

COR/2015/02237

May 28, 2015

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. 14, 2015**

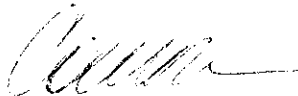
I am pleased to inform you that the **Town of Conception Bay South Municipal Development Regulations Amendment No. 14, 2015**, as adopted by Council on the **5<sup>th</sup> day of May, 2015**, has now been registered.

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](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, Lands Branch

Encls.  
/ch



**Town of  
Conception Bay South  
Land Use Zoning, Subdivision and Advertisement  
(Development) Regulations  
Amendment No. 14, 2015**

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

**March 2015**

**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Conception Bay South  
Development Regulations  
Amendment No. 14, 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. 14, 2015.

Adopted by the Town Council of Conception Bay South on the 5<sup>th</sup> day of May, 2015.

Signed and sealed this 8<sup>th</sup> day of May, 2015.

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*.

[Signature]  
**Elaine Mitchell, MCIP**

1145-2015-010  
May 2015  
Elaine Mitchell

# **Town of Conception Bay South Development Regulations Amendment No. 14, 2015**

## **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 allow wall signs that exceeding the standards in section 8.12 **Provision by Sign Type** subsection 4 based on the characteristics and location of the commercial or industrial building. The Town's current Development Regulations does not result in signage that is in proportion to larger commercial and industrial buildings currently under construction and does not allow for signage that is vertical in orientation. In order to promote aesthetically pleasing signage, this proposed amendment gives Council the discretion to assess walls signs based on the building and location characteristics.

## **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 4.3.28 calls for signs and advertisements to be constructed in accordance with the requirements set out in the Development Regulations.

## **Conception Bay South Development Regulations**

The Conception Bay South Development Regulations establishes standards for signs in Section 8. Section 8.12 **Provisions by Sign Type** establishes specific requirements for each sign type. The standards for wall signs are laid out in subsection 4 including (a) which require that the height of a wall sign not exceed 1.8 metres and that the width of a wall sign not exceed the greater of 2 metres or 50% of the width of the wall.

## **Public Consultation**

Notices were published in the April 2 and April 9, 2015 editions of the Shoreline News and the April 4, 2014 edition of the Telegram. In addition, the notice and draft amendment was posted on the Town's website. Written submissions had to be submitted to the Town by Thursday April 16, 2015. No written submissions were received within the time limit.

## Development Regulations Amendment No. 14, 2015

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

1. Adding to section 8.12 **Provisions by Sign Type**, subsection 4, the following:

*“(d) The Authority may, in its discretion, allow an increase in the maximum height and width of a wall sign based on an assessment of building characteristics and location.”*