

**Town of**  
**Conception Bay South**  
**Municipal Plan Amendment No. 20, 2022**  
**73 Cherry Lane**

**Town of Conception Bay South**

**December, 2022**

**Urban and Rural Planning Act, 2000  
Resolution to Adopt  
Town of Conception Bay South  
Municipal Plan Amendment No. 20, 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 Municipal Plan Amendment No. 20, 2022.

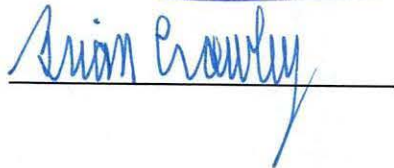
Adopted by the Town Council of Conception Bay South on the 1<sup>st</sup> day of March, 2022.

Signed and sealed this 7 day of December 2022.

Mayor:



Clerk:



**Canadian Institute of Planners Certification**

I certify that Conception Bay South Municipal Plan Amendment No. 20, 2022 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**  
**Municipal Plan Amendment No. 20, 2022**

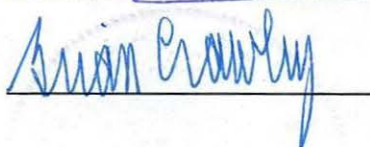
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Conception Bay South

- a) Adopted the Conception Bay South Municipal Plan Amendment No. 20, 2022 on March 1, 2022.
- b) 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.
- c) Held a paper based public hearing to consider objections and submissions between March 10 and April 11, 2022.
- d) 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 Municipal Plan Amendment No. 20, 2022 as adopted.

**SIGNED AND SEALED** this 7 day of December 2022.

Mayor: 

Clerk: 

|                                 |                      |
|---------------------------------|----------------------|
| <b>Municipal Plan/Amendment</b> |                      |
| <b>REGISTERED</b>               |                      |
| Number                          | <u>1145-2022-017</u> |
| Date                            | <u>16 DEC 2022</u>   |
| Signature                       | <u>[Signature]</u>   |



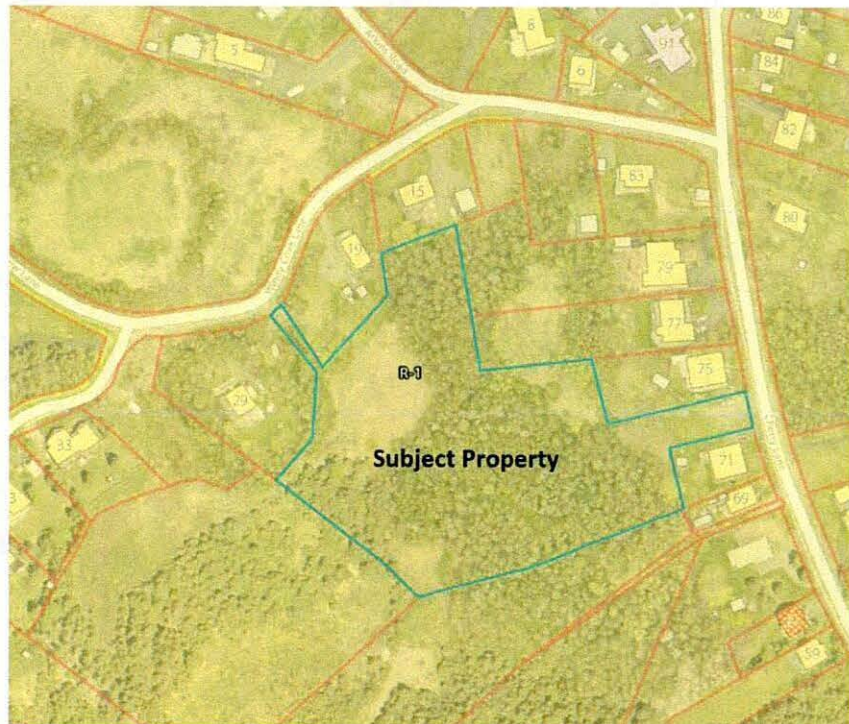
# Town of Conception Bay South Municipal Plan Amendment No. 20, 2022

## Introduction

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Town Council is considering whether to amend the Municipal Plan and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the public before it is adopted and approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

## Background

The Town received a request to re-designate approximately 1.4 hectares (3.3 acres) of land located at 73 Cherry Lane. The applicant is the property owner, LPM Consultants Ltd. The area that is the subject of the amendment is shown in the image below.



The land is currently designated as “Residential Low Density” by the Municipal Plan and the applicant requested that the designation be changed to “Residential Medium Density”. An amendment to the Conception Bay South Development Regulations to rezone the same lands

from the "Residential Low Density (R-1)" to "Residential Medium Density (R-2)" is being processed concurrently with this Municipal Plan Amendment.

This amendment is intended to apply a land use designation to the property that can accommodate development of the property. The owner proposes to develop the property with one single dwelling.

### **Assessment**

The property is located in the Manuels area of the Town and immediately abuts existing residential development to north, east, and south. An area of undeveloped land abuts the property to the west.

The property is undeveloped and is remnant land from a 7.75 acre Crown Grant issued in 1895. The majority of the original Crown Grant has been severed into individual parcels that front onto Cherry Lane and Windy Cove Lane. The remaining portion was acquired by the current property owner in 2011.

Previous property owners severed portions of the original land such that the subject property has 15m of frontage on Cherry Lane. The minimum frontage required for development of a single dwelling in the Residential Low Density designation is established by the Town's Development Regulations as 21m.

