

**Town of**  
**Conception Bay South**  
**Municipal Plan Amendment**  
**No. 12, 2016**

Prepared by  
**Mary Bishop, FCIP**  
For  
**Town of Conception Bay South**

**November, 2016**


**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Conception Bay South  
Municipal Plan Amendment  
No. 12, 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. 12, 2016.

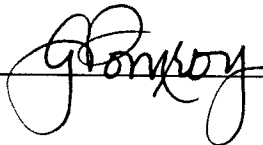
Adopted by the Town Council of Conception Bay South on the 7<sup>th</sup> day of February, 2017.

Signed and sealed this 7<sup>th</sup> day of February 2017.

Mayor:

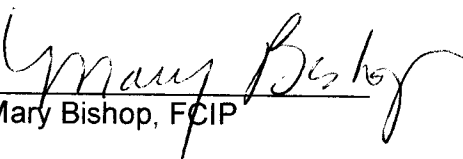
  
\_\_\_\_\_

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*.

  
\_\_\_\_\_  
Mary Bishop, FCIP

**Urban and Rural Planning Act  
Resolution to Approve  
Town of Conception Bay South  
Municipal Plan Amendment  
No. 12, 2016**

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. 12, 2016 on February 7<sup>th</sup>, 2017.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 12, 2016 by advertisement in the Shoreline News on February 9<sup>th</sup> and 16<sup>th</sup>, and in the Telegram on February 11<sup>th</sup>, 2017.
- c) Set Monday, March 13<sup>th</sup>, 2017, 7:00 p.m. at the Town Hall, 11 Remembrance Square, Conception Bay South, for the holding of a public hearing to consider objections and submissions.

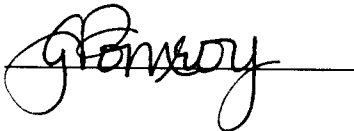
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Conception Bay South approves the Conception Bay South Municipal Plan Amendment No. 12, 2016 as adopted.

**SIGNED AND SEALED** this 13<sup>th</sup> day of March 2017.

Mayor:



Clerk:



1145-2017-009  
April 11, 2017  
Ehore Jaye

# Town of Conception Bay South Municipal Plan Amendment No. 12, 2016

## Introduction

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Town Council wishes to amend the Municipal Plan and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is adopted and approved by Council and submitted to the Minister of Municipal Affairs for registration.

## Background

The Town has received an application from Baine Johnston Properties Limited, to construct a multiple unit commercial building and a stand-alone day care on property at Civic No. 825 Conception Bay Highway, Kelligrews, located between RONA and the driveway to the new Kelligrews elementary school. It is anticipated that the multiple unit building will house retail and service uses.

The property in question outlined in orange in the image at right is approximately 2.1 ha in area with 36.5m of frontage on the Conception Bay Highway.

The proposed buildings will be constructed parallel to the new school driveway. The daycare building will be located to the rear of the property closest to the school, with the commercial building towards the front of the property. There will be no vehicular access to the buildings from the school driveway and no new access to the Conception Bay Highway is proposed, as the development will utilize and share the existing street accesses with the adjacent RONA store.

