



TOWN OF Carbonear

MUNICIPAL PLAN 2004 - 2014

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2014

“RURAL” TO “RESIDENTIAL RURAL”

Freshwater Road

NOVEMBER 2014

PLAN-TECH



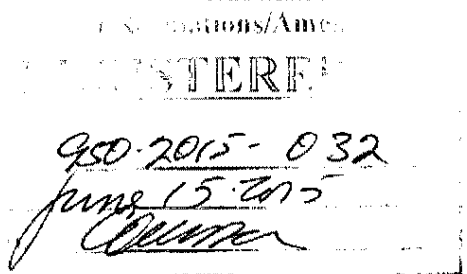
ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 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. 28, 2014, on the 5th day of January, 2015.
- b) Gave notice of the adoption of the Town of Carbonear Development Regulations Amendment No. 28, 2014, by advertisement inserted on the 10th day and the 17th day of February, 2015, in *The Compass* newspaper.
- c) Set the 25th day of February 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. 28, 2014 as adopted (or as amended).



SIGNED AND SEALED this 22nd day of April, 2015

Mayor:

[Signature: George Burt]

(Council Seal)

Clerk:

[Signature: C. Som]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 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. 28, 2014.

Adopted by the Town Council of Carbonear on the 5th day of January, 2015.

Signed and sealed this 22nd day of April, 2015.

Mayor:

Gorge Burt

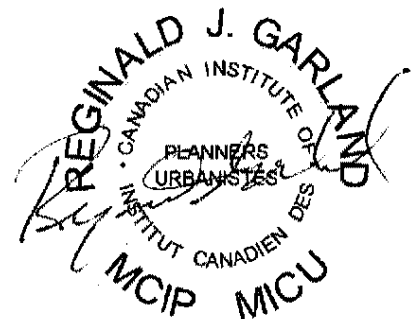
(Council Seal)

Clerk:

C. Somers

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Carbonear Development Regulations Amendment No. 28, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF CARBONEAR

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2014

BACKGROUND

The Town of Carbonear proposes to amend its Development Regulations. The Town has received an application to develop a single property located on the north side of Freshwater Road. The property is surrounded by rock outcrop, but the location is relatively flat and has sufficient area for two residential lots. Due to the rock outcrop a referral was sent to the Mineral Lands Division, Department of Natural Resources for comment. The Department determined that the rock outcrop area is stable and poses no threat to life safety or public safety.

The Land Use Zone Map has this area zoned as Rural. The purpose of this amendment is to re-zone an area of land required for the proposed residential development from Rural to Residential Rural.

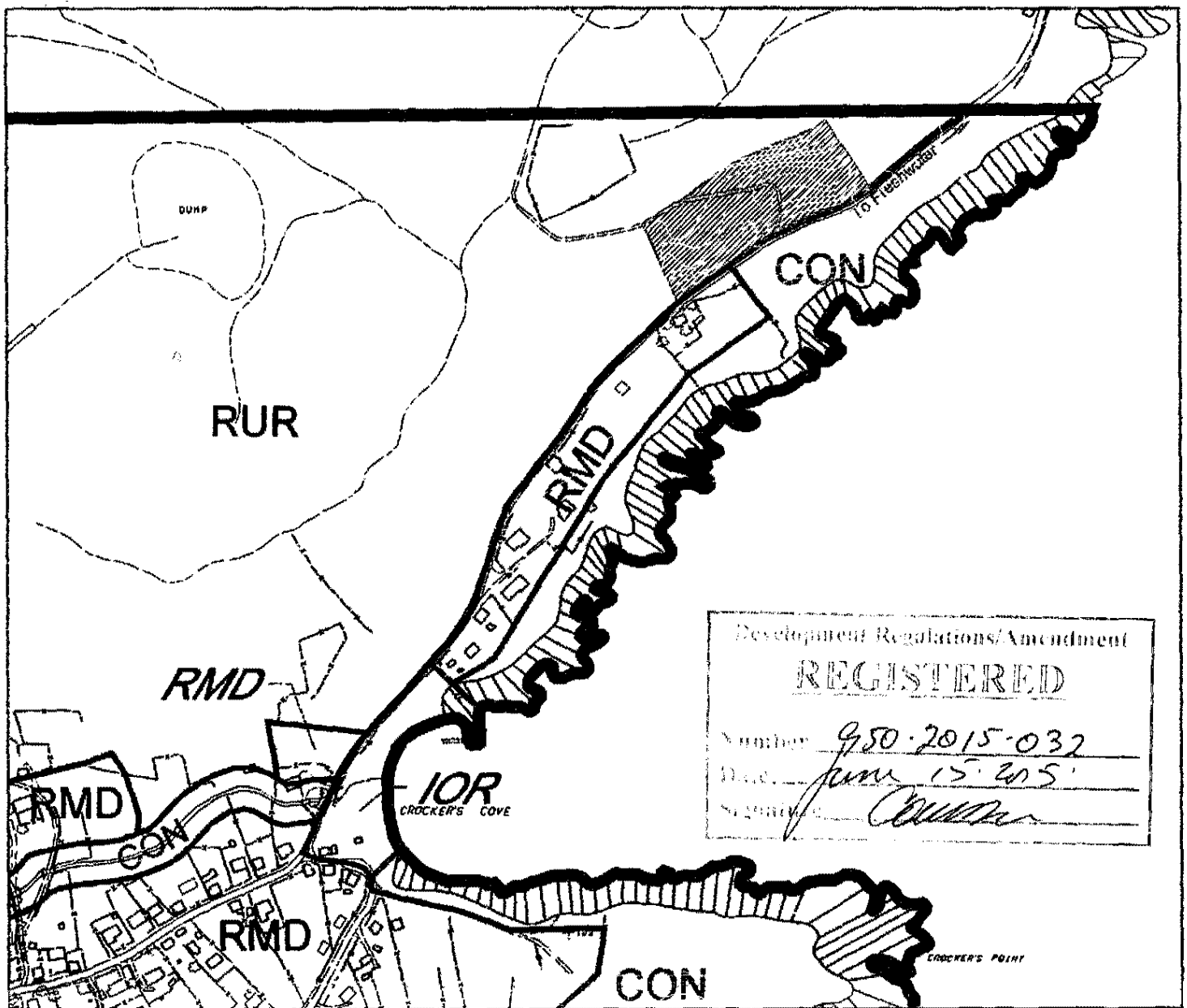
PUBLIC CONSULTATION

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 December 2, 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 December 2, to December 9, 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. 28, 2014

The Town of Carbonear Development Regulations are amended by:

- A) *Changing*** an area of land from "Rural" 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**

LAND USE ZONING MAP 2

**DEVELOPMENT REGULATIONS
AMENDMENT No. 28, 2014**

Dated at Carbonear

This 22nd Day of April 2015
[Signature] Mayor
[Signature] Clerk

Seal



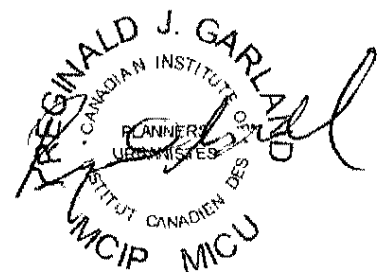
Area to be changed from: "Rural" to
"Residential Rural"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Carbonear Development Regulations Amendment No. 28, 2014, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.