The property's frontage remaining on Cherry Lane was originally intended to accommodate a road into the back land so that land could be further subdivided and developed into residential building lots. The shape and characteristics of the remaining land has made development of a residential subdivision unfeasible; the cost of installing services and developing a street outweighs the return through sale of potential lots. The most recent subdivision proposal would have required approximately 130m of road, water and sewer services and a sewage lift station to accommodate six residential lots. The number of lots may have been further reduced due to the presence of a wetland area on the western portion of the property.

The proposed amendments are intended to allow the development of one single dwelling on the property by changing the designation and zoning to Residential Medium Density. A single dwelling can be developed within the Residential Medium Density designation with 15m of frontage. A single dwelling on this property would have a development density consistent with the overall area and it would be lower development density than the other lots that were subdivided from the original crown grant.



## **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 the subject property as "Urban Development" which allows for a range of urban uses connected to municipal water and sewer services. The proposed use is consistent with the intent of the St. John's Regional Plan.

## **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.

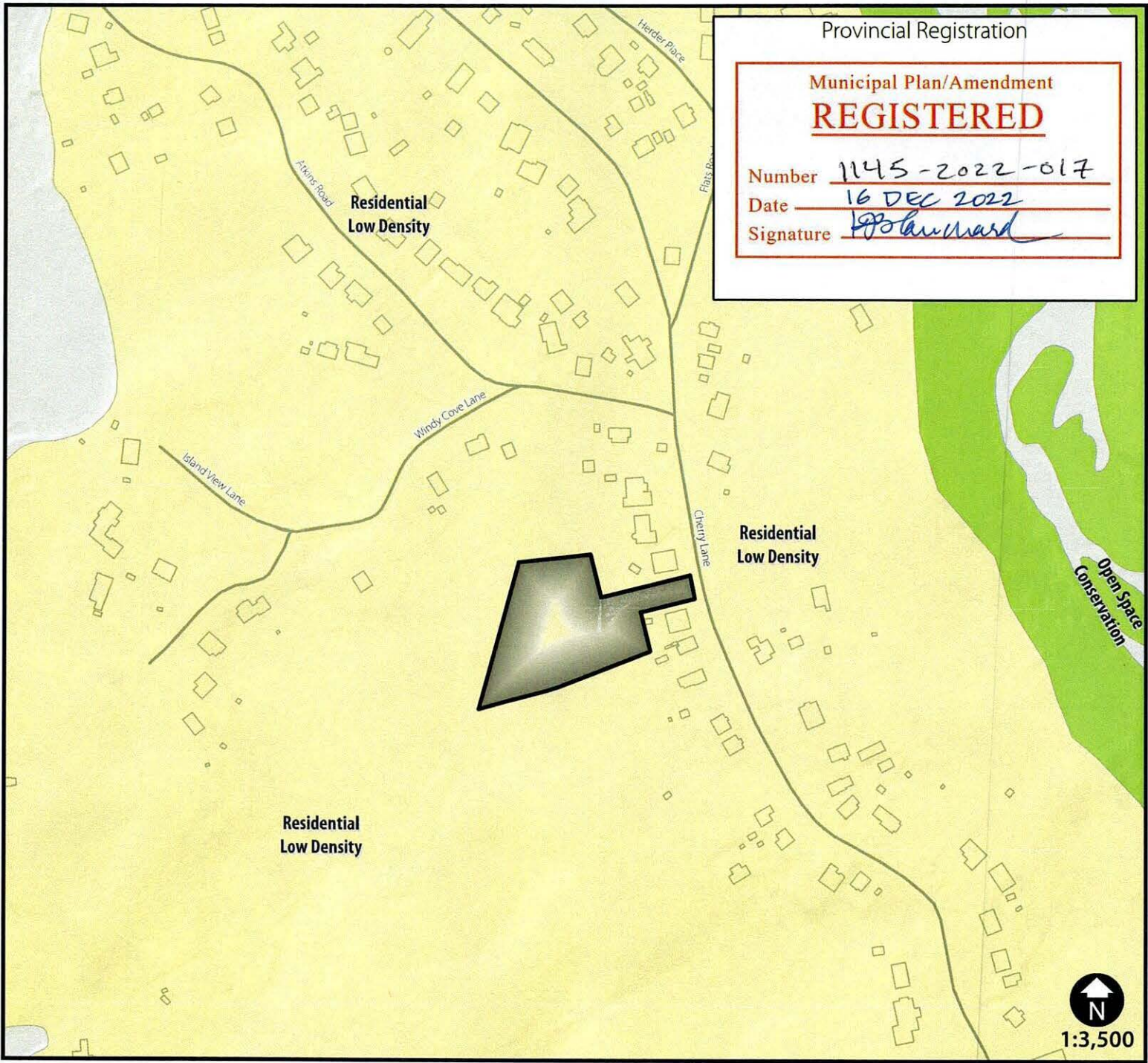
Council considered the comments received from the public and determined that the concerns are unrelated to the proposed amendments or can be mitigated.

## **Amendment**

The Conception Bay South 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.






Provincial Registration

**Municipal Plan/Amendment**  
**REGISTERED**

Number 1145-2022-017  
 Date 16 DEC 2022  
 Signature [Signature]


Town of Conception Bay South  
 Municipal Plan  
 Amendment No. 20, 2022  
 Future Land Use

 From: Residential Low Density  
 To: Residential Medium Density

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

[Signature]  
 Mayor

[Signature]  
 Town Clerk



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