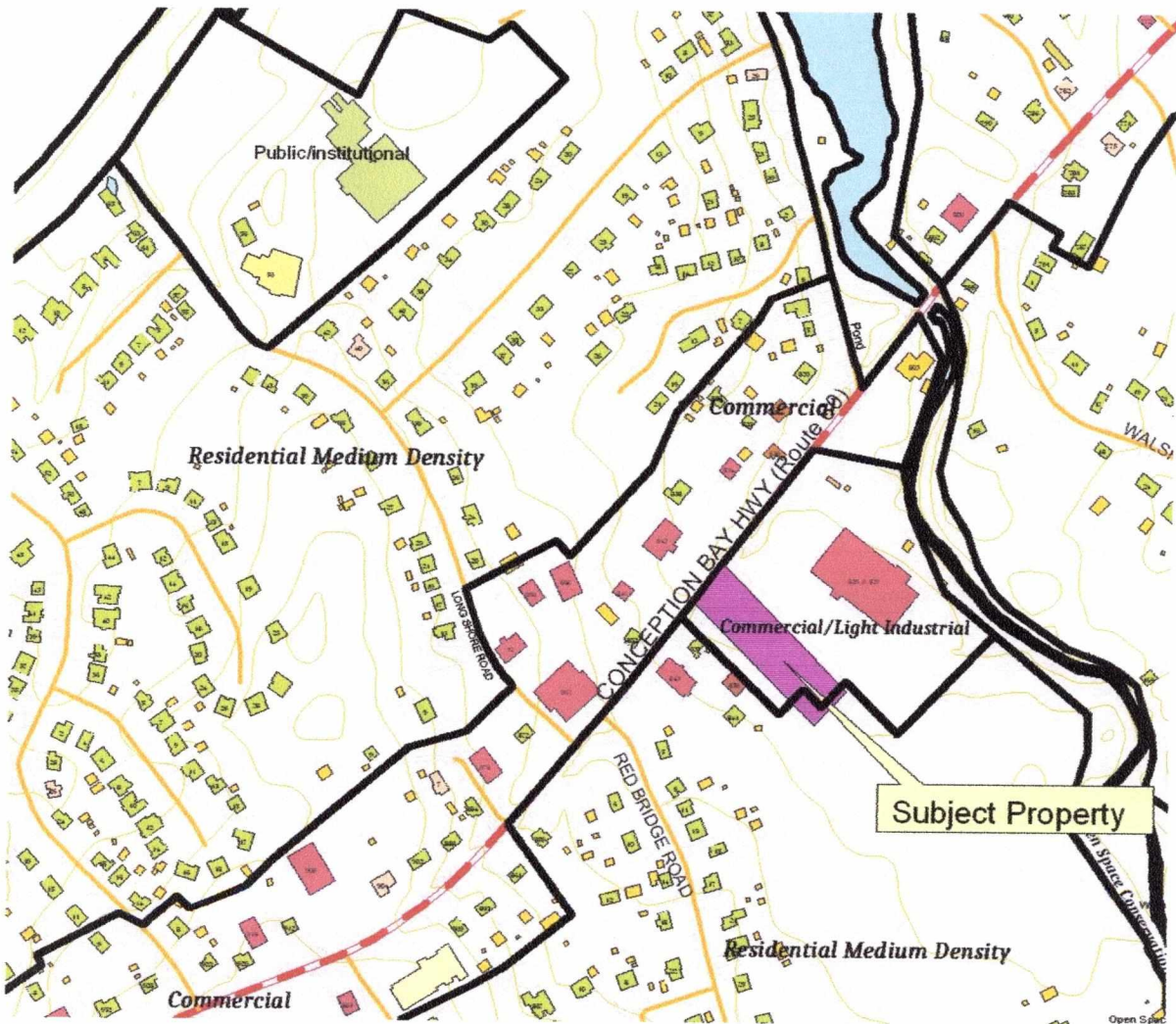


## Assessment

Land use in the surrounding area is commercial in character on both the north and south sides of Route 60. The site is separated from a residence and two apartment buildings to the southwest by the driveway being constructed for the new elementary school which will be located to the south of the proposed development.

The proposed commercial building is consistent with the commercial character of the general area. A daycare close to the new elementary school will provide a convenient service to the surrounding residential neighbourhoods.

The property survey was plotted against the Town's Future Land Use map. The property is within the Commercial/Light Industrial land use designation, with a small portion in the Residential Medium Density land use designation as shown in the figure below.



To accommodate the type of buildings and proposed use of the property, redesignating the property to the Commercial land use designation and rezoning it to an appropriate commercial use zone is required.

The Commercial Main Street (C-1) zone is the most appropriate zone, allowing for an array of retail, service and office uses, including childcare. Land on the opposite side of Conception Bay Highway and further to the west of the property are also designated Commercial and zoned Commercial Main Street.

In making the change, it is noted that the property that includes the driveway to the new Kelligrews elementary school is in the Commercial/Light Industrial land use designation and use zone. As the majority of the school site is located in the Residential Medium Density designation and use zone, the amendment provides an opportunity to refine the mapping so that the school property is entirely within the residential designation and use zone.

### **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. The proposed use is consistent with the intent of the St. John's Regional Plan.

### **Consultation**

The Department of Transportation and Works was consulted concerning the impact the proposed development might have on the school property and driveway access. While no concerns were expressed in relation to the proposed development, a small adjustment to the amendment map was made to reflect new information provided regarding property boundaries between the proposed development and the school property.

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 December 8 and 15<sup>th</sup> editions of the Shoreline and the December 10<sup>th</sup> edition of the Telegram. The notice was also posted on the Town's website. Written submissions were requested by December 23<sup>rd</sup>.

No written submissions from the public were received.

