

**Town of
Conception Bay South
Development Regulations Amendment No. 38, 2022**

73 Cherry Lane

**Prepared by
Town of Conception Bay South**

December, 2022

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 38, 2022

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. 38, 2022.

Adopted by the Town Council of Conception Bay South on the 1st day of March, 2022.

Signed and sealed this 7 day of December 2022.

Mayor:



Clerk:

Brian Crowley

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*.


Corrie Davis, MCIP



Urban and Rural Planning Act, 2000
Resolution to Approve
Town of Conception Bay South
Development Regulations Amendment No. 38, 2022

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

- e) Adopted the Conception Bay South Municipal Plan Amendment No. 20, 2022 on March 1, 2022.
- f) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 20, 2022 by advertisement in the Shoreline News on March 10, 2022 and March 17, 2022.
- g) Held a paper based public hearing to consider objections and submissions between March 10 and April 11, 2022.
- h) Held a supplementary virtual public hearing to consider objections and submissions on April 13, 2022.

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. 38, 2022 as adopted.

SIGNED AND SEALED this 7 day of December 2022.

Mayor: 

Clerk: 

Development Regulations/Amendment

REGISTERED

Number 1145-2022-031

Date 16 DEC 2022

Signature [Handwritten Signature]

Town of Conception Bay South

Development Regulations Amendment No. 38, 2022

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land at 73 Cherry Lane from “Residential Low Density (R-1)” to the “Residential Medium Density (R-2)”.

This amendment implements Municipal Plan Amendment No. 20, 2022, which is being processed concurrently.

Consultation

A notice outlining the proposed amendments was distributed to all property owners within 100 metres of the subject property. In addition, notices are to be published in the September 23 and 30, 2021 editions of The Shoreline newspaper. The notice was also posted on the Town’s website and social media channels (Facebook and Twitter). Written submissions were requested by October 7, 2021. The Town determined that this consultation effort was reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

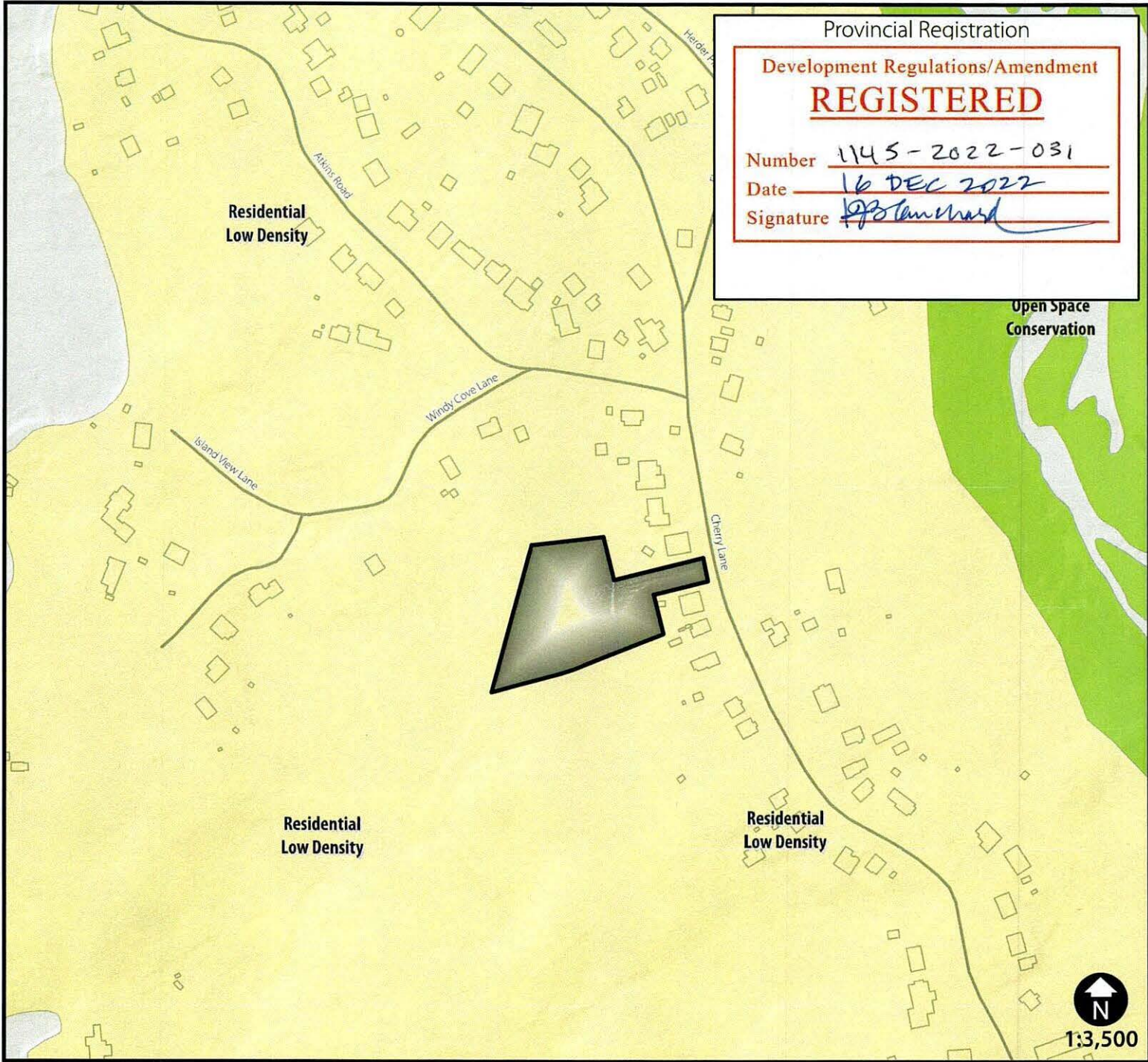
The Town received submissions from eight individuals as a result of the consultation process. Comments received from the public included concerns about inconsistent development, traffic, loss of trees, increased density, future development of the balance of the property.

Council considered the comments received from the public and determined that the concerns are unrelated to the proposed amendments or can be mitigated.

Amendment

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

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



Provincial Registration

Development Regulations/Amendment

REGISTERED

Number 1145-2022-031

Date 16 DEC 2022

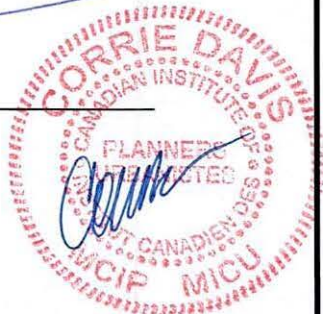
Signature [Signature]

Town of Conception Bay South
 Development Regulations
 Amendment No. 38, 2022
 Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
 This 7, day of December, 2022

[Signature]
 Mayor

[Signature]
 Town Clerk



From: Residential Low Density (R-1)
 To: Residential Medium Density (R-2)

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