

St. John's Urban Region Regional Plan

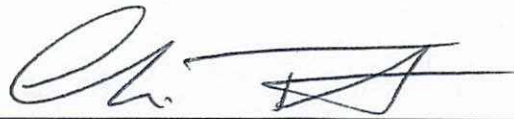
Amendment No. 111, 2025

**1621-1633 Conception Bay Highway
Conception Bay South**

June 2025

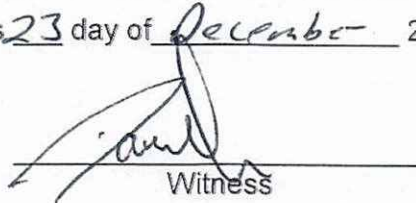
**Urban and Rural Planning Act, 2000
Resolution to Adopt
St. John's Urban Region Regional Plan
Amendment No. 111, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Community Affairs hereby adopts St. John's Urban Region Regional Plan Amendment No. 111, 2025.



Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this 23 day of December 2025.


Witness

Canadian Institute of Planners Certification

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 111, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

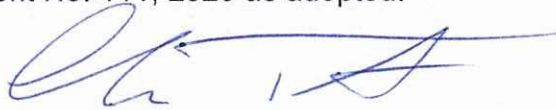


Urban and Rural Planning Act, 2000
Resolution to Approve
St. John's Urban Region Regional Plan
Amendment No. 111, 2025

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Community Affairs:

- a) Adopted the St. John's Urban Region Regional Plan Amendment No. 111, 2025 on December 23, 2025.
- b) Gave notice of the adoption of St. John's Urban Region Regional Plan Amendment No. 111, 2025 by posting notices at the Conception Bay South Town Hall and the Conception Bay South Arena from April 28, 2026 to May 13, 2026 and by advertisement in the Shoreline newspaper on April 30, 2026 and May 7, 2026.
- c) Held a public hearing on May 20, 2026 to consider objections and submissions.

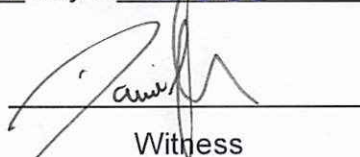
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000* the Minister of Municipal and Community Affairs approves the St. John's Urban Region Regional Plan Amendment No. 111, 2025 as adopted.



Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador

this 16 day of June 2026.



Witness

St. John's Urban Region Regional Plan Amendment	
REGISTERED	
Number	<u>SJURRP-0111-2026</u>
Date	<u>June 16, 2026</u>
Signature	<u>Sen. [Signature]</u>

St. John's Urban Region Regional Plan Amendment No. 111, 2025

Introduction

The Minister of Municipal and Community Affairs is considering amending the St. John's Urban Region Regional Plan. This report has been prepared to explain the proposed change and to provide background information for the Minister, municipalities and the public.

Background

The Town of Conception Bay South is proposing to amend its Municipal Plan and Development Regulations.

The *Urban and Rural Planning Act, 2000* (the "Act") sets out the process for amending a Plan and Development Regulations. The St. John's Urban Region Regional Plan, 1976 (the "Regional Plan") sets out a framework for growth and development on the north east Avalon Peninsula. Amendments to Municipal Plans within the region must comply with the Regional Plan.

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 on the map at Figure 1.



Figure 1: 1621-1633 Conception Bay Highway

Within the Conception Bay South Municipal Plan, the subject property is currently 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 single dwelling 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 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.

The Town proposes 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.

The portion of the property within the Town's Rural Designation and Zone are also designated as "Rural" by the Regional Plan as illustrated in Figure 2.

