

June 6, 2013

Elaine Mitchell, MCIP  
Director of Planning and Development  
Town of Conception Bay South  
106 Conception Bay Highway  
Conception Bay South, NL A1W 3A5

Dear Ms. Mitchell:

**CONCEPTION BAY SOUTH  
Development Regulations Amendment No. 1, 2013**

I am pleased to inform you that the **Town of Conception Bay South Development Regulations Amendment No. 1, 2013**, as adopted by Council on the **7<sup>th</sup> day of May, 2013**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper. I have enclosed a notice template to assist Council in the preparation of this notice.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email ([queensprinter@gov.nl.ca](mailto:queensprinter@gov.nl.ca)), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



Corrie Davis, MCIP  
Manager, Land Use Planning Division

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**Town of  
Conception Bay South  
Land Use Zoning, Subdivision and Advertisement  
(Development) Regulations  
Amendment No. 1, 2013**

**Prepared by the  
Town of Conception Bay South**

**April, 2013**

**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Conception Bay South  
Development Regulations  
Amendment No. 1, 2013**

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. 1, 2013.

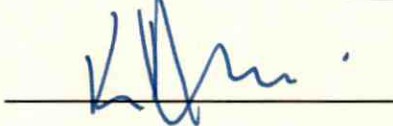
Adopted by the Town Council of Conception Bay South on the 7<sup>th</sup> day of May, 2013.

Signed and sealed this 15<sup>th</sup> day of May, 2013.

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*.



**Elaine Mitchell, MCIP**

|  |                      |
|--|----------------------|
| <b>Development Regulations/Amendment</b> |                      |
| <b>REGISTERED</b>                        |                      |
| Number                                   | <u>1145-2013-002</u> |
| Date                                     | <u>June 4, 2013</u>  |
| Signature                                | <u>Collin M. 10</u>  |

## **Town of Conception Bay South Development Regulations Amendment No. 1, 2013**

### **Purpose**

The purpose of this proposed amendment to the Conception Bay South Development Regulations is to allow for the development of single dwellings fronting on local roads located within Commercial Main Street (C-1) and Commercial General Use (C-2) zones.

The Town's Municipal Plan and Development Regulations came into effect on July 20, 2012. Within the Commercial Main Street (C-1) and Commercial General Use (C-2) zones, new commercial development is required to front onto the Conception Bay Highway. However, no provision is made for the development of properties within these zones that do not front onto the Conception Bay Highway.

This amendment would allow for the development of lots which do not front onto the Conception Bay Highway for single dwellings. In general terms, this amendment would allow for single dwellings as permitted uses in the Commercial Main Street (C-1) and Commercial General (C-2) use zones provided the single dwelling does not front onto the Conception Bay Highway or any primary collector or arterial street.

### **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.

Conception Bay Highway and the Commercial Main Street (C-1) and Commercial General Use (C-2) are located within the Urban Development designation identified in the Regional Plan.

### **Public Consultation**

The notice describing the proposed amendment will be published in the April 4 and 11, 2013 editions of the Shoreline. The deadline for submissions is April 19, 2013. No written submissions were received in response to this notice.

## **Development Regulations Amendment No. 1, 2013**

The Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations shall be amended as follows:

### **1. Commercial Main Street (C-1)**

Delete "Single Dwelling (Existing)" as a discretionary use.

Add "Single Dwelling" as a permitted use.

Replace section 10.16.9 with the following:

*Single dwellings permitted within this zone shall be limited to existing dwellings or new single dwellings fronting onto a local street. New single dwellings shall not front onto Conception Bay Highway or any primary collector or arterial street.*

*Existing dwellings can be structurally modified, reconstructed, and repaired/rebuilt provided the standards of the Residential Medium Density (R-2) use zone are complied with. Replacement of a single dwelling shall meet the following requirements:*

- a) The single new dwelling is constructed on the same lot as the original single dwelling;*
- b) The single dwelling complies with the standards of the Residential Medium Density (R-2) zone; and*
- c) The existing single dwelling is demolished upon occupancy of the new dwelling.*

*New single dwellings on local roads shall comply with the standards of the Residential Medium Density (R-2) zone and shall be complementary to and shall not prejudice commercial development along Conception Bay Highway.*

### **2. Commercial General Zone (C-2)**

Delete "Single Dwelling" as a discretionary use.

Add "Single Dwelling" as a permitted use.

Add section 10.17.7 as follows:

*Single dwellings permitted within this zone shall be limited to existing dwellings or new single dwellings fronting onto a local street. New single dwellings shall not front onto Conception Bay Highway or any primary collector or arterial street.*

*Existing dwellings can be structurally modified, reconstructed, and repaired/rebuilt provided the standards of the Residential Medium Density (R-2) use zone are complied with. Replacement of a single dwelling shall meet the following requirements:*

- a) The single new dwelling is constructed on the same lot as the original single dwelling;*
- b) The single dwelling complies with the standards of the Residential Medium Density (R-2) zone; and*
- c) The existing single dwelling is demolished upon occupancy of the new dwelling.*

*New single dwellings on local roads shall comply with the standards of the Residential Medium Density (R-2) zone and shall be complementary to and shall not prejudice commercial development along Conception Bay Highway.*