

COR/2014/04132

June 3, 2014

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. 7, 2014**

I am pleased to inform you that the **Town of Conception Bay South Development Regulations Amendment No. 7, 2014**, as adopted by Council on the **6th day of May, 2014**, 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), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

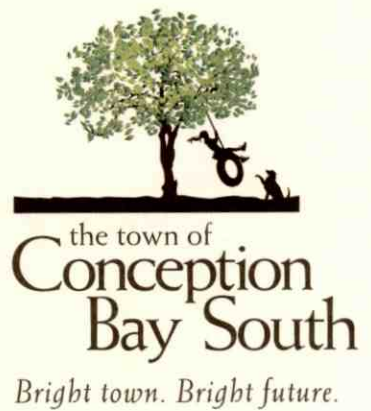
Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



Corrie Davis, MCIP
Manager, Land Use Planning Division

Encls.
/ch



**Town of
Conception Bay South
Land Use Zoning, Subdivision and Advertisement
(Development) Regulations
Amendment No. 7, 2014**

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

March 2014

**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Development Regulations
Amendment No. 7, 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. 7, 2014.

Adopted by the Town Council of Conception Bay South on the 6th day of May, 2014.

Signed and sealed this 13 day of may, 2014.

Mayor: Ken McDonald

Clerk: Grey

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 1145-2014-007
Date June 3, 2014
Signature [Signature]

Town of Conception Bay South Development Regulations Amendment No. 7, 2014

Purpose

The Conception Bay South Development Regulations came into legal effect on July 20, 2012. The Town Council now wishes to amend these Regulations to accommodate secure outside storage associated with industrial buildings in the Commercial/Light Industrial (CLI) zone. The Town Council also wishes to accommodate equipment such as overhead cranes and specialized buildings which may exceed the maximum height requirements specified in the Commercial/Light Industrial (CLI) zone.

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 South Municipal Plan

Municipal Plan Policy 5.5.3, subsection 2, states that land designated and zoned Commercial/Light Industrial is intended to accommodate light industrial and office uses. General industry, services stations and retail uses may be considered.

Conception Bay South Development Regulations

The Conception Bay South Development Regulations establishes the standards for the Commercial/Light Industrial (CLI) zone. Regulation 10.22.3 specifies 15 metres as the maximum height in the Commercial/Light Industrial (CLI) zone. Regulation 10.22.5 specifies that general industrial uses shall be limited to uses that do not require outdoor storage for materials or equipment.

Public Consultation

Notices were published in the April 10, 2014 and April 17, 2014 editions of the Shoreline News and the April 12, 2014 edition of the Telegram. In addition, the notice and draft amendments were posted on the Town's website. A notice outlining the proposed amendments was hand delivered to dwellings in the area.

Development Regulations Amendment No. 7, 2014

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

1. Adding to section 10.22.3 after "**Maximum height (m) 15 m**" the following:

"The Authority may, in its discretion, allow an increase in the maximum height provided that the additional height does not have a negative visual impact and does not create an adverse impact on adjacent properties."

2. Delete section 10.22.5 General Industry in the Commercial/Light Industrial (CLI) zone and replace it with the following:

"10.22.5 Outdoor Storage

Outdoor storage may be permitted in the form of secure outdoor storage accessory to a building containing Light Industry, Office or General Industry use.

The Authority may prescribe buffers including natural or structural barriers to minimize the visual impact of the outdoor storage area."