

Town of Conception Bay South
Development Regulations Amendment No. 42, 2022
1287-1295 Conception Bay Highway

Prepared by
Town of Conception Bay South

October, 2022

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 42, 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. 42, 2022.

Adopted by the Town Council of Conception Bay South on the 12th day of July, 2022.

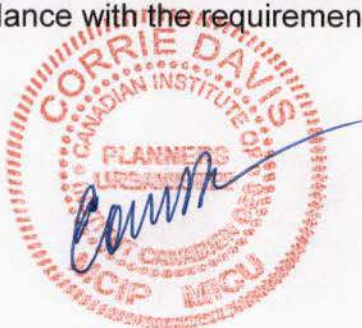
Signed and sealed this 18 day of October 2022.

Mayor: _____

Clerk: _____

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. 42, 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

- a) Adopted Conception Bay South Development Regulations Amendment No. 42, 2022 on July 12, 2022.
- b) Gave notice of the adoption of Conception Bay South Development Regulations Amendment No. 42, 2022 by advertisement in the Shoreline News on July 15 and July 22, 2022.
- c) Held a paper based public hearing period to consider objections and submissions between July 15 and August 15, 2022.
- d) Held a supplementary virtual public hearing to consider objections and submissions on August 31, 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. 42, 2022 as adopted.

SIGNED AND SEALED this 18 day of October 2022.

Mayor: 

Clerk: 



Development Regulations/Amendment	
REGISTERED	
Number	_____
Date	_____
Signature	_____

Town of Conception Bay South

Development Regulations Amendment No. 42, 2022

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone a portion of the property at 1287-1295 Conception Bay Highway from the "Open Space Conservation (OSC)" zone to the "Residential Medium Density (R-2)" zone.

This amendment implements Municipal Plan Amendment No. 24, 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 were published in the April 27 and May 5, 2022 editions of *The Shoreline* newspaper. The notice was also be posted on the Town's website and social media channels (Facebook and Twitter). Written submissions were requested by May 12, 2022.

As a result of the Town's consultation effort, submissions were received from seven individuals that expressed opposition to, and or concern with, the proposed re-zoning; those submissions included the following general themes:

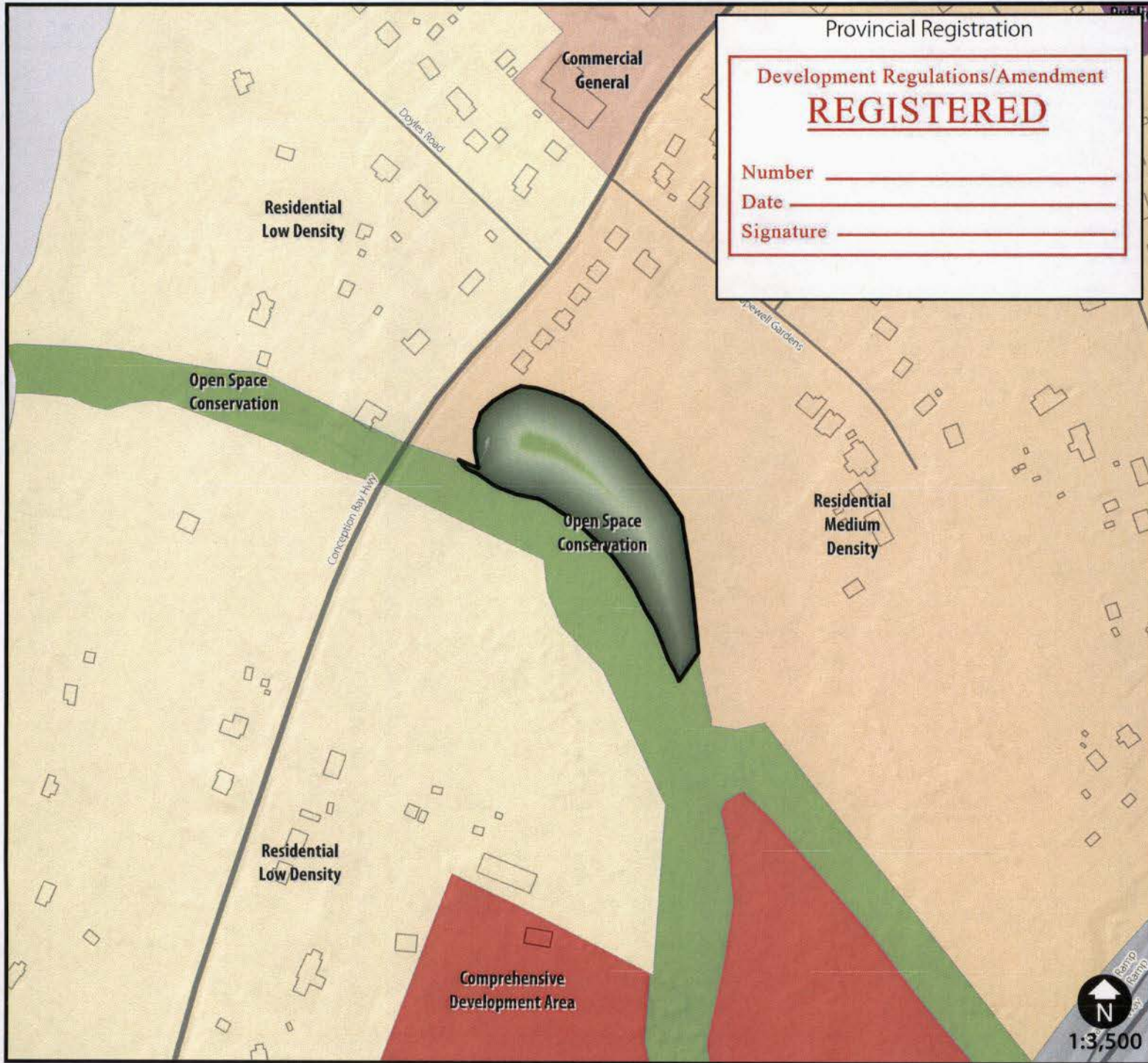
- Increased runoff from clearing of land;
- Decreased water quality and siltation in the waterway;
- Destruction of wetlands;
- Need for a comprehensive stormwater management plan;
- Impacts of increased water quantity, flooding, erosion and sedimentation on downstream properties;
- Need to improve roadside drainage along Route 60;
- Nearby private property experiences flooding since infill development associated with the subdivision began on Route 60 and Hopewell Gardens; and
- Stormwater from the subdivision being diverted to adjacent private properties.

Council considered the comments and determined that particular attention should be paid to storm water management if the amendments are implemented and the proposal moves to the detailed design stage.

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 _____

Date _____

Signature _____

Town of Conception Bay South
 Development Regulations
 Amendment No. 42, 2022
 Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
 This 18 day of October, 2022

 Mayor

 Town Clerk

From: Open Space Conservation (OSC)
 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.