

June 16, 2015

COR/2015/02648

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. 8, 2015
Development Regulations Amendment No. 12, 2015**

I am pleased to inform you that the **Town of Conception Bay South Municipal Plan Amendment No. 8, 2015 and Development Regulations Amendment No. 12, 2015**, as adopted by Council on the **7th day of April, 2015**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendments come 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 copies of the Amendments are enclosed. As they are legal documents, they should be reserved in a safe place.

Yours truly,



Corrie Davis, MCIP
Manager
Land Use Planning, Lands Branch

Encls.

/ch



Town of

Conception Bay South

Municipal Plan Amendment

No. 8, 2015

Prepared by the

Town of Conception Bay South

January 2015

**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Municipal Plan Amendment
No. 8, 2015**

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. 8, 2015.

Adopted by the Town Council of Conception Bay South on the 7th day of April 2015.

Signed and sealed this 15 day of April 2015.

Mayor: Ken McDonald

Clerk: G. Brown

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
Elaine Mitchell, MCIP

**Urban and Rural Planning Act
Resolution to Approve
Town of Conception Bay South
Municipal Plan Amendment
No. 8, 2015**

Under the authority of Sections 16, 18 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. 8, 2015 on April 7, 2015.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 8, 2015 by advertisement in the Shoreline News on April 16 and April 23, 2015 and in The Telegram on April 18, 2015.
- c) Set Monday, May 4, 2015 at 7:00 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. 8, 2015 as adopted.

SIGNED AND SEALED this 26 day of May 2015. 1145-2015-009
June 15, 2015
C. Williams

Mayor: Zen Wilson

Clerk: [Signature]

Town of Conception Bay South Municipal Plan Amendment No. 8, 2015

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 allow for development of a club house and drive shop associated with an existing marina located off Stanleys Road, Long Pond.

Background

The owner of the marina located at the end of Stanleys Road, Long Pond wishes to construct two new buildings to contain a club house and a dive shop. The proposed location of these buildings is outside of the Commercial Marine designation and Commercial Marine Recreation (CMR) zone. In order to accommodate this request, the property must be redesignated from Residential Medium Density to Commercial Marine.

Assessment

According to the Conception Bay South Municipal Plan policy 5.4.3 (9), the Commercial Marine designation identifies areas where a mix of tourism, marine-related recreational and commercial activities can take place. This policy indicates that two commercial marine land uses zones shall be established and that land uses shall be restricted to marine recreation uses and a limited number of commercial users in Long Pond. The Commercial Marine zones and uses are prescribed in the Conception Bay South Development Regulations.

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.

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 January 8, 2015 and January 15, 2015 editions of the Shoreline and the January 10, 2015 edition of the Telegram. The notice was posted on the Town's website. Written submissions were requested by Wednesday January 22, 2015.

As a result of the public consultation, three written submissions were received. In general terms, these submissions raised concerns about traffic and road adequacy, the height and visual impact of the building and privacy. After considering these submissions, Council directed that Development Regulations Amendment No. 12, 2015 be revised to decrease the maximum height of the buildings in the Commercial Marina Recreation zone from 15 metres to 10 metres.

