

**Town of Conception Bay South**  
**Municipal Plan Amendment No. 25, 2022**  
**1621-1627 Conception Bay Highway**

**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. 25, 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. 25, 2022.

Adopted by the Town Council of Conception Bay South on the 12<sup>th</sup> day of September, 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. 25, 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**  
**Municipal Plan Amendment No. 25, 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


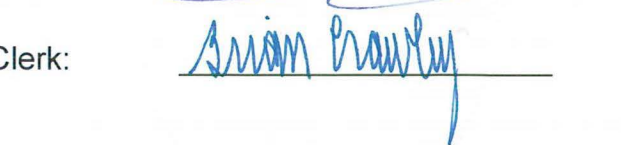
- a) Adopted Conception Bay South Municipal Plan Amendment No. 25, 2022 on September 12, 2022.
- b) Gave notice of the adoption of Conception Bay South Municipal Plan Amendment No. 25, 2022 by advertisement in *The Shoreline* newspaper on September 23 and 30, 2022.
- c) In accordance with a Directive 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.
- d) 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 Municipal Plan Amendment No. 25, 2022 as adopted.

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

Mayor:

Clerk:

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

# Town of Conception Bay South Municipal Plan Amendment No. 25, 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. This report has been prepared to explain the proposed change, and to serve as a background information for the public and Council.

## Background

The Town received a request to re-designate and re-zone approximately 0.49 Ha (1.2 acres) of land at 1621-1627 Conception Bay Highway. 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. The applicant requested that the “Residential Low Density” designation be changed to “Residential Mixed Development”. An amendment to the Conception Bay South Development Regulations to rezone the same lands 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 two eight-unit apartment buildings at the property that would be targeted to the 50+ rental market.

## **Assessment**

The property is located in the Seal Cove area of the Town and within an area characterized predominantly by low density sub urban and rural development. A higher density residential subdivision is under development to the south west of the subject property. The College of the North Atlantic, Seal Cove Campus is on the opposite side of Conception Bay Highway (provincial highway Route 60) from the subject property.

Municipal Plan Policy 5.2.3(1) states that the intention for the Residential Low Density designation is that it should apply to several parts of the Town including the west of the Town, in Seal Cove. The policy also indicates that single residential dwelling development is the predominant and preferred form of development. The proposed apartment building development is not listed within the range of uses that can be considered within the Residential Low Density designation.

Municipal Plan policy 5.2.3(3) relates to the Residential Mixed Use designation. That policy notes that the designation is intended to apply to areas in transition along Route 60 where there is a mix of residential and some commercial uses. Apartment buildings of up to ten units each are listed within the range of land uses that would be encouraged within the Residential Mixed Development designation. Municipal water and sewer services were installed along Route 60 in 2017. The general area includes a mix of residential, institutional and commercial uses. There are a number of homes in the area on larger lots that pre-date the installation of town water and sewer services. In addition to the College of the North Atlantic, a town recreational facility is located nearby. There are a number of commercial and light industrial uses in the general area that operate as legal non-conformities within the Residential Low Density designation. The Town therefore determined that applying the Residential Mixed Use designation to this property is consistent with the policies of the Municipal Plan.

The development proposal, if approved, would result in sixteen new dwelling units and would respond to pent up demand for modern, rental housing in the west end of the Town.

Municipal Plan policy 4.3.14 was also considered in the context of this amendment. The property is within the Low Geological Hazard Vulnerability area identified in the "Report on Vulnerability to Geological Hazards in the Town of Conception Bay South" (Batterson and Stapleton, GNL, 2011). The municipal plan policy does not restrict residential development within the Low Geological Hazard Vulnerability Area.

### **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 and this amendment are consistent with the intent of the 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 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.

