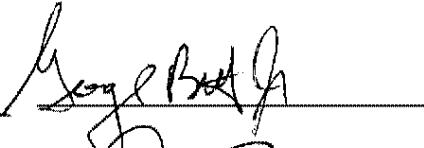
Signature 

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2014

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. 26, 2014.

Adopted by the Town Council of Carbonear on the 21st day of October, 2014.

Signed and sealed this 2nd day of December, 2014.

Mayor:  (Council Seal)

Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Carbonear Development Regulations Amendment No. 26, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2014

BACKGROUND

The Town of Carbonear proposes to amend its Development Regulations. The Town has received an application to develop a single family dwelling on property located on the north side of Clarke's Road. Another dwelling already exists on adjacent property to the east. There are no Town water or sewer services in the immediate vicinity.

The Land Use Zone Map has this area zoned as Commercial General. The purpose of this amendment is to re-zone an area of land required for both the existing and proposed dwelling from Commercial General to Residential Rural.

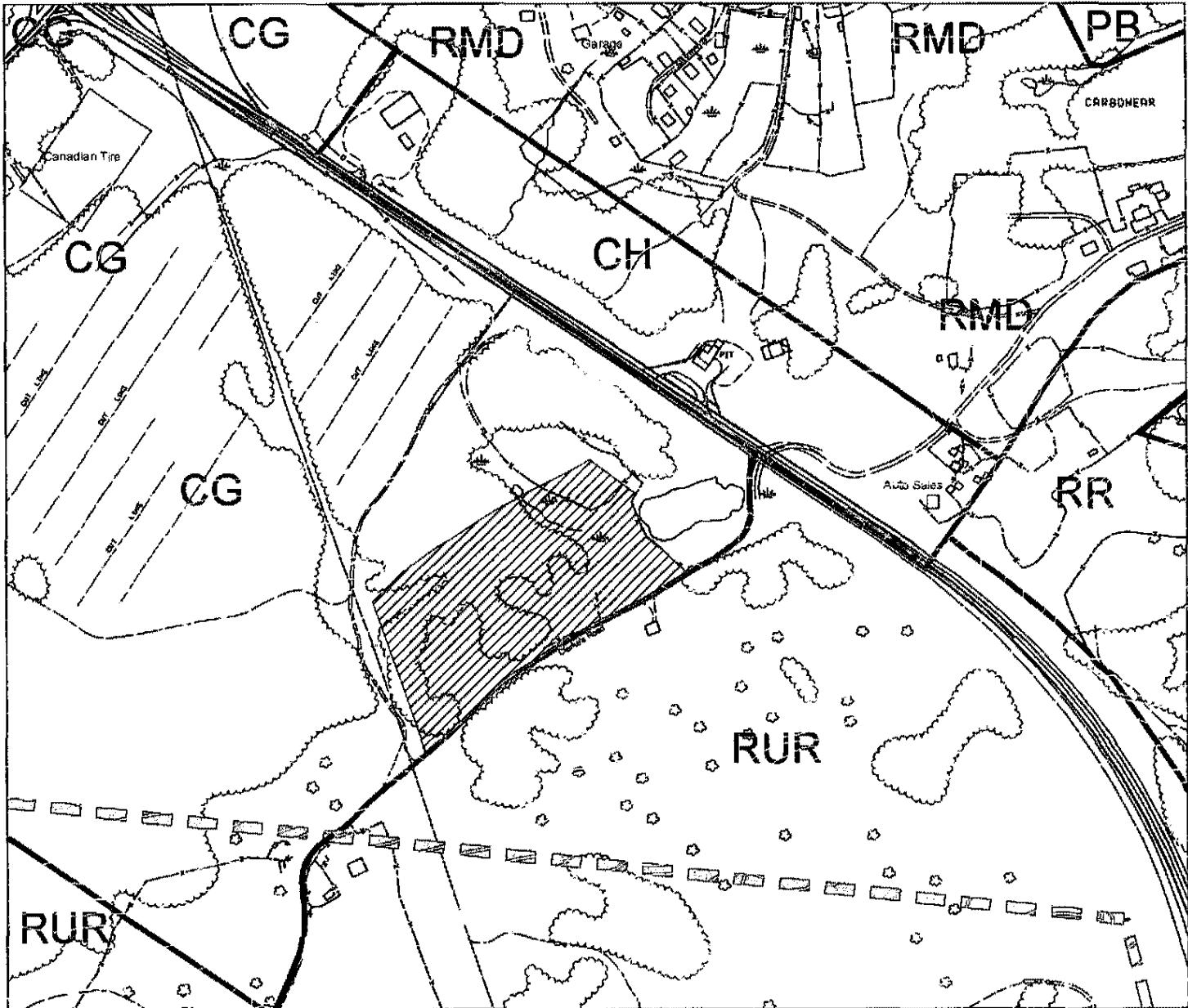
PUBLIC CONSULTATION

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 August 19, 2014, 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 August 19, to August 28, 2014, 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. 26, 2014

The Town of Carbonear Development Regulations are amended by:

- A) *Changing* an area of land from "Commercial General" to "Residential Rural" as shown on the attached copy of the Town of Carbonear Land Use Zone Map.



TOWN OF CARBONEAR Development Regulations/Amendment
MUNICIPAL PLAN 2004-2014

Dated at Carbonear

REGISTERED

LAND USE ZONING MAP 2

Number 950-2015-031

DEVELOPMENT REGULATIONS

AMENDMENT No. 26, 2014

This 2nd Day of December 2014

Joseph Butt Mayor
C. Son Clerk

Seal



Area to be changed from: "Commercial General" to "Residential Rural"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Carbonear Development Regulations Amendment No. 26, 2014, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