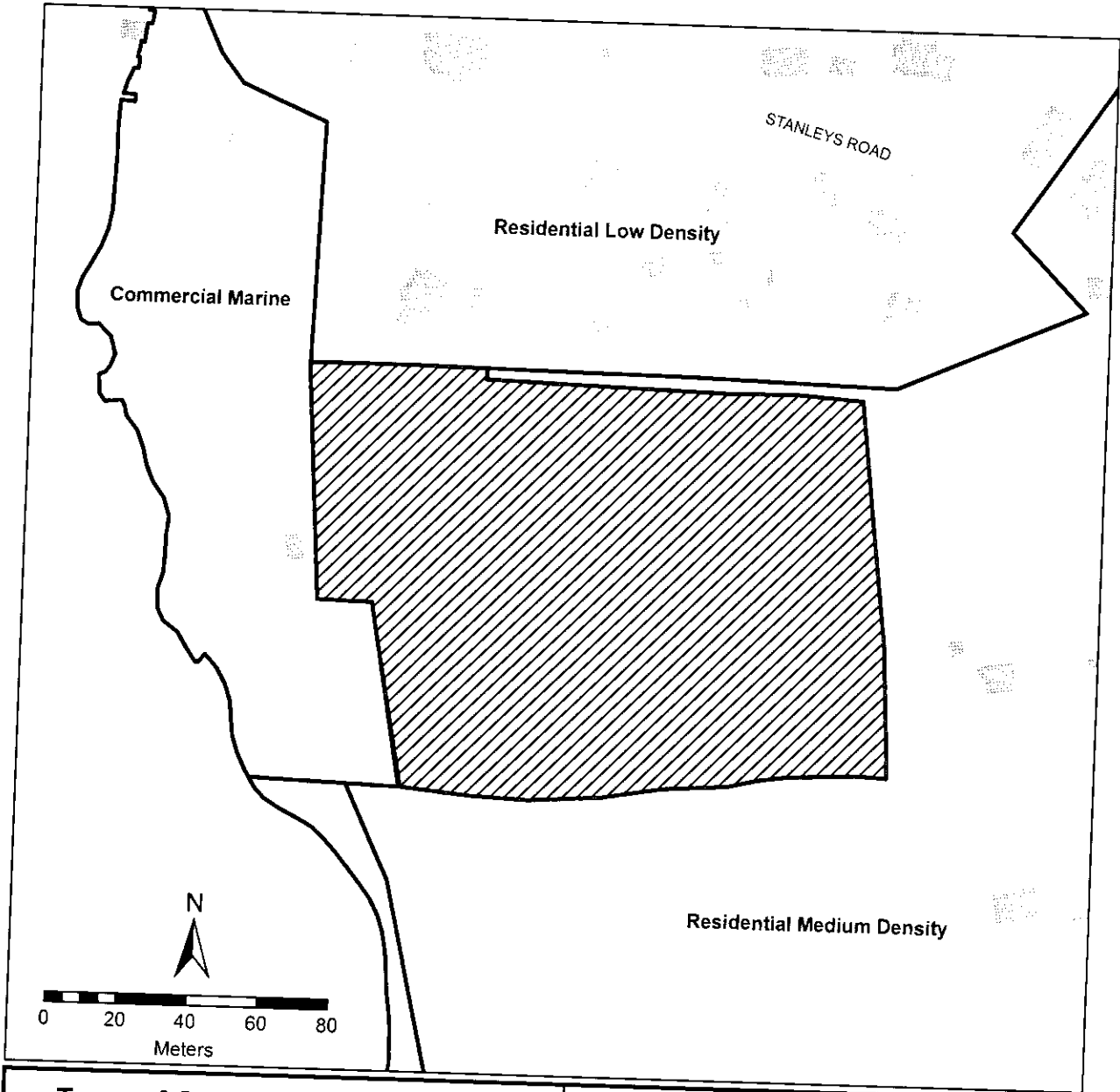
Conclusion

Designating and zoning land off Stanleys Road, Long Pond, as Commercial Marine is consistent with the Conception Bay South Municipal Plan and the Regional Plan.

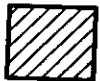
Amendment

The Conception Bay South Municipal Plan Future Land Use Map shall be amended as follows:

1. The Future Land Use Map is amended as shown on the attached plan.



**Town of Conception Bay South
Municipal Plan
Amendment No. 08, 2015
Future Land Use Map**



To: Commercial Marine
From: Residential Medium Density

1145-2015-007
June 15, 2015
[Signature]

Dated: Town of Conception Bay South, NL
This 15th day of April, 2015

[Signature: Ken McDonald]
Ken McDonald, Mayor

[Signature: Gail Pomroy]
Gail Pomroy, Acting Chief Administrative Officer

I certify that this Municipal Plan Amendment No. 08, 2013 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

[Signature: Elaine Mitchell]
Elaine Mitchell, MCIP

**Town of
Conception Bay South
Development Regulations
Amendment No. 12, 2015**



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

January 2015

**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Development Regulations
Amendment No. 12, 2015**

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. 12, 2015

Adopted by the Town Council of Conception Bay South on the 7th day of April 2015.

Signed and sealed this 15 day of April 2015.

Mayor: Ken McDonald

Clerk: Gromey

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
Elaine Mitchell, MCIP

**Urban and Rural Planning Act
Resolution to Approve
Town of Conception Bay South
Development Regulations
Amendment No. 12, 2015**

Under the authority of Sections 16, 18 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. 12, 2015 on April 7, 2015
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 12, 2015 by advertisement in the Shoreline News on April 16 and April 23, 2015 and in The Telegram on April 18, 2015.
- c) Set Monday, May 4, 2015, at 7:00 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. 12, 2015 as adopted.

SIGNED AND SEALED this 26 day of May 2015.

Mayor: Ken McDonald

Clerk: Tom Gray

1145-2015-011
June 15, 2015
Clutter

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land off Stanleys Road, Long Pond, from Residential Medium Density (R-2) to Commercial Marine Recreation (CMR) to accommodate a club house and dive shop associated with the existing marina. This amendment implements Municipal Plan Amendment No. 8, 2015, which is being processed concurrently.

Club and lounge is listed as a permitted use in the Commercial Marine Recreation (CMR) zone provided that the use is limited to providing services to marina users only. Shops are listed as a discretionary use in the Commercial Marine Recreation (CMR) zone. According to section 10.7 of the Conception Bay South Development Regulations, Council must advertise all discretionary uses and consider any written submissions which are received on the matter.

