

Town of Conception Bay South
Development Regulations Amendment No. 43, 2022
1621-1627 Conception Bay Highway

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. 43, 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. 43, 2022.

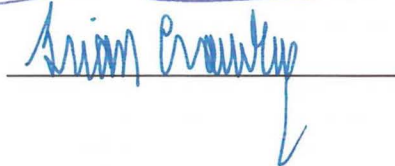
Adopted by the Town Council of Conception Bay South on the 12th day of September, 2022.

Signed and sealed this 7th day of December 2022.

Mayor:



Clerk:



Canadian Institute of Planners Certification

I certify that Conception Bay South Development Regulations Amendment No 43, 2022 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. 43, 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 Conception Bay South Development Regulations Amendment No. 43, 2022 on September 12, 2022.
- f) Gave notice of the adoption of Conception Bay South Municipal Plan Amendment No. 25, 2022 by advertisement in *The Shoreline* newspaper on September 23 and 30, 2022.
- g) In accordance with a Directive from the Department of Municipal and Provincial Affairs, held a paper based public hearing to consider objections and submissions between September 23 and October 31, 2022.
- h) Held a supplementary virtual Public Hearing on November 2, 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. 43, 2022 as adopted.

SIGNED AND SEALED this 7 day of December 2022.

Mayor: 

Clerk: 

| | |
|-----------------------------------|-------|
| Development Regulations/Amendment | |
| REGISTERED | |
| Number | _____ |
| Date | _____ |
| Signature | _____ |

Town of Conception Bay South

Development Regulations Amendment No. 43, 2022

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone a portion of the property at 1621-1627 Conception Bay Highway from the “Residential Low Density (R-1)” zone to the “Residential Mixed (R-3)” zone.

This amendment implements Municipal Plan Amendment No. 25, 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 July 15 and 22, 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 are requested by August 2, 2022.

The Town received one inquiry and one submission as a result of the consultation effort. The inquiry sought details about the concept design for the proposed development. The submission expressed opposition to the proposed development due to a loss of rural / sub urban character and potential loss of privacy.

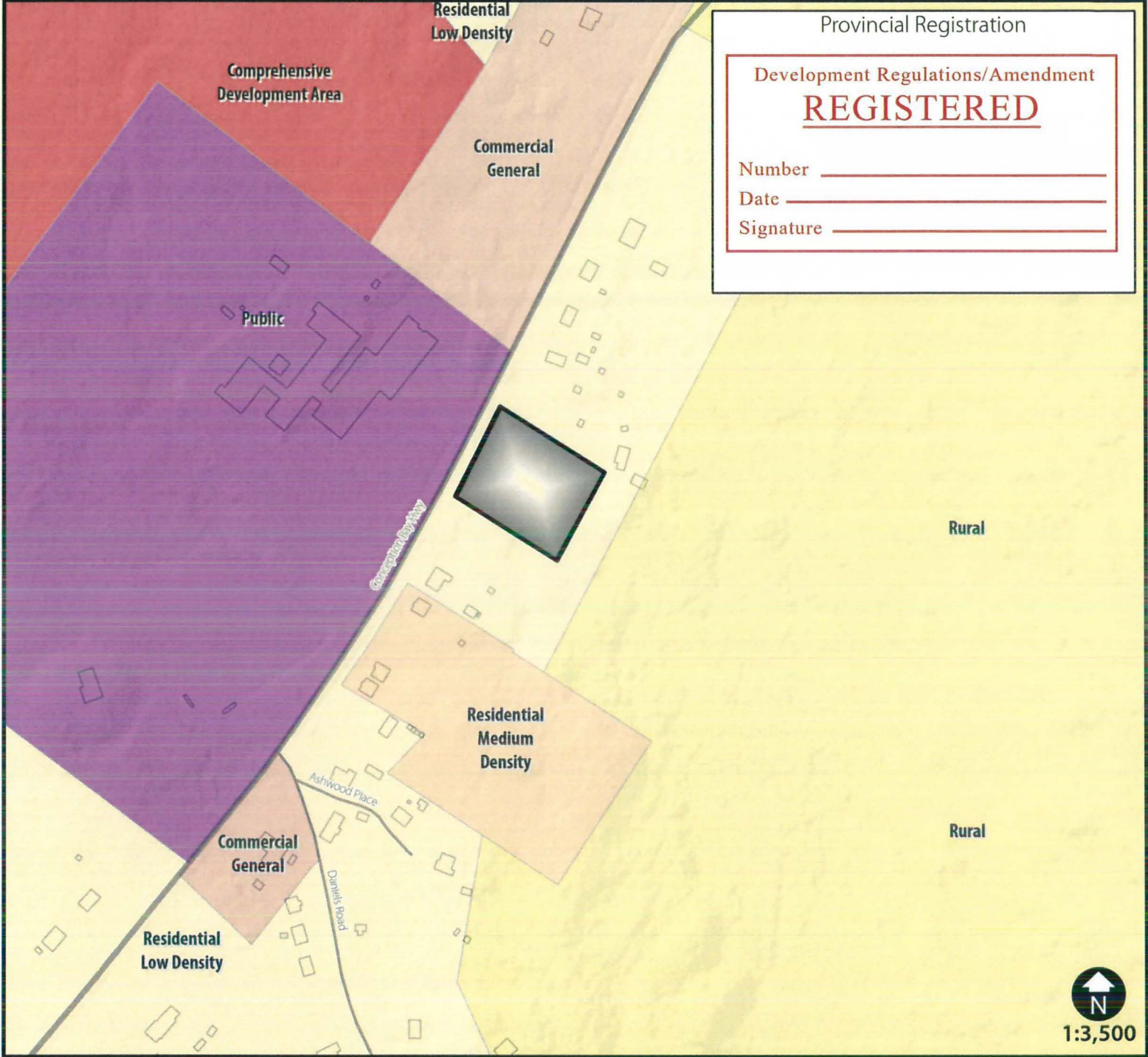
Council considered those comments and determined that the concerns related to individual private interests and may not reflect the overall public interest of the proposed amendments. Council agreed to continue the re-zoning process in consideration that, if adopted, individuals would have opportunity to express their concerns to an independent Commissioner.

The Town also consulted with the provincial Departments of Transportation and Infrastructure and Environment and Conservation.

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. 43, 2022
Land Use Zoning

 From: Residential Low Density (R-1)
To: Residential Mixed Development (R-3)

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



Mayor



Town Clerk



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