

COR/2015/03134

July 31, 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. 15, 2015**

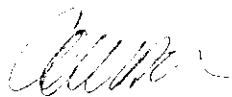
I am pleased to inform you that the **Town of Conception Bay South Development Regulations Amendment No. 15, 2015**, as adopted by Council on the 16th day of June, 2015, has now been registered.

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), 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

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**Town of
Conception Bay South
Land Use Zoning, Subdivision and Advertisement
(Development) Regulations
Amendment No. 15, 2015**

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

May 2015

**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Development Regulations
Amendment No. 15, 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. 15, 2015.

Adopted by the Town Council of Conception Bay South on the 16th day of JUNE, 2015.

Signed and sealed this 18 day of June, 2015.

Mayor:

Ken McDonald

Clerk:

Gromby

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*.



Development Regulations/Amendment	
REGISTERED	
Number	<u>1145-2015-012</u>
Date	<u>July 31, 2015</u>
Signature	<u>[Signature]</u>

Town of Conception Bay South Development Regulations Amendment No. 15, 2015

Purpose

The Conception Bay South Development Regulations came into legal effect on July 20, 2012.

Section 6.2 of the Conception Bay South Development Regulations outlines the requirements for drive-through restaurants and take-out food uses. This section specifies the length of the stacking lane taking into account the level of traffic generation. Other conditions address the placement of the pick-up window and order board as well as separation from existing residential uses and buffering.

In the Commercial Main Street (C-1) zone, section 10.16.1 Permitted Use states "Take-Out Food Service (without a Drive Through)". This condition prevents development of new drive through take outs such as coffee or sandwich shops.

The Town now wishes to allow the development of these uses in the Commercial Main Street (C-1) zone. In order to accommodate drive through food services, the Town Council is proposing to amend section 10.16.1 of the Commercial Main Street (C-1) zone by removing the statement prohibiting drive through uses.

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 5.4.3 subsection 7 **Commercial** designates lands along the Conception Bay Highway in existing commercial areas for a mix of retail, office, tourist accommodations, public, assembly and transportation uses. Other uses may be permitted as discretionary uses.

Conception Bay South Development Regulations

Section 6.4 **Drive Through Use** establishes the conditions for drive through uses. Section 10.16.1 **Permitted Uses** in the Commercial Main Street (C-1) zone lists take-out food services as a permitted use with the following condition "*(without Drive Through)*".

Public Consultation

Notices were published in the May 28 and June 4, 2015 editions of the Shoreline News and the May 30, 2015 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 June 8, 2015.

Development Regulations Amendment No. 15, 2015

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

1. Amending section 10.16.1 Permitted Uses in the Commercial Main Street (C-1) use zone table by deleting "(without Drive Through)" after Take-Out Food Service.