



TOWN OF **Carbonear**

MUNICIPAL PLAN 2004 - 2014

MUNICIPAL PLAN AMENDMENT No. 18, 2014

“RURAL” TO “RESIDENTIAL”

Freshwater Road

NOVEMBER 2014

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT No. 18, 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 Municipal Plan Amendment No. 18, 2014 on the 5th day of January, 2015.
- b) Gave notice of the adoption of the Town of Carbonear Municipal Plan Amendment No. 18, 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 2000*, the Town Council of Carbonear approves the Town of Carbonear Municipal Plan Amendment No. 18, 2014 as adopted (or as amended).

SIGNED AND SEALED this 22 day of April, 2015

Mayor:

George Bush
O. Son

Clerk:

(Council Seal)	
REGISTERED	
Number	950-2015-022
Date	June 15, 2015
Signature <u>George Bush</u>	

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT No. 18, 2014

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Carbonear adopts the Town of Carbonear Municipal Plan Amendment No. 18, 2014.

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

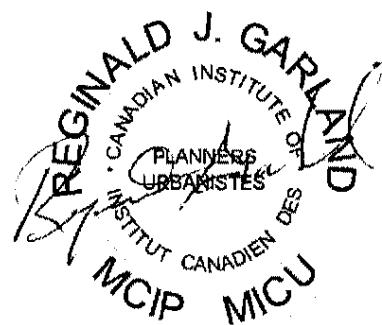
Signed and sealed this 22nd day of April, 2015.

Mayor: George Batt (Council Seal)

Clerk: O. Son

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Carbonear Municipal Plan Amendment No. 18, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF CARBONEAR
MUNICIPAL PLAN AMENDMENT No. 18, 2014

BACKGROUND

The Town of Carbonear proposes to amend its Municipal Plan. 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 Future Land Use Map has this area designated as Rural. The purpose of this amendment is to re-designate an area of land required for the proposed residential development from Rural to Residential.

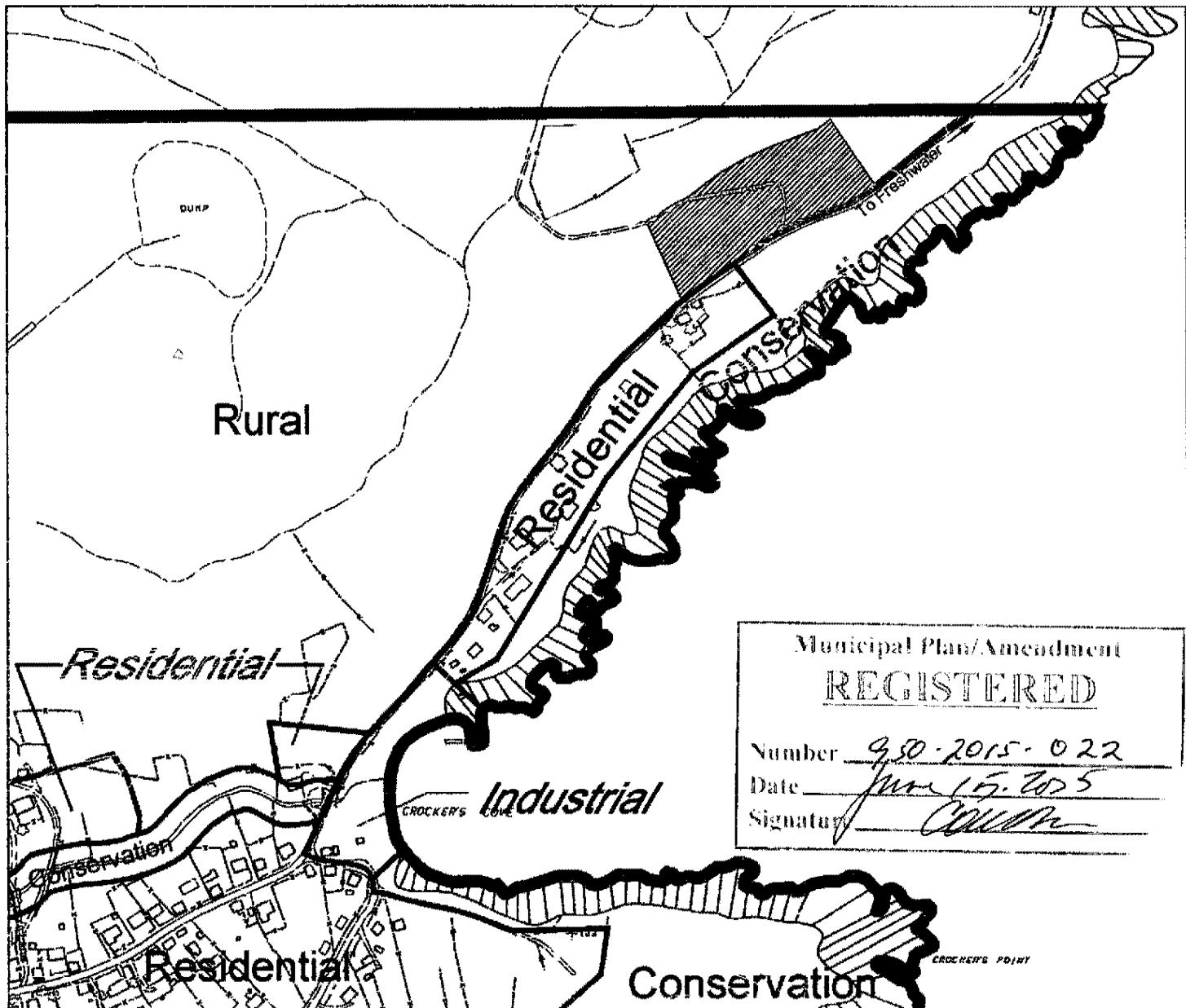
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Municipal Plan 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.

AMENDMENT No. 18, 2014

The Town of Carbonear Municipal Plan is amended by:

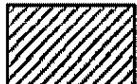
- A) *Changing* an area of land from "Rural" to "Residential" as shown on the attached copy of the Town of Carbonear Municipal Plan Future Land Use Map.**



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

FUTURE LAND USE MAP

**MUNICIPAL PLAN
AMENDMENT No. 18, 2014**



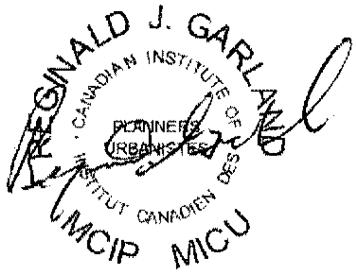
Area to be changed from: "Rural" to
"Residential"

Dated at Carbonear

This 22nd Day of April 2015

George Brett Mayor
S. Sam Clerk

Seal



PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Carbonear Municipal Plan Amendment No. 18, 2014, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.