

# □ 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**

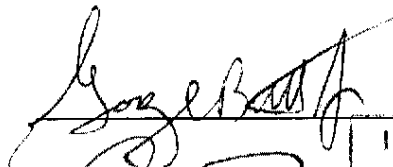
Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Carbonear.

- a) Adopted the Carbonear Development Regulations Amendment No. 26, 2014, on the 21<sup>st</sup> 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 4<sup>th</sup> day and the 11<sup>th</sup> day of November, 2014, in *The Compass* newspaper.
- c) Set the 25<sup>th</sup> 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 2<sup>nd</sup> day of December, 2014

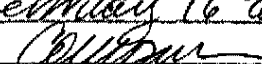
Mayor:



(Council Seal)

Clerk:



Development Regulations Amendment No. 26, 2014	
REGISTERED	
Number	950-2015-031
Date	February 16 2015
Signature	

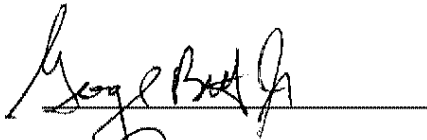
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF CARBONEAR  
DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2014**

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 21<sup>st</sup> day of October, 2014.

Signed and sealed this 2<sup>nd</sup> day of December, 2014.

**Mayor:**



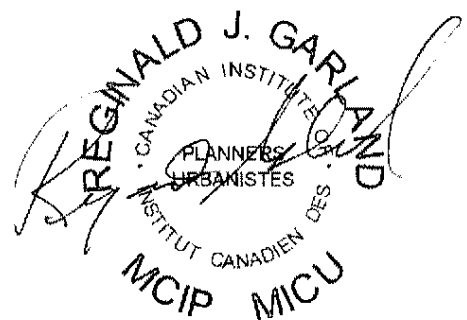
(Council Seal)

**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.

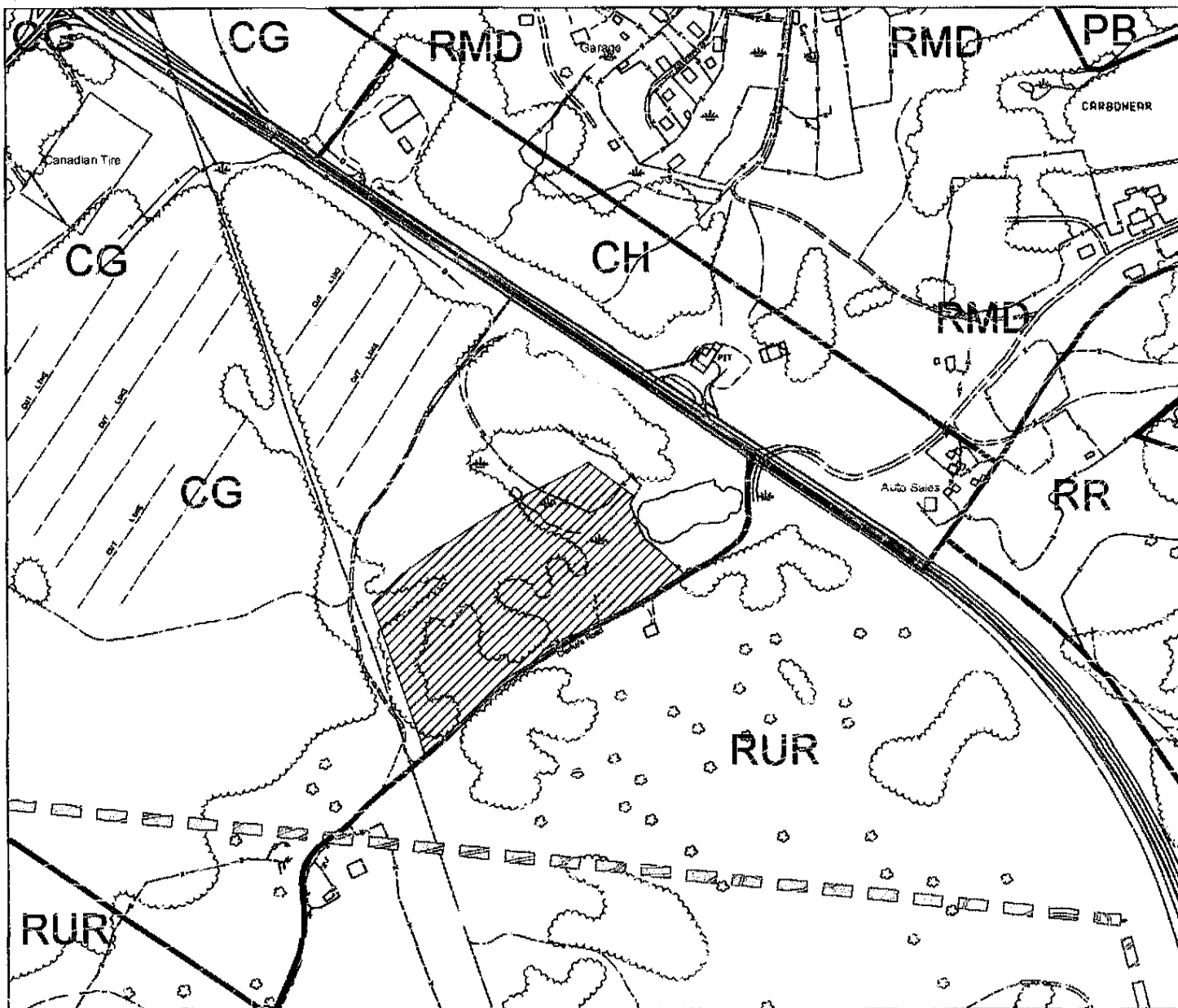
### **PUBLIC CONSULTATION**

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**  
**MUNICIPAL PLAN 2004-2014**

Development Regulations/Amendment

Dated at Carbonear

**REGISTERED**

**LAND USE ZONING MAP 2**

Number 950-2015-031

**DEVELOPMENT REGULATIONS**

**AMENDMENT No. 26, 2014**

Signature

February 16 2015  
[Signature]

This 2<sup>nd</sup> Day of December 2014

[Signature]  
[Signature]

Mayor

Clerk

Seal



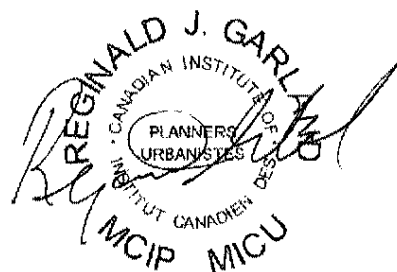
Area to be changed from: "Commercial General" to "Residential Rural"

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.