

Town of Conception Bay South
Municipal Plan Amendment No. 18, 2019

Town of Conception Bay South

June 2019

**Urban and Rural Planning Act, 1999
Resolution to Adopt**

**Town of Conception Bay South
Municipal Plan Amendment No. 18. 2019**

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. 18. 2019.

Adopted by the Town Council of Conception Bay South on the 3rd day of September, 2019.



Signed and sealed this 15th day of October 2019.

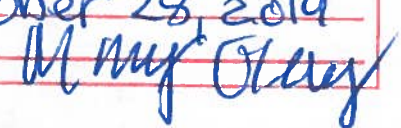
Mayor: 

Clerk: 

Canadian Institute of Planners Certification

I certify that Conception Bay South Municipal Plan Amendment No. 18, 2019 was prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.


Corrie Davis, MCIP 

**Municipal Plan/Amendment
REGISTERED**
Number: 1145-2019-012
Date: October 28, 2019
Signature: 

Urban and Rural Planning Act, 1999
Resolution to Approve

Town of Conception Bay South
Municipal Plan Amendment No. 18. 2019

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. 18. 2019 on September 3, 2019.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 18. 2019 by advertisement in the Shoreline News on September 11th and 18th, 2019
- c) Set September 26, 2019 at 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. 18. 2019 as adopted.

SIGNED AND SEALED this 15th day of October 2019.

Mayor:



Clerk:



Town of Conception Bay South Municipal Plan Amendment No. 18. 2019

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 and Environment for registration.

Background

In early 2019 a building supplies retailer ceased operations and vacated the property and building at 815-825 Conception Bay Highway, Kelligrews. The property owner, Baine Johnston Properties Limited are marketing the building and property to other prospective commercial tenants and determined that current municipal plan designation and zoning in place at the property limited the range of potential future tenants. The property owner therefore requested that the property be rezoned so that the zoning is consistent with that of adjacent commercial properties. The current designation and zoning at the property reflect the previous use of the property and is the only parcel of land in the area designated and zoned for commercial light industrial uses. All other commercial properties in this area of Kelligrews are designated and zoned to accommodate main street commercial uses.



The property in question is outlined in blue and highlighted in yellow in the image above and is approximately 1.9ha in area with approximately 90m of frontage on the Conception Bay Highway.

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 another commercial property and the driveway to Admiral's Academy which is located to the south of the existing commercial property at 815-825 Conception Bay Highway.

The proposed change in municipal plan designation and zoning is consistent with the

commercial character of the general area.

To integrate and align future commercial uses of the property with the commercial character of the area, re-designating 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 a range of retail, service and office uses, including childcare. Land on the opposite side of Conception Bay Highway and immediately to the west of the property are also designated Commercial and zoned Commercial Main Street.

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 is being consulted concerning any impacts the proposed changes might have on access to the property from the Conception Bay Highway.

An adjacent property owner is being consulted as the proposed changes would also apply to that property (an adjoined building to the former building supplies store).

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 May 1st and 8th, 2019 editions of The Shoreline newspaper. The notice was also posted on the Town's website. Written submissions were requested by May 16, 2019.

One written submission was received. That submission was considered by Council's Planning and Development Committee who recommended that the Amendment proceed as proposed but that the Town discuss reservation of land on the eastern side of the property to accommodate a potential future walking trail along the Kelligrews River. This amendment accommodates Council's consideration arising from that consultation process.

