

COR/2014/08366

November 4, 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
Municipal Plan Amendment No. 5, 2014
Development Regulations Amendment No. 8, 2014**

I am pleased to inform you that the **Town of Conception Bay South Municipal Plan Amendment No. 5, 2014 and Development Regulations Amendment No. 8, 2014**, as adopted by Council on the **12th day of August, 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.

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).

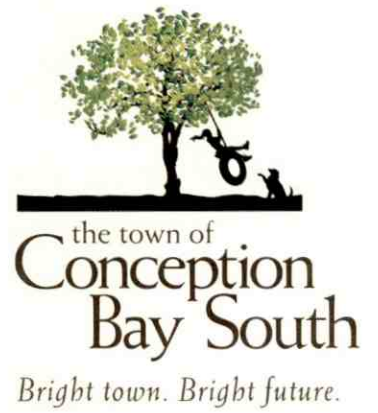
Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



Corrie Davis, MCIP
Manager, Land Use Planning Division

/ch



Town of

Conception Bay South

Municipal Plan Amendment

No. 5, 2014

Prepared by the

Town of Conception Bay South

May 2014

**Urban and Rural Planning Act
Resolution to Approve
Town of Conception Bay South
Municipal Plan Amendment
No. 5, 2014**

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 Municipal Plan Amendment No. 5, 2014 on August 12, 2014.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 5, 2014 by advertisement in the Shoreline News on August 21, 2014 and August 28, 2014 and in The Telegram on August 23, 2014.
- c) Set September 8, 2014 at 7:30 pm at the Town Hall, Conception Bay South, for the holding of a public hearing to consider objections and submissions.

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. 5, 2014, as adopted.

SIGNED AND SEALED this 8 day of October

Mayor:

Ken McDonald

Clerk:

[Signature]

| | |
|---------------------------------|------------------------------|
| Municipal Plan/Amendment | |
| REGISTERED | |
| Number | <u>1145-2014-005</u> |
| Date | <u>2014 November 3, 2014</u> |
| Signature | <u>Coun</u> |

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

Adopted by the Town Council of Conception Bay South on the 12th day of August, 2014.

Signed and sealed this 1ST day of October 2014.

Mayor: Ken McDonald

Clerk: [Signature]

Canadian Institute of Planners Certification

I certify that the attached Municipal Plan amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.


Elaine Mitchell, MCIP



Town of Conception Bay South Municipal Plan Amendment No. 5, 2014

Introduction

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Town Council now wishes to amend its Municipal Plan to accommodate a proposed 18 lot residential subdivision on a new cul de sac extending off Skylark Place. The area is currently designated Rural. In order to accommodate a serviced residential subdivision, the subject property must be re-designated to Residential Medium Density.

Assessment

According to the Conception Bay South Municipal Plan policy 5.2.3 subsection 2, the Residential Medium Density land use designation applies to built-up and serviced area of the Town. Within the Residential Medium Density land use designation, single detached dwellings are the predominant housing form.

According to the Conception Bay South Municipal Plan policy 5.6.3 subsection 1, the Rural designation includes lands that can accommodate resource uses such as forestry, agriculture and mineral workings.

The area fronting along Foxtrap Access Road and Skylark Place is residential in nature and is designated Residential Medium Density to reflect this development pattern.

Water and sewer services extend along both Foxtrap Access Road and Skylark Place. The Engineering and Public Works Department has confirmed that municipal services have sufficient capacity to accommodate additional residential development.

The amendment proposes to redesignate land between Skylark Place and Juniper Place from Rural to Residential Medium Density to create an orderly development pattern.

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

A notice outlining the proposed amendments was distributed to all property owners within 100 metres of the subject property. In addition, a notice was published in the May 15, 2014 and May 22, 2014 editions of the Shoreline and the May 17, 2014 edition of the Telegram. The notice was also posted on the Town's website. Written submissions were requested by May 30, 2014.

