

March 7, 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. 5, 2013**

I am pleased to inform you that the **Town of Conception Bay South Development Regulations Amendment No. 5, 2013**, as adopted by Council on the **4<sup>th</sup> day of March, 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).

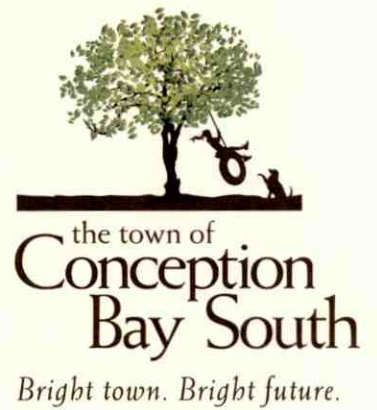
Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

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. 5, 2014**

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

**January 2014**

**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Conception Bay South  
Development Regulations  
Amendment No. 5, 2014**

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. 5, 2014

Adopted by the Town Council of Conception Bay South on the 4 day of March, 2014.

Signed and sealed this 5 day of March, 2014.

Mayor: Ken McDonald

Clerk: [Signature]

**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**

*(Circular stamp: ELAINE MITCHELL, CANADIAN INSTITUTE OF PLANNERS, MCIP MICU)*

**Development Regulations/Amendment  
REGISTERED**

Number 1145-2014-004  
Date March 7, 2014  
Signature [Signature]

# **Town of Conception Bay South Development Regulations Amendment No. 5, 2014**

## **Purpose**

The Conception Bay South Development Regulations came into legal effect on July 20, 2012. The Development Regulations contains sign regulations in Part 8 which outline conditions and standards for signage within the Town. The Council now wishes to revise these regulations with respect to portable signs and changeable message signs.

## **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.

## **Public Consultation**

Notices were published in the January 23 and 30, 2014 editions of the Shoreline News and the February, 2013 edition of the Telegram. In addition, the notice and draft amendments were posted on the Town's website. The Town wrote to individual sign companies to notify them and provide a copy of the proposed amendments. As a result of this public consultation, two written submissions were received by the Town.

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

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

1. Section 8.10 shall be amended by adding the following:

*"7. Every sign erected shall display the name and phone number of the sign contractor."*

2. Section 8.12 (1) shall be amended by:

- a. Deleting subsection (b) and replacing it with the following:

*"Not more than one sign is permitted at any one time on any property having a frontage of 20 m or less. On lots with frontages greater than 20 m, no more than one sign is permitted per business operating from the property. A minimum separation distance of 12 metres shall be maintained between each portable sign where more than one sign is permitted on a property."*

b. Deleting subsection f) and replacing it with the following:

*"f) The portable sign permit shall be valid for a period of 90 days and may be renewed for further periods of 90 days."*

c. Adding subsection g) as follows:

*"g) The sign shall be set back a minimum distance of 1.5 m from the front and flanking street property lines."*

d. Adding subsection h) as follows:

*"h) All advertising on the sign shall be devoted to goods and services offered on the property on which the sign is located."*

3. Section 8.12 (3) shall be amended as follows:

a. Deleting subsection c) and replacing it with the following:

*"c) the maximum area of the sign face shall not exceed 7 m<sup>2</sup> except in the Mainstreet Improvement Area located on both sides of Route 60 between Terminal Road and the Manuels Access Road where the maximum area of the sign face shall not exceed 1.5 m<sup>2</sup>;"*

b. Deleting subsection k) and replacing it with the following:

*"k) the sign shall not be located within 30 m of a residential zone located on the same side of the street and shall not be oriented such that it faces an abutting residential zone or residential lot;"*

c. Add to subsection o) the following:

*"ix) shall be turned off between midnight and 6 am; and*

*x) shall not increase the light levels adjacent to the changeable message sign by more than 3.0 lux above the ambient light level."*

4. Section 10.16.7 Regional Centre (RC) zone shall be amended by adding the following at the beginning of the section:

*“Canopy Sign, Changeable Message Sign, Facial and Projecting Wall Sign, Ground Sign and Pylon signs shall be permitted.”*