

Town of
Conception Bay South
Municipal Plan Amendment
No. 15, 2017

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

February, 2017

**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Municipal Plan Amendment
No. 15, 2017**

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. 15, 2017.

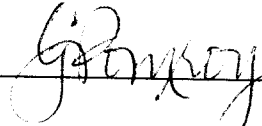
Adopted by the Town Council of Conception Bay South on the 4th day of April, 2017.

Signed and sealed this 2nd day of May 2017.

Mayor:

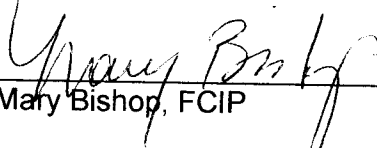


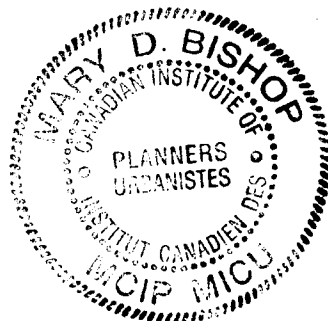
Clerk:



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. 15, 2017**

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. 15, 2017 on 4th day of April, 2017.

- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 15, 2017 by advertisement in the *Shoreline News* on the 6th and 13th days of April, in the *Shoreline*, and on the 8th day of April in the *Telegram*.

- c) Set 24th day of April, 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. 15, 2017 as adopted.

SIGNED AND SEALED this 2nd day of May 2017.

Mayor: _____

Clerk: _____

1145-2017-010
May 24/17
Diane Joyce

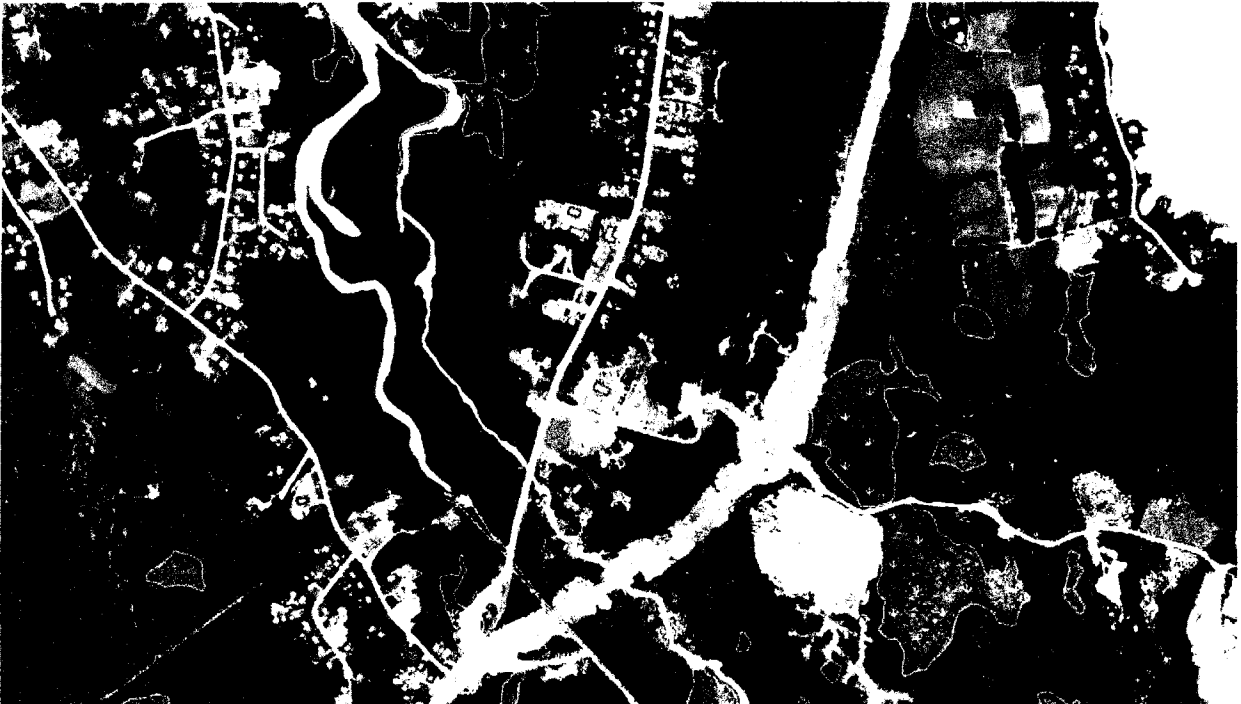
Town of Conception Bay South Municipal Plan Amendment No. 15, 2017

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 public before it is adopted and approved by Council and submitted to the Minister of Municipal Affairs for registration.