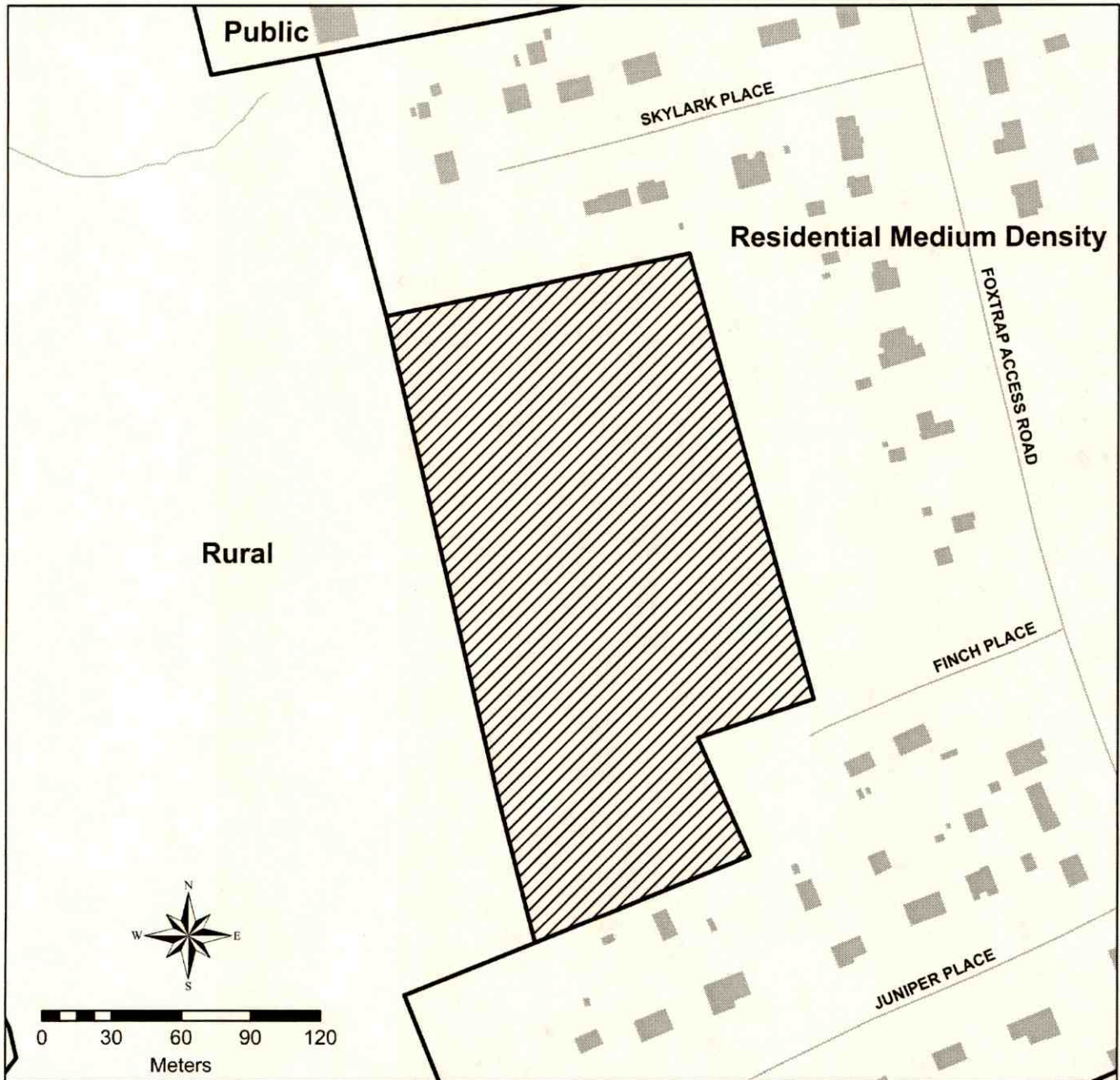
Several written submissions were received and were considered by Council. Council resolved to send the proposed amendment to the Department of Municipal and Interprovincial Affairs for review for conformity to provincial regulations and law. The Department of Municipal and Interprovincial Affairs released the amendments on July 11, 2014. The amendments were adopted by Council at its August 12, 2014 meeting.

Conclusion

In order to accommodate a fully serviced 18 lot residential subdivision off Skylark Place, land between Skylark Place and Juniper Place must be redesignated from Rural to Residential Medium Density.

Amendment

The Conception Bay South Municipal Plan Future Land Use Map is amended as shown on the attached plan.



