



**Town of**

**Conception Bay South**

**Municipal Plan Amendment**

**No. 11, 2016**

**Prepared by the**

**Town of Conception Bay South**

**April 2016**

**Urban and Rural Planning Act  
Resolution to Approve  
Town of Conception Bay South  
Municipal Plan Amendment  
No. 11, 2016**

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. 11, 2016 on June 14, 2016.
  
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 11, 2016 by advertisement in the Shoreline News on June 16 and ~~23~~<sup>25, 30 (Wed)</sup>, 2016 and in The Telegram on June 18, 2016.
  
- c) Set July 6, 2016 7 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. 11, 2016 as adopted.

SIGNED AND SEALED this 19<sup>th</sup> day of July 2016.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

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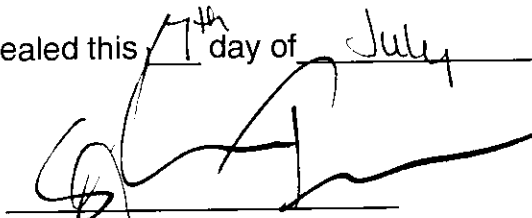
**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Conception Bay South  
Municipal Plan Amendment  
No. 11, 2016**

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. 11, 2016.

Adopted by the Town Council of Conception Bay South on the 14<sup>th</sup> day of June 2016.

Signed and sealed this 14<sup>th</sup> day of July 2016.

Mayor:



Clerk:



**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. 11, 2016**

## **Introduction**

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. Council now wishes to amend its Municipal Plan to allow for fitness clubs, martial arts studios, dance studios and similar assembly uses in Commercial Light Industrial areas. Council believes that such uses are compatible with the mix of light industrial, general industrial and office uses existing or proposed for the Conception Bay South Industrial Park. The Conception Bay South Industrial Park is located off Fowlers Road.

## **Background**

The owner of a martial arts studio wishes to operate from a building under construction on Hops Street in the Conception Bay South Industrial Park. In order to accommodate this request, Municipal Plan policy and the Development Regulations must be amended to recognize general assembly uses as a use permitted in the Commercial Light Industrial designation and zone.

## **Assessment**

According to the Conception Bay South Municipal Plan policy 5.5.3 (2), the Commercial Light Industrial designation is intended to accommodate light industrial and office uses. General industry, service stations, passenger assembly and retail uses may be considered.

The Commercial Light Industrial zone is established in the Development Regulations to outline specific conditions for development.

## **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 was published in the April 14 and 21, 2016 editions of the Shoreline and the April 16, 2016 edition of the Telegram. The notice was posted on the Town's website. Written submissions were requested by Thursday April 28, 2016, and none were received.

## **Conclusion**

Council has determined that general assembly uses such as fitness clubs, martial arts studios, dance studios, bowling alleys, community halls and similar uses are compatible with the mix of uses intended for the Commercial Light Industry designation and zone. An amendment to the Municipal Plan is required to accommodate these uses. The proposed amendment is consistent with the Regional Plan.

## **Amendment**

The Conception Bay South Municipal Plan shall be amended as follows:

1. Deleting the second sentence in Policy 5.5.3 (2) and replacing it with the following:  
  
"These areas are intended to accommodate a mix of light industrial, office and general assembly uses."