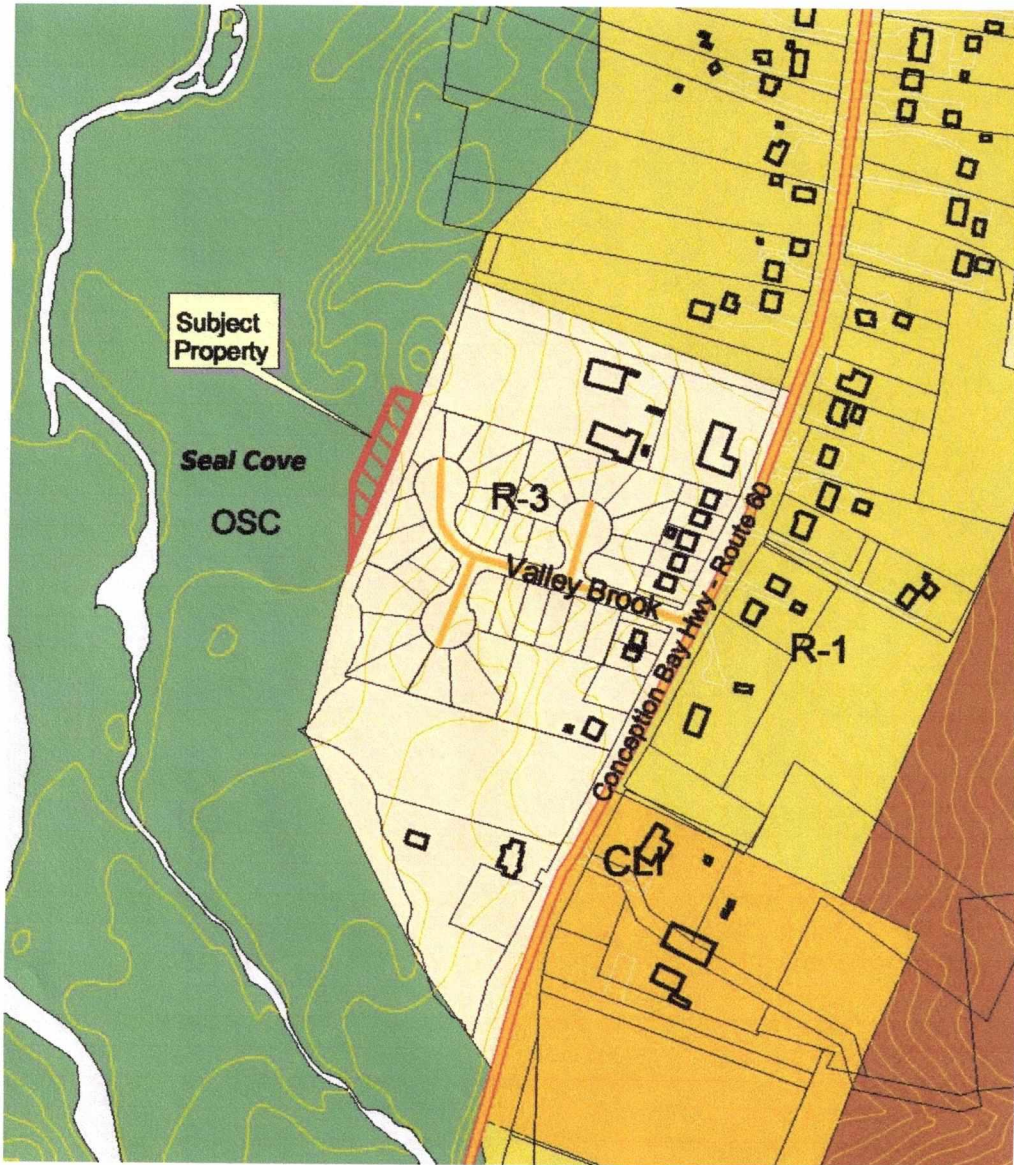
Background

The Town has received an application from Hayward Homes Limited to redesignate and rezone a small area (1,463.6 m²) of Crown Land located to the rear of their approved subdivision at 1526 Conception Bay Highway, Seal Cove.



The land is currently designated and zoned as Open Space Conservation. The applicant proposes a change to the Open Space Conservation land use designation and use zone to the Residential Mixed designation and use zone. The acquisition of the land and will

provide sufficient additional area to enable completion of three (3) residential building lots at the end of the Valley Brook cul de sac in Phase II of their approved subdivision as seen on the drawing below.



Assessment

The subdivision and front portion of the lots that will be affected by the proposed change are located within the Residential Mixed land use designation and use zone. The redesignation and rezoning of the rear portion of the lots, and acquisition of the Crown Land will provide sufficient area for each lot, as well as full utility of the rear yards for accessory uses such as sheds.

The Seal Cove River is approximately 140 m (458 feet) from the rear of the subdivision to the river. The area requested to be removed from the Open Space Conservation zone is an elongated triangle with a depth of approximately 24m at its widest point and has an area of 1,463.6 m² (0.36 acres).

