

**Town of Conception Bay South
Development Regulations Amendment No. 63, 2025**

1621-1633 Conception Bay Highway

**Prepared by
Town of Conception Bay South**

April 2026

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 63, 2025

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000* the Town Council of Conception Bay South adopts the Conception Bay South Development Regulations Amendment No. 63, 2025.

Adopted by the Town Council of Conception Bay South on the 7th day of April, 2026.

Signed and sealed this 17 day of July 2026.

Mayor:



Chief Administrative Officer:



Canadian Institute of Planners Certification

I certify that the attached Development Regulations amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Urban and Rural Planning Act, 2000
Resolution to Approve
Town of Conception Bay South
Development Regulations Amendment No. 63, 2025

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000* the Town Council of Conception Bay South

- a) Adopted the Conception Bay South Development Regulations Amendment No. 63, 2025 on April 7, 2026.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 63, 2025 by posting notices at the Conception Bay South Town Hall and Arena on April 22, and by advertisement in the Shoreline News on April 30 and May 7, 2026.
- c) Scheduled a public hearing to consider objections and submissions for May 20, 2026.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000* the Town Council of Conception Bay South approves the Conception Bay South Development Regulations Amendment No. 63, 2025 as adopted.

SIGNED AND SEALED this 17 day of July 2026.

Mayor:

Chief Administrative Officer:

Development Regulations/Amendment	
REGISTERED	
Number	<u>1145-0051-2026</u>
Date	<u>August 18, 2026</u>
Signature	<u>[Signature]</u>

Town of Conception Bay South

Development Regulations Amendment No. 63, 2025

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land at 1621-1633 Conception Bay Highway from “Residential Mixed (R-3)”, “Residential Low Density (R-1)”, and Rural (R)” to the “Residential Multi Unit (RMU)” and “Residential Medium Density (R-2)” zones.

This amendment implements Municipal Plan Amendment No. 40, 2025, which is being processed concurrently. An amendment to the St. John’s Urban Region Regional Plan is also being processed concurrent with this amendment that would extend the regional plan “Urban Development” designation to the land.

Consultation

The Town of Conception Bay South managed the consultation process for this amendment. A notice regarding the proposed amendments was distributed to known property owners in the area of the proposed changes. In addition, notices were published in the June 26 and July 3, 2025 editions of the Shoreline newspaper. The notice was also posted on public bulletin boards at the Town Hall and Conception Bay South Arena and on the Town’s website and social media.

A public information session to discuss the proposed amendments was held on July 17, 2025 at the Conception Bay South Town Hall and written submissions will be accepted until July 21, 2025.

Several residents attended the information session where the proposed amendments along with details of the proposed development were discussed including:

- Target demographic for future residents of the development;
- Stormwater management;
- Site grading;
- Snow management; and
- Parking.

Three written submissions were received. The submissions included comments and questions regarding:

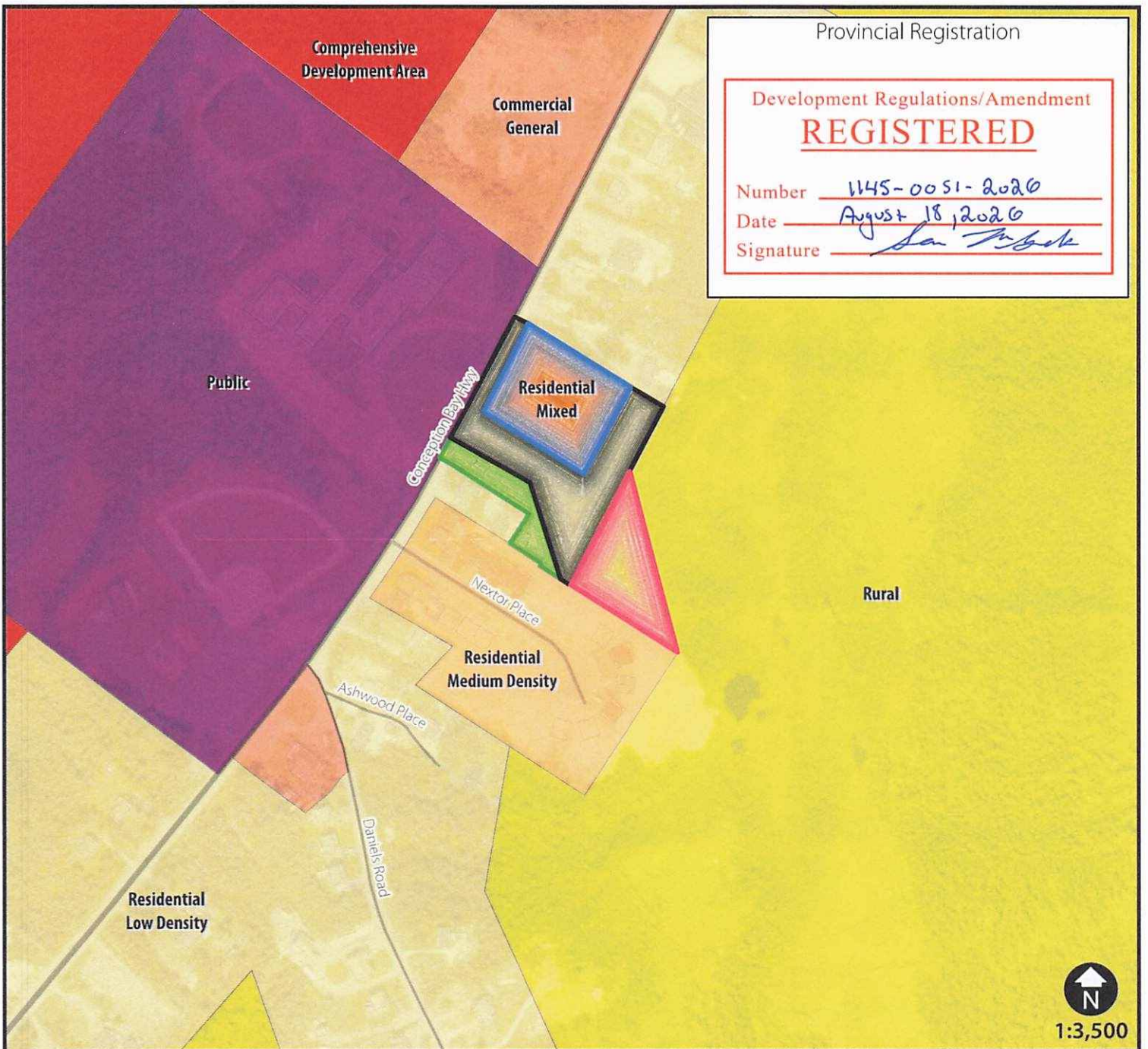
- The compatibility of the proposed development with the neighbourhood character;
- The target demographic for residents of the development;
- Stormwater management;
- Impact on area property values;
- Parking;
- Snow clearing and storage;
- Pedestrian connectivity;
- Traffic & enforcement; and
- Lighting.

The Town determined that this consultation effort is reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.
The Town determined that this consultation effort is reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

Development Regulations Amendment No. 63, 2025

The Conception Bay South Development Regulations shall be amended as follows:

1. The Zoning Map is amended as shown on the attached plan.



Town of Conception Bay South
Development Regulations
Amendment No. 63, 2025
Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
This 17 day of July, 2026

Mayor

Chief Administrative Officer

I certify that this Development Regulations Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2008.

