

Town of Conception Bay South
Municipal Plan Amendment No. 40, 2025
1621-1633 Conception Bay Highway

Town of Conception Bay South

April 2026

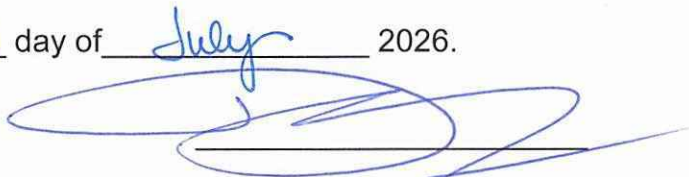
Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Municipal Plan Amendment No. 40, 2025

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 Municipal Plan Amendment No. 40, 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 Conception Bay South Municipal Plan Amendment No. 40, 2025 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
Municipal Plan Amendment No. 40, 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

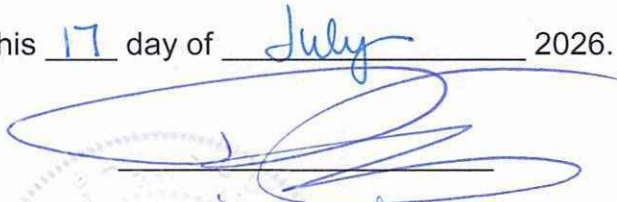
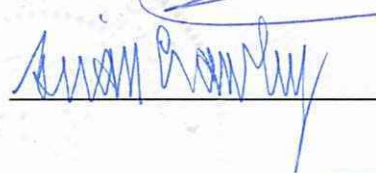
- a) Adopted the Conception Bay South Municipal Plan Amendment No. 40, 2025 on April 7, 2026.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 40, 2025 by posting notices at the Conception Bay South Town Hall and the Conception Bay South Arena on April 22, 2026 and by advertisement in the Shoreline newspaper on April 30 and May 7, 2026.
- c) Held 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 Municipal Plan Amendment No. 40, 2025 as adopted.

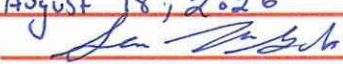
SIGNED AND SEALED this 17 day of July 2026.

Mayor:

Chief Administrative Officer:

Municipal Plan/Amendment
REGISTERED

Number 1145-0051-2026
Date August 18, 2026
Signature 

Town of Conception Bay South Municipal Plan Amendment No. 40, 2025

Introduction

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. Council is considering amending the Municipal Plan. This report has been prepared to explain the proposed change and to provide background information for the public and Council.

Background

The Town of Conception Bay South received a request to change the future land use designation of approximately 1.43 hectares (3.5 acres) of land at 1621-1633 Conception Bay Highway to the Residential Medium Density designation. The applicant is the property owner. The area that is the subject of the request is shown in Figure 1.