Conclusion

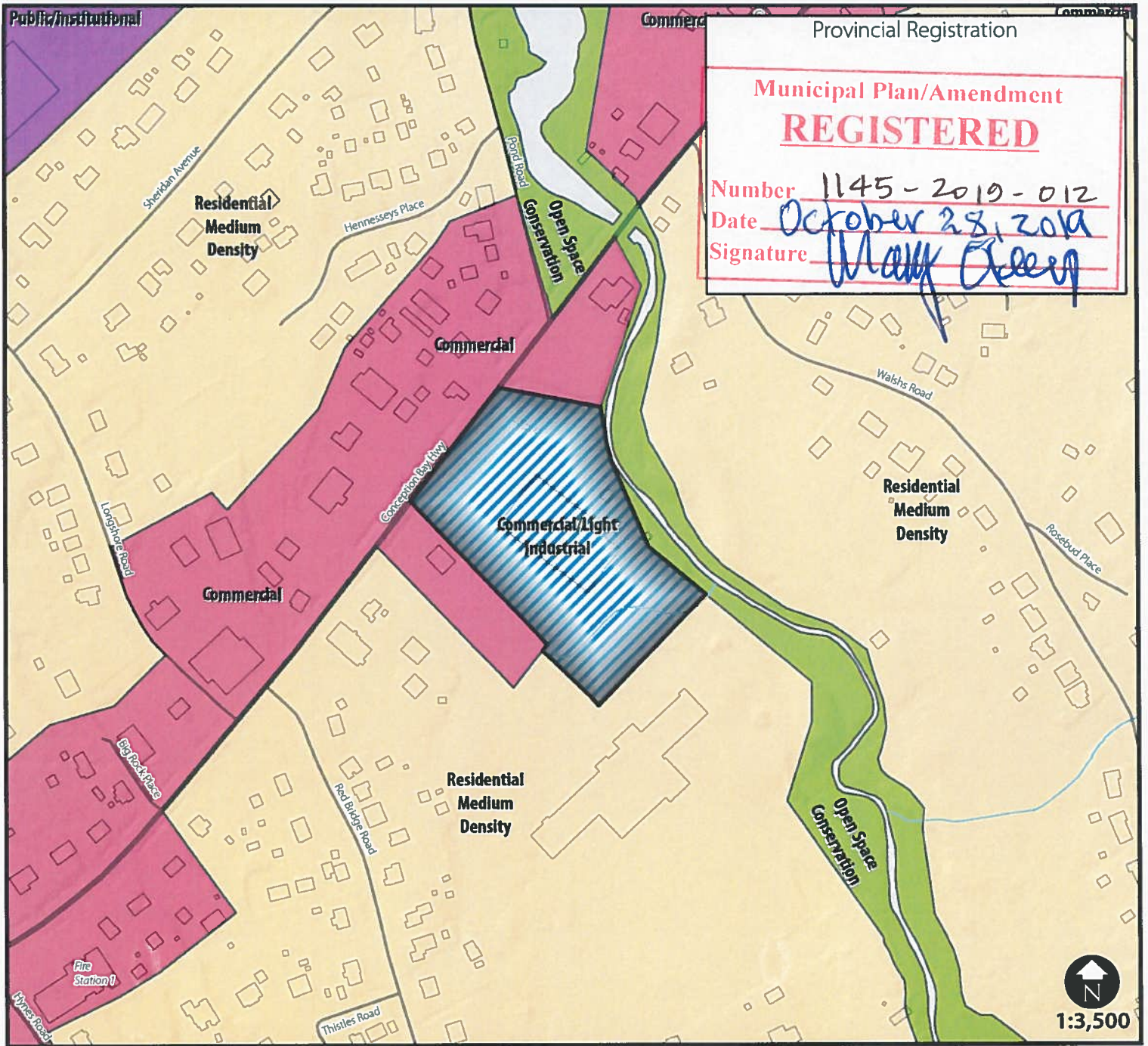
Council has determined that designating the property located at 815-825, Conception Bay Highway, Kelligrews to the Commercial land use designation and rezoning the property to the Commercial Main Street land use zone is consistent with the Town's Municipal Plan and the Regional Plan.

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 Conception Bay South Municipal Plan Future Land Use Map is amended as shown on the attached plan.
2. All other areas subject to the Conception Bay South Municipal Plan not referenced in this amendment retain their current designations.



Provincial Registration

Municipal Plan/Amendment
REGISTERED

Number 1145-2019-012
 Date October 28, 2019
 Signature Mark Green

Town of Conception Bay South
 Municipal Plan
 Amendment No. 18, 2019
 Future Land Use

Signed and sealed at the Town of Conception Bay South, NL
 This 15th day of October, 2019

[Signature]
 Mayor

[Signature]
 Town Clerk

■ From: Commercial / Light Industrial
 To: Commercial

I certify that this Municipal Plan Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