**Town of Conception Bay South
Municipal Plan
Amendment No. 05, 2014
Future Land Use Map**

Dated: Town of Conception Bay South, NL
This 1st, day of October, 2014



From: Rural
To: Residential Medium Density

**Municipal Plan/Amendment
REGISTERED**

Number 1145-2014-005
Date November 3, 2014
Signature [Signature]

[Signature]
Ken McDonald, Mayor

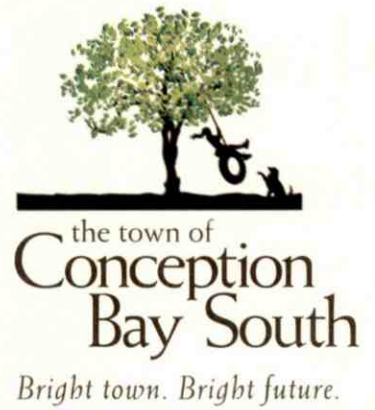
[Signature]
Keith Arns, Chief Administrative Officer

I certify that this Municipal Plan Amendment No. 05, 2014 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

[Signature]
Elaine Mitchell, MCIP



**Town of
Conception Bay South
Development Regulations
Amendment No. 8, 2014**



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

May 2014

**Urban and Rural Planning Act
Resolution to Approve
Town of Conception Bay South
Development Regulations
Amendment No. 8, 2014**

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. 8, 2014 on August 12, 2014.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 8, 2014 by advertisement in the Shoreline News on August 21, 2014 and August 28, 2014 and in The Telegram on August 23, 2014.
- c) Set September 8, 2014 at 7:30 pm at the Town Hall, Conception Bay South, for the holding of a public hearing to consider objections and submissions.

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. 8, 2014 as adopted

SIGNED AND SEALED this 8 day of October 2014.

Mayor:

Ken McDonald

Clerk:

[Signature]

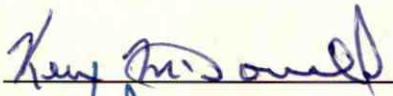
| | |
|--|-------------------------|
| Development Regulations/Amendment | |
| REGISTERED | |
| Number | <u>1145-2014-008</u> |
| Date | <u>November 3, 2014</u> |
| Signature | <u>[Signature]</u> |

**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Development Regulations
Amendment No. 8, 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. 8, 2014

Adopted by the Town Council of Conception Bay South on the 12th day of August, 2014.


Signed and sealed this 1st day of October 2014.

Mayor: 

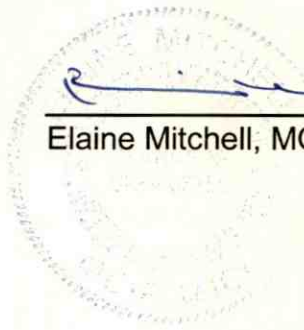
Clerk: 

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



Town of Conception Bay South Development Regulations Amendment No. 8, 2014

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land located between Skylark Place and Juniper Place, off Foxtrap Access Road, from Rural (RUR) to Residential Medium Density in order to accommodate a serviced residential subdivision.

This amendment implements Municipal Plan Amendment No. 5, 2014, which is being processed concurrently.