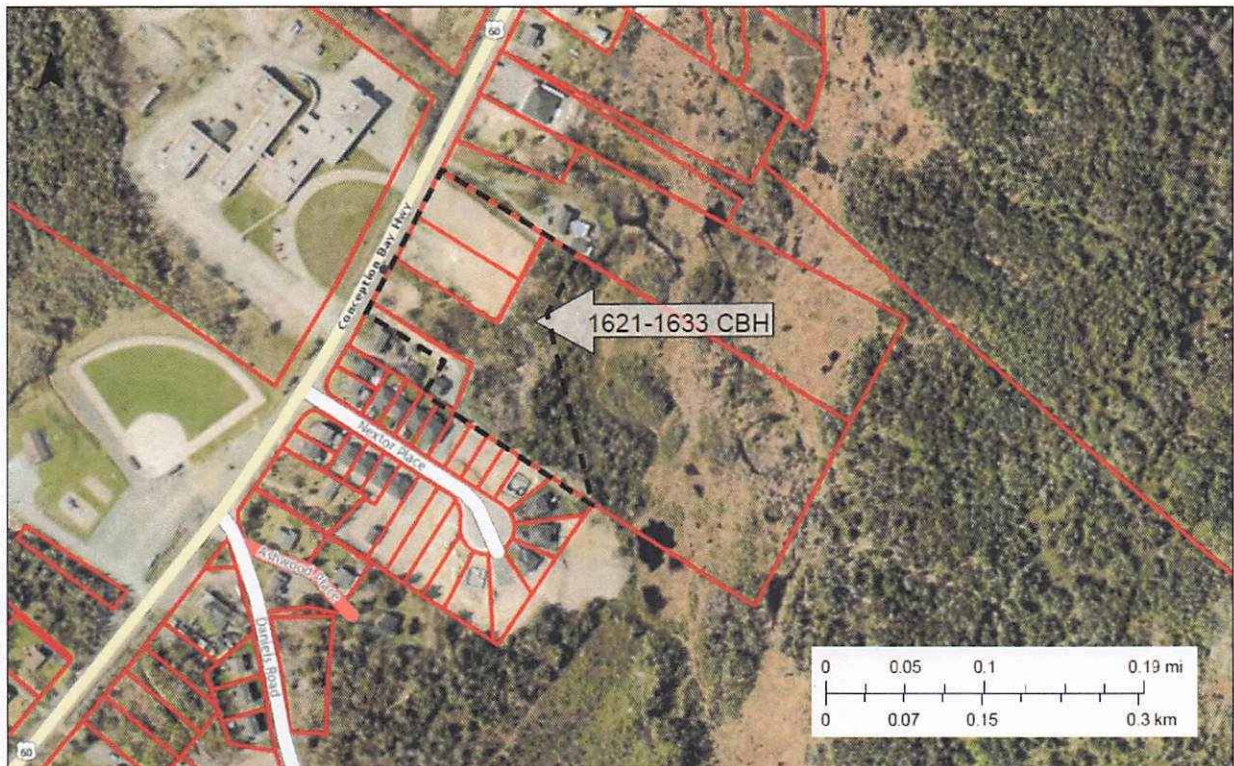


Figure 1: 1621-1633 Conception Bay Highway

Within the Conception Bay South Municipal Plan, the subject property is subject to three Land use designations; "Residential Low Density", "Residential Mixed", and "Rural". The northern portion of the property, to a depth of approximately 80m from Conception Bay Highway, is within the area designated as "Residential Mixed". The southern portion of the property, that includes an existing residential building at 1633-1635 Conception Bay Highway is within the "Residential

Low Density" land use designation. The eastern proportion of the property is within the "Rural" land use designation. The current municipal plan future land use designation at the subject property is illustrated in Figure 2.

