

# Mount Pearl Matters

## DEVELOPMENT NOTICE DISCRETIONARY USE

Lot 4 Kenmount Business Park - Corey King Drive  
Del Contracting Ltd. (Karamar Holdings Ltd./ICUS)  
Briefing Session at City Hall - 7:00 pm - Wed.,  
April 14, 2010

Del Contracting Ltd. on behalf of Karamar Holdings Ltd. is proposing the construction of a 966.19 m<sup>2</sup> new building and associated site developments at Lot 4 Kenmount Business Park, Corey King Drive for a commercial biofertilizer and biopesticide manufacturing facility operated by ICUS.

The subject property is located in the Industrial Light (LI) Use Zone. The proposed manufacturing, laboratory and cold storage uses are classified as general industrial uses, therefore the application shall be processed in accordance with Conditions 4 and 5 of the LI Use Zone Table, and Regulations 22 and 91 of the Mount Pearl Development Regulations, 1988, which require that the application is to be considered a discretionary use application involving public notification.

Prior to deciding on this application, Council will receive comments in writing from the general public to be submitted no later than 12:00 noon, Monday, April 12, 2010. If no comments are received, the briefing session shall be cancelled.

Further information may be obtained from Julia Schwarz, Planning & Development Department at 748-1023, by email, [jschwarz@mountpearl.ca](mailto:jschwarz@mountpearl.ca), fax 748-1111, or mail to the address below. The application may be viewed at City Hall during regular office hours.

---

### Urban and Rural Planning Act, 2000 PUBLIC HEARING

#### MOUNT PEARL MUNICIPAL PLAN AMENDMENT #76, 2010 MOUNT PEARL DEVELOPMENT REGULATIONS AMENDMENT #196, 2010 (23 MOORES DRIVE REZONING AMENDMENT)

City Council adopted the Mount Pearl Municipal Plan Amendment No. 76, 2010 and Development Regulations Amendment No. 196, 2010 on Tuesday, March 23, 2010. A Public Hearing to consider objections and representations on these amendments will be held at 7:00 pm on Tuesday, April 13, 2010 at City Hall.

The purpose of these amendments is to rectify the designation and zoning boundaries to correspond to property ownership in the area. The rectification of the boundary will then permit Council to review a development application for two double dwellings (semidetached dwellings) at 23 Moores Drive.

The Mount Pearl Municipal Plan Amendment No. 76, 2010 amends the Future Land Use Map of the Municipal Plan by redesignating a portion of the property at 23 Moores Drive from Open Space to Residential, and a portion of the school grounds to the rear of the property from Residential to Open Space.

The Mount Pearl Development Regulations Amendment No. 196, 2010 amends Schedule "E", the Land Use Zoning Map of the Mount Pearl Development Regulations to rezone the corresponding lands from Open Space (OS) to Residential high Density (RHD) and from Residential High Density (RHD) to Open Space (OS).

Anyone wishing to make an objection or representation at the Public Hearing shall, at least 2 days before the date set for the Public Hearing, deposit with the CAO, two copies of a signed written statement outlining the objection or representation.

The adopted Municipal Plan and Development Regulations Amendments may be inspected during normal business hours at City Hall. For further information on this amendment, please visit the City's website at [www.mountpearl.ca](http://www.mountpearl.ca). For more information about these amendments and hearing, please contact the Planning Department 748-1029, e-mail [planning@mountpearl.ca](mailto:planning@mountpearl.ca), fax 748-1111, or by mail at the address listed below.



3 Centennial Street, Mount Pearl, NL, Canada A1N 1G4  
Tel: (709) 748-1017 • Fax: (709) 748-1111  
[www.mountpearl.ca](http://www.mountpearl.ca)