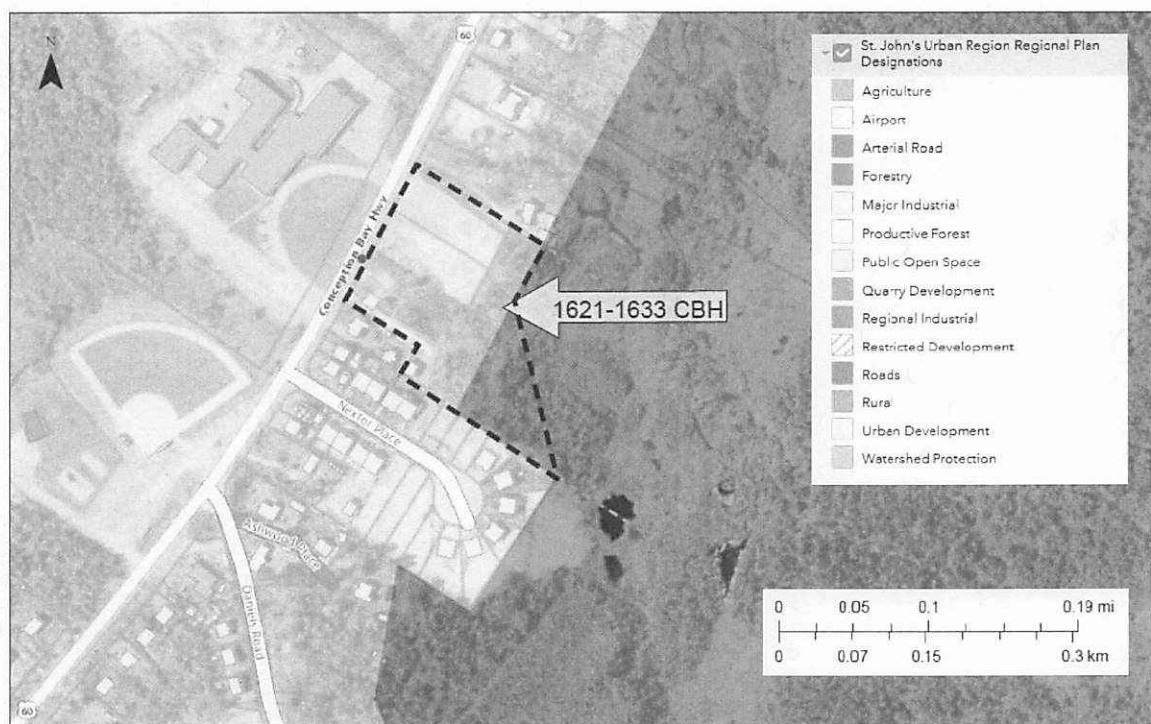


Figure 2: Regional Plan Designations

The Town requested that the Regional Plan map be changed from "Rural" to "Urban Development" at the subject property to reflect the proposed Municipal Plan amendment.

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

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 Harbour Main provincial electoral district and 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. However, that 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 do not contemplate serviced development. The Regional Plan "Urban Development" designation allows for a range of urban uses connected to municipal water and sewer services. Whereas municipal water and sewer services have been extended to the area, changing the Regional Plan designation to allow for serviced development is consistent with the Policies of the Regional Plan. The Town therefore requested that the Minister of Municipal and Community Affairs consider amending the Regional Plan to accommodate the proposal.

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. At the direction of the Minister, the Town also consulted with the other municipalities subject to the St. John's Urban Region Regional Plan.

Several municipalities that are subject to the Regional Plan made submissions to the Town but expressed no concerns with the proposed amendment.

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.

St. John's Urban Region Regional Plan Amendment No. 111, 2025

The St. John's Urban Region Regional Plan, 1976 shall be amended as follows:

1. The regional land use designation map is amended as shown on the attached plan.

Provincial Registration

Regional Plan Amendment

REGISTERED

Number: SSURRP-0111-2026

Date: June 16, 2026

Signature: Sen. [Signature]

Urban
Development

Rural

Conception Bay Hwy

Nexter Place

Ashwood Place

Daniel's Road



1:3,500

St. John's Urban Region Regional Plan
Amendment No. 111, 2025

Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and
Labrador

This 16, day of June, 2026

Witness

From: Rural
To: Urban Development



I certify that this Regional Plan Amendment has been prepared in
accordance with the requirements of the Urban and Rural Planning Act 2000.