

# Request for Decision/Direction

**Title: Municipal Plan and Development Regulations Amendment – 10 Cross Roads**

**Date Prepared: 2024.03.25**

**Prepared by: Ian Watson, MCIP**

## Decision/Direction Required:

To consider a Municipal Plan amendment and rezoning to allow two, three-unit dwellings at 10 Cross Roads.

## Background

The Town has received an application from Charwood Manor Legion Inc. to allow for two, one-storey buildings, each containing three dwelling units, at 10 Cross Roads. The subject site is approximately 1332 square meters in area. It is a vacant piece of land adjacent to Charwood Legion Manors. Other surrounding uses include lower-density residential dwellings, as well as the Town of Carbonear works department.

A portion of the subject property is within the Public Buildings Designation and the Public Buildings Zone. Apartments are not permitted within the Public Buildings Zone. To accommodate the applicant's request, a Municipal Plan amendment and Development Regulations amendment would be required to place the subject site into the Residential Designation and the Residential Medium Density Zone. The adjacent lands, where Charwood Legion Manor is located, are also currently located within the Public Buildings Designation and the Public Buildings Zone. These lands would also be redesignated to Residential Medium Density Designation and zoned Residential Medium Density as part of this application.

While the Residential Medium Density Zone would permit Council to consider apartment dwellings as a discretionary use, the current zone standards for the Residential Medium Density Zone would still prevent the proposal. Specifically, the proposal would not comply with the minimum building line, minimum side yard, and minimum lot frontage requirements. However, a separate Development Regulations amendment (DRA-2024-41) is currently underway to consider amending the Residential Medium Density Zone standards. If approved, the amended Residential Medium Density Zone standards would accommodate this proposal at 10 Cross Roads.

The Northeast corner of the Charwood Manor site is located within the Flood Plain and Floodway Fringe Designations. However, this portion of the property is not currently developed. Further, the portion of the property that would be developed as part of this application is not located within the Flood Plain or Floodway Fringe Designations.

## Municipal Plan Policy

Section 2.2.1 of the Municipal Plan recognizes the benefits of compact development:

*“Development shall be consolidated in the existing and planned serviced areas through infilling and properly designed residential subdivisions.”*

*“The Town will encourage development in areas which are serviced or capable of servicing with municipal piped water and sewer systems. Development of a compact community will be encouraged in order to:*

- keep down the capital cost of providing municipal services such as piped water and sewer, road pavement and upgrading, and street lighting;*
- keep down the cost of running the community, especially those services where cost is related to road mileage, such as garbage collection, snow clearing and road maintenance;*
- keep down the cost of living in the community and make the community convenient--homes, schools, and shops near to one another;*
- preserve the open countryside and natural scenic resources for recreation and resource development.”*

Further, section 2.2.4 of the Municipal Plan states:

*“Medium density residential development shall be permitted in serviced residential land use areas. Row or apartment dwellings shall only be permitted at Council’s discretion.”*

The proposed amendments are consistent with the Municipal Plan policies for compact development and for medium density residential development. There are no Public Buildings policies that would be inconsistent with the proposed removal of this Public Buildings zoning in this location.

## Proposed Public Engagement

Section 14 of the *Urban and Rural Planning Act, 2000* requires an opportunity for public review and comment on proposed amendments to the Municipal Plan and Development Regulations. Such consultation must, “accommodate the size, structure, and complexity of planning and policy issues that exist in the planning area under consideration.”

For these amendments, we propose to post a notice and request for public comment in The Shoreline newspaper and on the Town website and Facebook page. The comment period will be open for 14 days. Feedback on the proposed standards may also be gathered through the public engagement on the comprehensive plan review, which began on March 21, 2024.

## Recommendation

That Council consider amending the Municipal Plan and Development Regulations to redesignate and rezone lands at 10 Cross Roads from the Public Buildings Designation and Public Buildings (PB) Zone to the Residential Designation and Residential Medium Density (RMD) Zone.

## Attachments

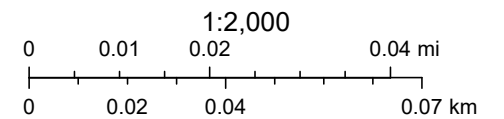
- Image of subject site
- Proposed site plan
- Proposed exterior elevations
- Proposed amendments

# Cross Roads



2024-03-10, 1:32:29 PM

— Approximate area of Proposed Development



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User

Department of Fisheries, Forestry and Agriculture  
Department of Fisheries, Forestry and Agriculture, Newfoundland and Labrador









# Town of Carbonear

Municipal Plan  
2004-2014

Future Land Use, Map 2  
Amendment No. 29, 2024



From: Public Buildings  
To: Residential

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

Dated at Carbonear, Newfoundland and Labrador

Day \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

Frank Butt, Mayor

Cathy Somers, Town Clerk

I certify that this Municipal Plan Amendment No. 29, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000:

Ian Watson, MCIP, LPP

**UPLAND**  
PLANNING + DESIGN STUDIO

1489 Hollis St, level 2  
Halifax, NS  
B3J 3M4  
info@uplandstudio.ca  
+1 902 423 0649





# Town of Carbonear

Development Regulations  
2004-2014  
Land Use Zoning, Map 2  
Amendment No. 42, 2024



From: Public Buildings (PB)  
To: Residential Medium Density (RMD)

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

Dated at Carbonear, Newfoundland and Labrador

Day \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

Frank Butt, Mayor

Cathy Somers, Town Clerk

I certify that this Development Regulations Amendment No. 42, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000:

Ian Watson, MCIP, LPP

**UPLAND**  
PLANNING + DESIGN STUDIO

1489 Hollis St, level 2  
Halifax, NS  
B3J 3M4  
info@uplandstudio.ca  
+1 902 423 0649