

**Town of Conception Bay South**

**Development Regulations Amendment No. 39, 2022**

**512 Conception Bay Highway**

**Prepared by**

**Town of Conception Bay South**

**September, 2022**

**Urban and Rural Planning Act, 2000  
Resolution to Adopt  
Town of Conception Bay South  
Development Regulations Amendment No. 39, 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. 39, 2022.

Adopted by the Town Council of Conception Bay South on the 14<sup>th</sup> day of June, 2022.

Signed and sealed this 19<sup>th</sup> day of September 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*.

  
Corrie Davis, MCIP





**Urban and Rural Planning Act, 2000**  
**Resolution to Approve**  
**Town of Conception Bay South**  
**Development Regulations Amendment No. 39, 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 Development Regulations Amendment No. 39, 2022 on June 14, 2022.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 39, 2022 by advertisement in the Shoreline News on June 24 and 30, 2022.
- c) Held a public hearing to consider objections and submissions on July 25, 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. 39, 2022 as adopted.

SIGNED AND SEALED this 14<sup>th</sup> day of September 2022.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1145-2022-029</u>
Date	<u>Oct 3<sup>rd</sup> / 2022</u>
Signature	<u>[Signature]</u>

# **Town of Conception Bay South**

## **Development Regulations Amendment No. 39, 2022**

### **Purpose**

The purpose of this proposed Development Regulations amendment is to re-zone land at 512 Conception Bay Highway from the “Residential Medium Density (R-2)” and “Open Space Conservation (OSC)” zones to the “Commercial General (C-2)” zone.

This amendment implements Municipal Plan Amendment No. 21, 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 February 17 and 24, 2022 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 March 3, 2022.

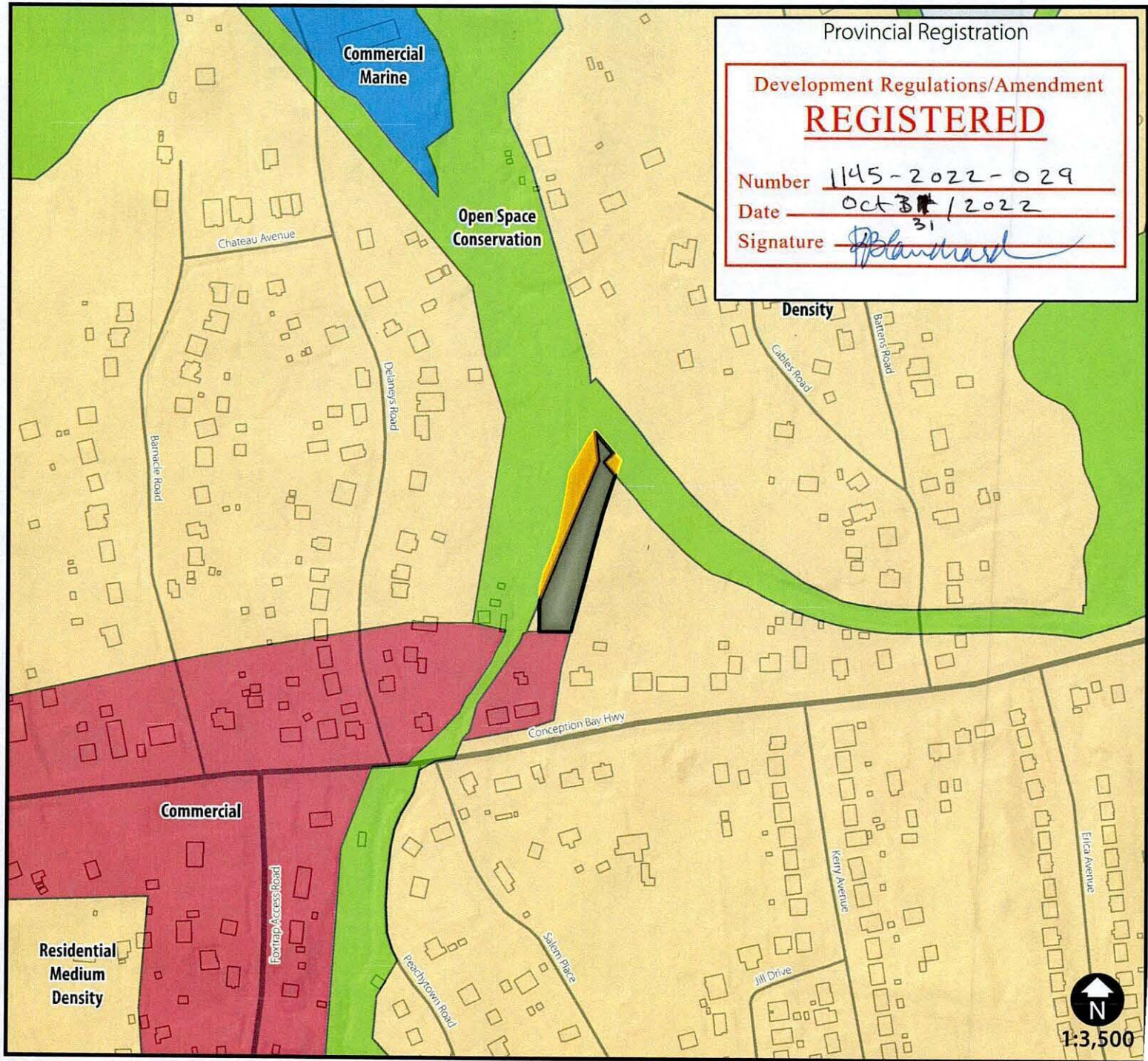
As a result of the consultation process, the Town received three submissions. The accompanying Municipal Plan Amendment No. 21, 2022 provides an analysis of the submissions.

### **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 1145-2022-029

Date Oct 31 / 2022

Signature [Handwritten Signature]

Town of Conception Bay South  
 Development Regulations  
 Amendment No. 39, 2022  
 Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL  
 This 19<sup>th</sup> day of September, 2022

-  From: Open Space Conservation (OSC)  
To: Commercial (C-2)
-  From: Residential Medium Density (R-2)  
To: Commercial (C-2)

Mayor [Handwritten Signature]

Town Clerk [Handwritten Signature]



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