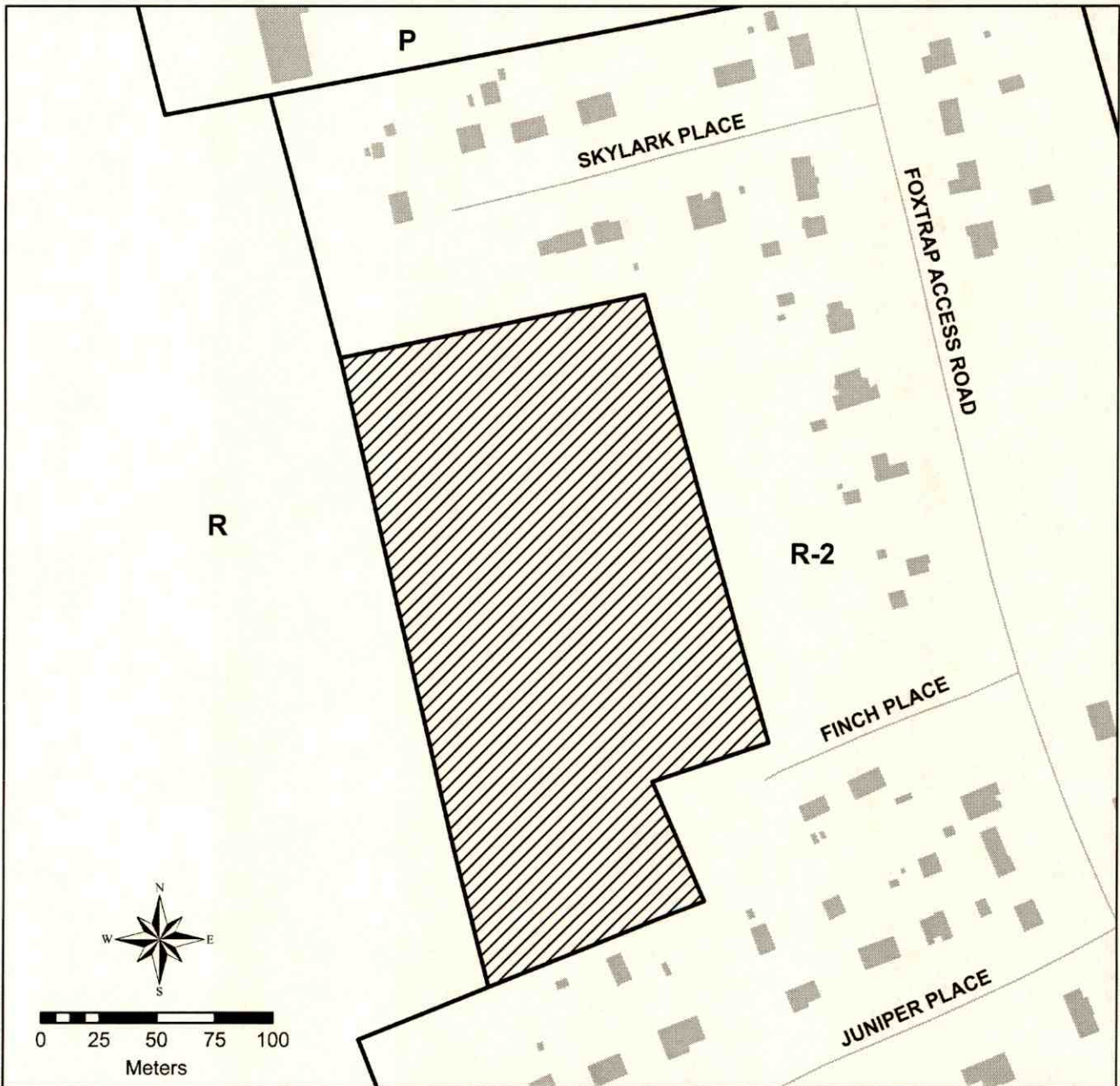
Consultation

A notice outlining the proposed amendments was distributed to all property owners within 100 metres of the subject property. In addition, a notice was published in the May 15, 2014 and May 22, 2014 editions of the Shoreline and the May 17, 2014 edition of the Telegram. The notice was also posted on the Town's website. Written submissions were requested by May 30, 2014.

Several written submissions were received and were considered by Council. Council resolved to send the proposed amendment to the Department of Municipal and Interprovincial Affairs for review for conformity to provincial regulations and law. The Department of Municipal and Interprovincial Affairs released the amendments on July 11, 2014. The amendments were adopted by Council at its August 12, 2014 meeting.


Amendment

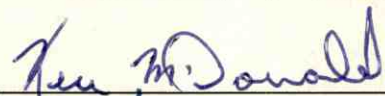
The Conception Bay South Zoning Map is amended as shown on the attached plan.



**Town of Conception Bay South
Development Regulations
Amendment No. 08, 2014
Land Use Map**


Dated: Town of Conception Bay South, NL
This 1st, day of October, 2014

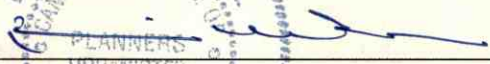
 From: Rural (R)
To: Residential Medium Density (R-2)


Ken McDonald, Mayor

Development Regulations/Amendment
REGISTERED


Keith Arns, Chief Administrative Officer

Number 1145-2014-008
Date November 3 2014
Signature 

I certify that this Development Regulations Amendment No. 08, 2014 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Elaine Mitchell, MCIP