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

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 February 23rd and March 2nd editions of the Shoreline and the February 25th edition of the Telegram. The notice was also posted on the Town's website. Written submissions were requested by March 10th, 2017. No written submissions were received by the advertised deadline.

Conclusion

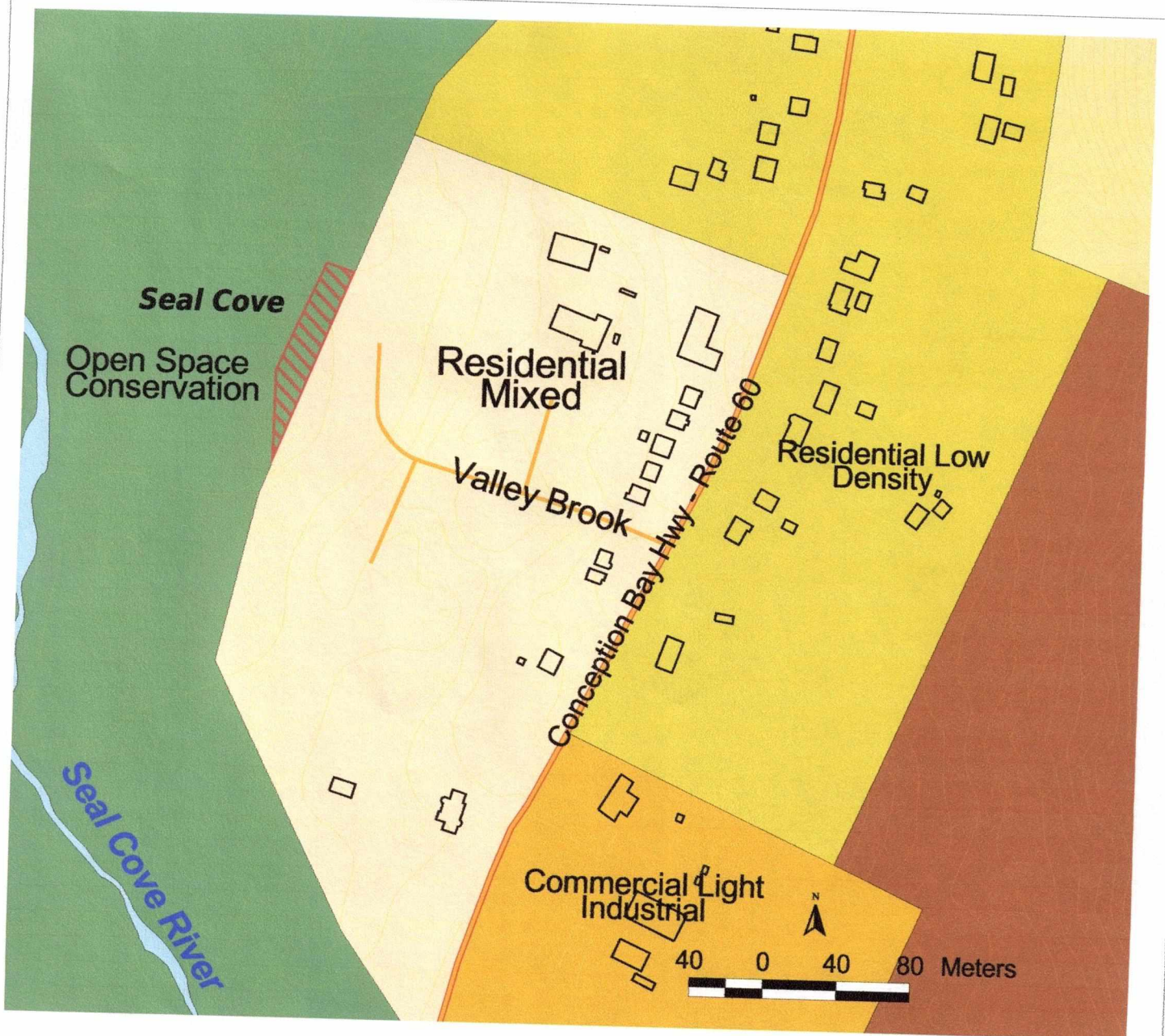
Council has determined that designating the property located to the rear of the subdivision at 1526 Conception Bay Highway, Seal Cove, to the Residential Mixed land use designation and rezoning the property to the Residential Mixed (R3) land use zone is consistent with the Town's Municipal Plan and the Regional Plan.

The change supports the goals and objectives of the Plan to encourage development in serviced areas.

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. 15, 2017
Future Land Use**

Dated: Town of Conception Bay South, NL
This 2nd, day of May, 2017


Stephen Tessier, Mayor

Dan Noseworthy, Chief Administrative Officer

I certify that this Municipal Plan Amendment No. 15, 2017 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Mary Bishop
Mary Bishop, FCIP



 From: Open Space Conservation
To: Residential Mixed

**Municipal Plan/Amendment
REGISTERED**
Number 1145-2017-010
Date May 24/17
Signature Edwin Joyce