## **Conclusion**

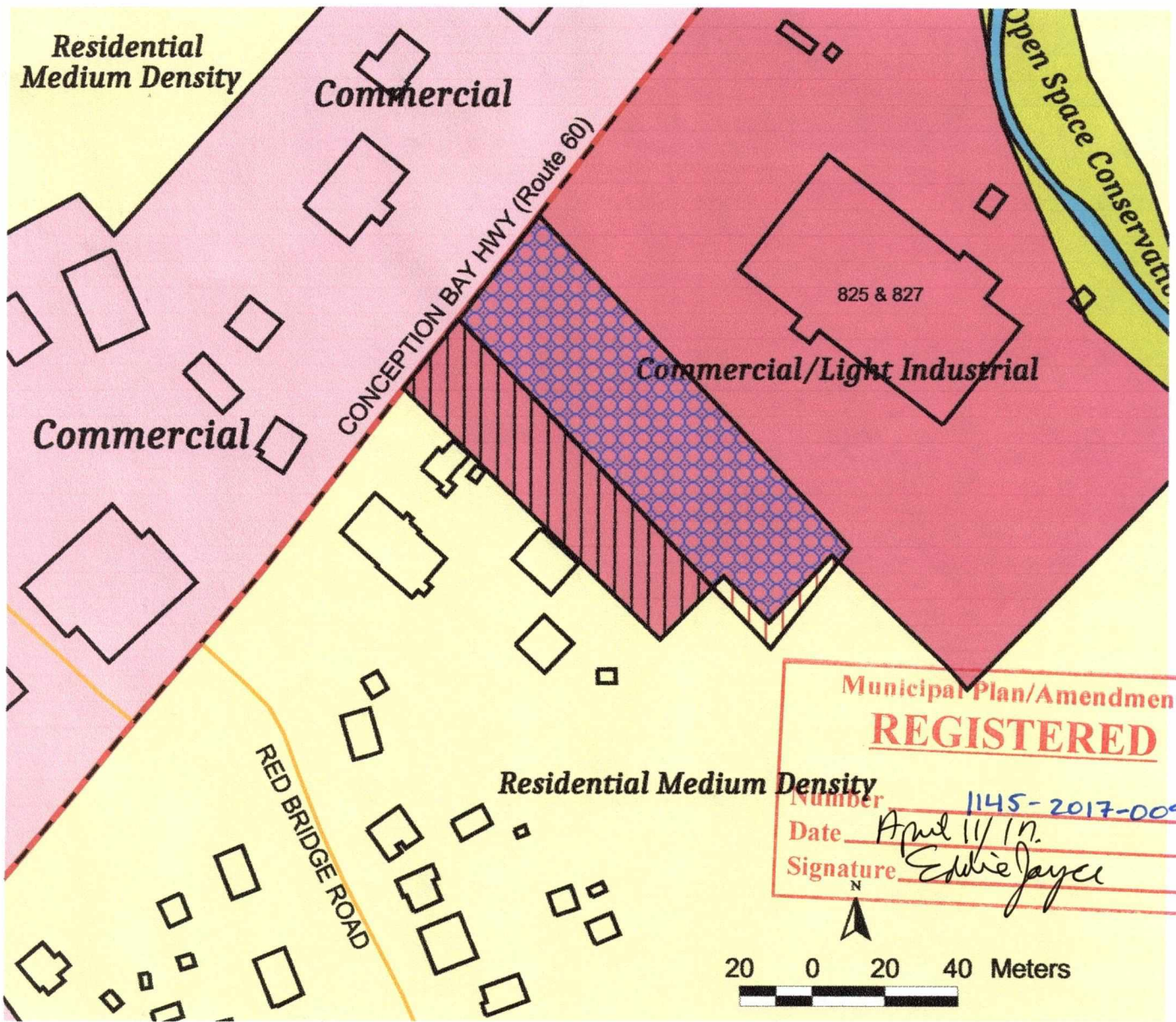
Council has determined that designating the property located at Civic Number 825, Conception Bay Highway, to the Commercial land use designation and rezoning the property to the Commercial Main Street land use zone is consistent with the Town's Municipal Plan and the Regional Plan.

The change supports the goals and objectives of the Plan to encourage commercial development along the Conception Bay Highway, and those of the Regional Plan as it contributes to the mix of uses anticipated in a sub-regional centre.

## **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.




**Municipal Plan/Amendment**  
**REGISTERED**  
 Number 1145-2017-009  
 Date April 11/17  
 Signature Eddie Joyce

**Town of Conception Bay South  
 Municipal Plan  
 Amendment No. 12, 2016  
 Future Land Use**

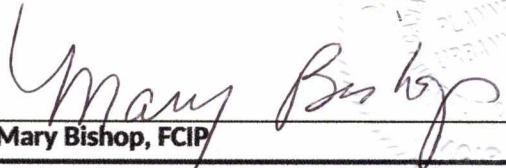
-  From: Commercial-Light Industrial  
To: Commercial
-  From: Residential Medium Density  
To: Commercial
-  From: Commercial-Light Industrial  
To: Residential Medium Density

Dated: Town of Conception Bay South, NL  
 This 21st, day of March, 2017

  
 Stephen Tessier, Mayor

  
 Dan Noseworthy, Chief Administrative Officer

I certify that this Municipal Plan Amendment No. 12, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

  
 Mary Bishop, FCIP