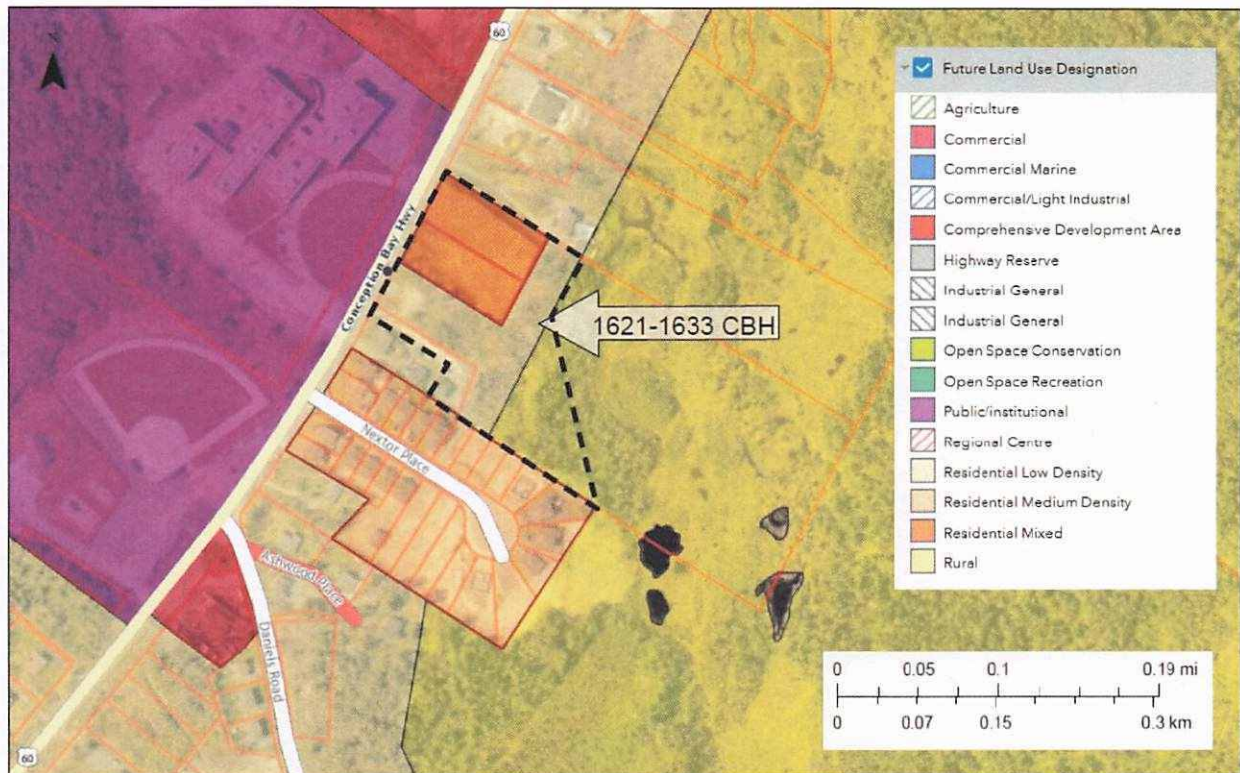


Figure 2: Municipal Plan Designations

The applicant requested that the "Residential Mixed" designation be expanded to apply to approximately 1.3 HA (3.2 acres) and that the "Residential Medium Density" designation be applied to approximately 3,000m² (0.7 acres) of the property.

An amendment to the St. John's Urban Region Regional Plan to re-designate the balance of the property from "Rural" to "Urban Development" is being processed concurrently with this amendment.

The regional and municipal plan amendments are intended to accommodate development of a multi-unit residential complex consisting of approximately 30 row dwelling units and one single dwelling.

An amendment to the Conception Bay South Development Regulations to rezone the same lands to the "Residential Multi Unit (RMU)" and "Residential Medium Density (R-2)" zones is being processing concurrently with the Regional and Municipal Plan amendments.

Assessment

The property is located on the south east side of Conception Bay Highway (Route 60) in the Seal Cove area of Conception Bay South. The property is within the Ward Four municipal electoral district.

There are residential properties to the north and south including lower density development that is typical in the Seal Cove area. To the south west of the property is Nextor Place; a cul de sac that includes both single and double dwellings.

The College of the North Atlantic, Seal Cove Campus, is on the opposite side of Route 60 from the property, and further to the west is a Town recreation area.

A portion of the property was proposed for development several years ago and was cleared and graded in anticipation of that development. Development did not proceed at that time.

The property owner requested that the Town Council consider changing the zoning to accommodate a proposed multi-unit residential development. The proposed development would add up to 30 units of modestly sized residences targeted to the retiree rental market.

The Conception Bay South Town Council considered the request and noted that the proposed development would help address pent up demand for rental accommodations within the Town. Municipal water and sanitary sewer services were extended to the area in 2017. The proposed development would capitalize on Council's investments in that infrastructure. The Town Council therefore agreed to initiate the amendment process subject to similar agreement from the Minister to consider amending the Regional Plan.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan (Regional Plan) identifies Conception Bay South as a sub-regional centre. Upon installation of municipal services, the Regional Plan encourages a wide range of residential densities, a variety of commercial operations, parks and recreational facilities and other uses that are characteristic and appropriate for a sub-regional centre.

The Regional Plan designates a portion of the subject property as "Rural". The Regional Plan policies for the "Rural" designation does not contemplate serviced development. The Regional Plan "Urban Development" designation allows for a range of urban uses connected to municipal water and sewer services. In consideration that the area can be developed with municipal water and sewer services, changing the area to the "Urban Development" Regional Plan designation is consistent with the Regional Plan policies. Therefore, the Minister of Municipal and Community Affairs agreed to consider amending the Regional Plan to accommodate the proposal.

The Municipal Plan

The properties are designated Residential Low Density and Residential Mixed Development by the Municipal Plan as described above.

For the Residential Low-Density designation, Section 5.2.3(1) of the Municipal Plan notes that that single dwellings would be the predominant form of development within the designation. The multi-unit development proposed by the property owner is therefore inconsistent with that designation.

Similarly, the south western portion of the property is designated as “Rural”. Section 5.6.3(1) of the Municipal Plan provides policy guidance for future use of land designated as Rural. Those policies do not foresee higher density residential development that is serviced by municipal water and sanitary sewerage.

For the Residential Mixed Development designation, Section 5.2.3(3) of the Municipal Plan notes that it applies to areas of mixed commercial and residential uses that are in transition. The policy does accommodate multi unit residential development, but only to a maximum of ten units on a property.

The proposed use of the property under consideration in this amendment does not align with those policies.

Sections 9.3.1 of the Municipal Plan guides Council when considering proposed re-zonings. The property owner has, in consultation with the Water Resources Management Division of the provincial Department of Environment and Climate Change, undertaken an assessment to delineate the wetland area to the south of the property. Following that wetland delineation, the property owner developed a concept site plan that maintains an adequate buffer from the wetland area. The concept site plan also demonstrates that the property could be developed with the multi-unit development in accordance with the Town’s regulations if that portion of the property is zoned as Residential Multiple Unit.