Consultation

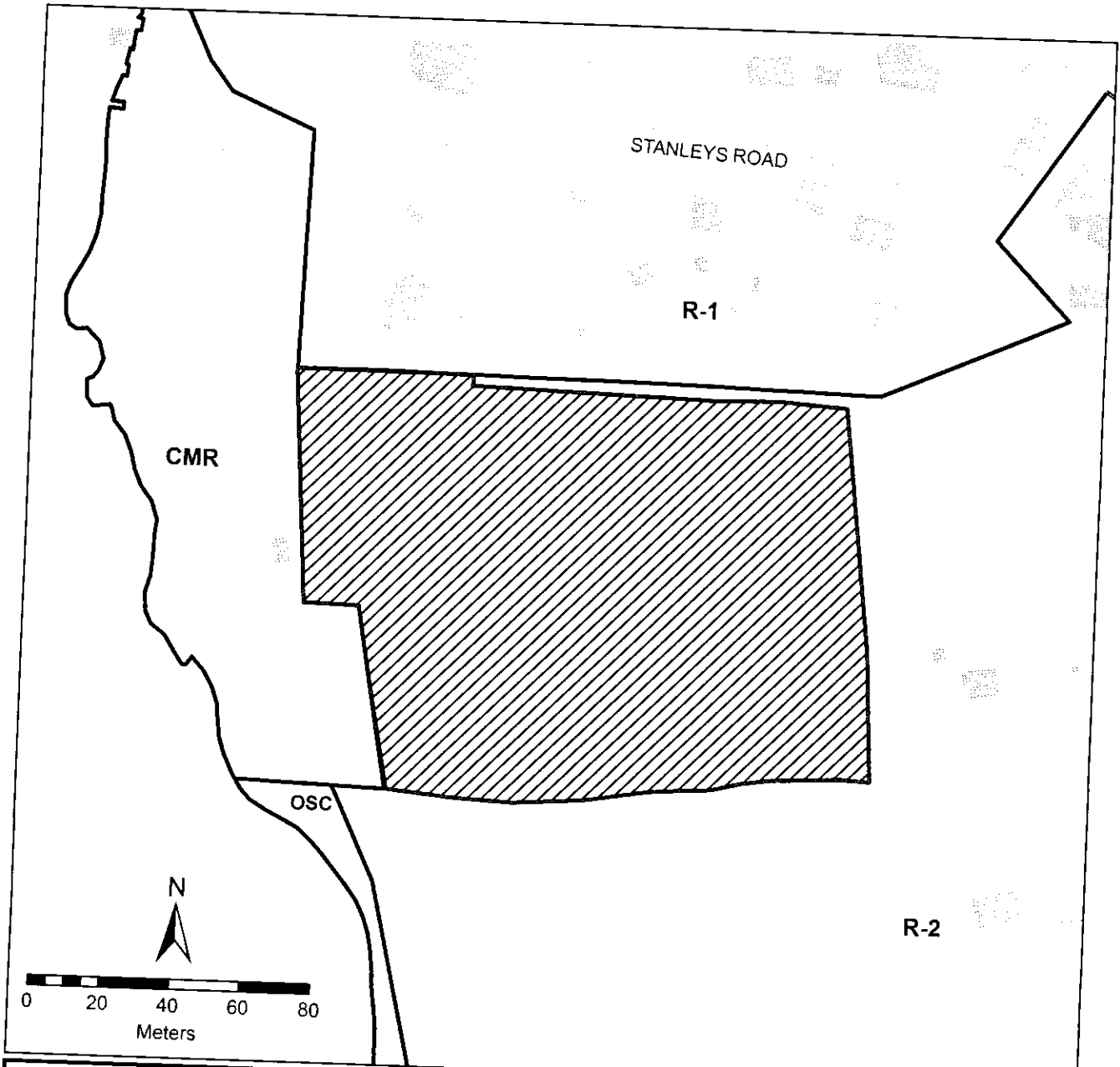
A notice outlining the proposed amendments was distributed to all property owners within 100 metres of the subject property. In addition, a notice was published in the January 8, 2015 and January 15, 2015 editions of the Shoreline and the January 10, 2015 edition of the Telegram. The notice was posted on the Town's website. Written submissions were requested by Wednesday January 22, 2015.

As a result of the public consultation, three written submissions were received. In general terms, these submissions raised concerns about traffic and road adequacy, the height and visual impact of the building and privacy. After considering these submissions, Council directed that Development Regulations Amendment No. 12, 2015 be revised to decrease the maximum height of the buildings in the Commercial Marina Recreation zone from 15 metres to 10 metres.

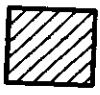
Amendment

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

1. The Zoning Map is amended as shown on the attached plan.
2. Section 10.21.3 is amended by deleting 15 m after maximum height (m) and inserting 10 m.



**Town of Conception Bay South
Development Regulations
Amendment No. 12, 2015
Land Use Map**



To: Commercial Marine Recreation
From: Residential Medium Density

1145-2015-011
July 15, 2015
Cullin

Dated: Town of Conception Bay South, NL
This 15th day of April, 2015

Ken McDonald
Ken McDonald, Mayor

Gail Pomroy
Gail Pomroy, Acting Chief Administrative Officer

I certify that this Development Regulations Amendment No. 12, 2015 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

Elaine Mitchell
Elaine Mitchell, MCIP