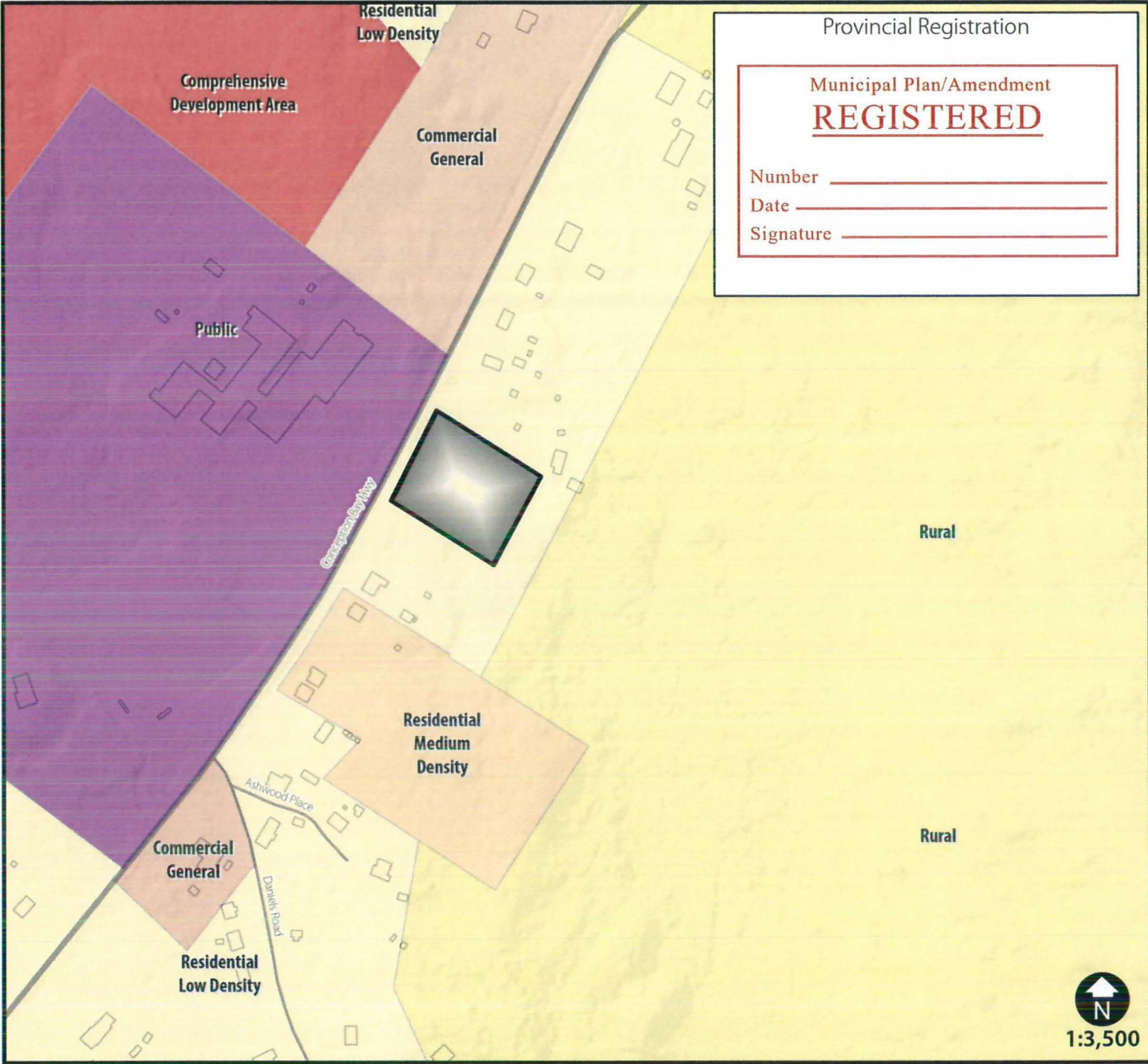
Council considered those comments and determined that the concerns related to individual private interests and may not reflect the overall public interest of the proposed amendments. Council agreed to continue the re-zoning process in consideration that, if adopted, individuals would have opportunity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

Date \_\_\_\_\_

Signature \_\_\_\_\_



Town of Conception Bay South  
Municipal Plan  
Amendment No. 25, 2022  
Future Land Use

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

 From: Residential Low Density  
To: Residential Mixed Development

Mayor \_\_\_\_\_



Town Clerk \_\_\_\_\_



*Corrie Davis*

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