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.

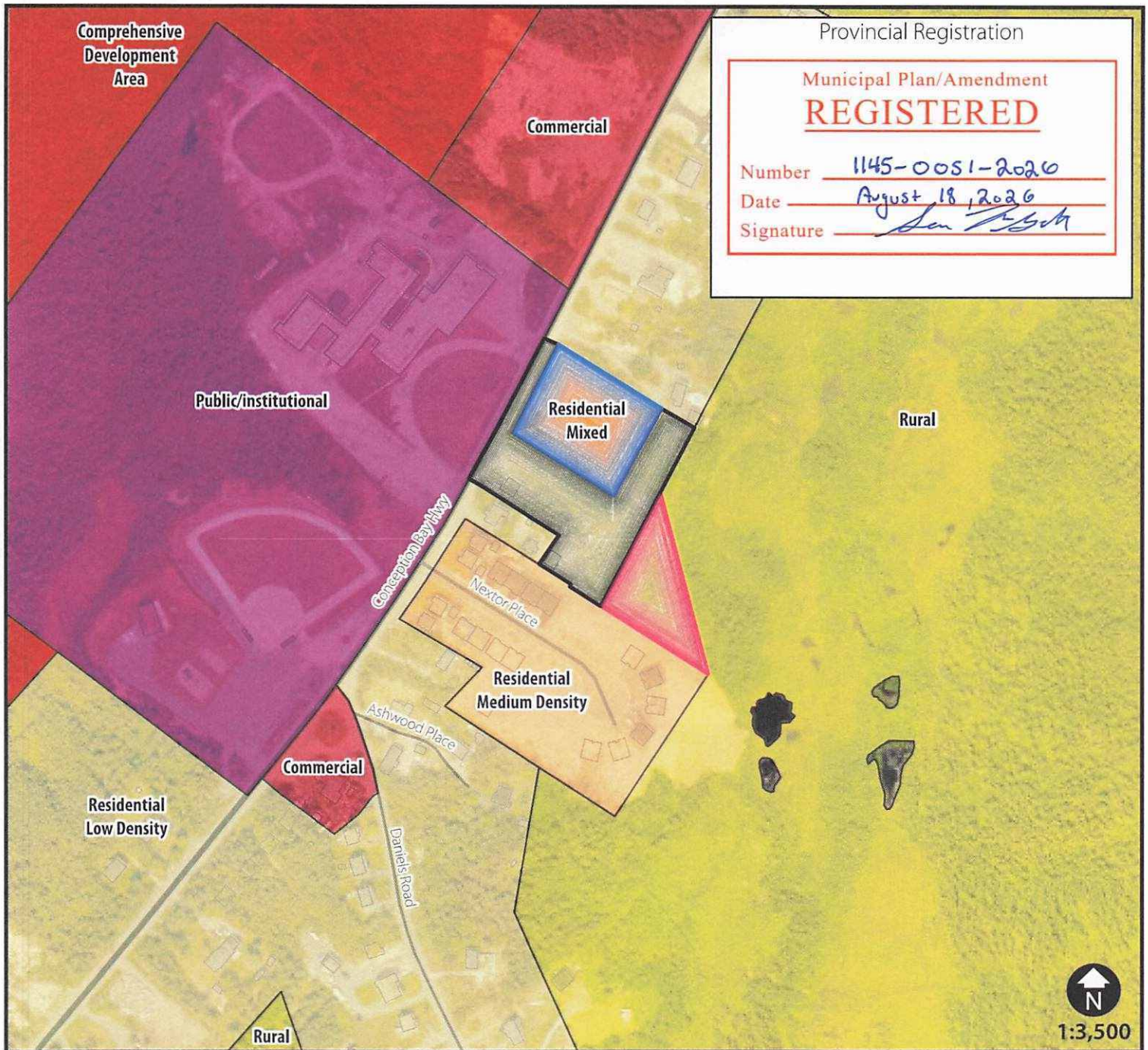
The Town determined that this consultation effort is reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

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.

Municipal Plan Amendment No 40, 2025

The Conception Bay South Municipal Plan Future Land Use Map shall be amended as follows:

1. The Future Land Use Map is amended as shown on the attached plan.



Town of Conception Bay South
Municipal Plan
Amendment No. 40, 2025
Future Land Use



From: Residential Low Density
To: Residential Medium Density



From: Rural
To: Residential Medium Density



From: Residential Mixed
To: Residential Medium Density

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 Municipal Plan Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2006