

**Town of Conception Bay South**  
**Municipal Plan Amendment**

**No. 17, 2018**

**Prepared by**

**Town of Conception Bay South**

**July 2018**

**Urban and Rural Planning Act, 2000**  
**Resolution to Adopt**  
**Town of Conception Bay South**  
**Municipal Plan Amendment**  
**No. 17, 2018**

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. 17, 2018.

Adopted by the Town Council of Conception Bay South on the 16<sup>th</sup> day of July, 2019.

Signed and sealed this 1 day of October 2019.

Mayor:



Clerk:



**Canadian Institute of Planners Certification**

I certify that Amendment No. 17, 2018 to the Conception Bay South Municipal Plan was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



**Urban and Rural Planning Act, 2000  
Resolution to Approve**

**Town of Conception Bay South  
Municipal Plan Amendment No. 17, 2018**

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 Conception Bay South Municipal Plan Amendment No. 17, 2018 on July 16, 2019.
- b) Gave notice of the adoption of Conception Bay South Municipal Plan Amendment No. 17, 2018 by advertisement in *The Shoreline* on July 24, 2019 and July 31, 2019 and in *The Telegram* on July 24, 2019.
- c) Set August 28, 2019, 7:00 p.m. in the Gerald M. Greenslade gallery at the Conception Bay South Town Hall, 11 Remembrance Square, Long Pond, 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 Conception Bay South Municipal Plan Amendment No. 17, 2018, as adopted.

SIGNED AND SEALED this 1 day of October 2019.

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



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



Municipal Plan/Amendment	Clerk:
<b>REGISTERED</b>	
Number <u>1145-2019-013</u>	
Date <u>November 8, 2019</u>	
Signature <u>M. [unclear]</u>	

# Town of Conception Bay South Municipal Plan Amendment No. 17, 2018

## 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 and Environment for registration.

## Background

The Town has received an application to re-designate 1.77 hectares (4.37 acres) of land located at 1639-1641 Conception Bay Highway, Seal Cove. The area that is the subject of the amendment is shown in the aerial photo below.



The land is currently designated as “Residential Low Density” and “Rural” by the Municipal Plan and the applicant proposes that the designation be changed to “Residential Medium Density”. An amendment to the Conception Bay South Development Regulations to rezone the same lands from the “Residential Low Density (R-1)” and “Rural” to “Residential Medium Density (R-2)” is being processed concurrently with this Municipal Plan Amendment.

This amendment will apply existing policies of the Municipal Plan to a proposed residential subdivision at 1639-1641 Conception Bay Highway Seal Cove. The proposed subdivision

includes 23 lots and a new street. The Department of Transportation and Works previously approved access to Conception Bay Highway for a proposed street at this location.

## **Assessment**

The property is located in the western end of the Conception bay South and piped municipal water and sewer services are available in the area. The proposed development is approximately 650m west of the intersection of Peacekeepers Way and the Conception Bay Highway.

Section 2.8.7 of the Town's Municipal Plan states the following with respect to densities in the Seal Cove area:

*"In Seal Cove, portions of areas set aside for future development are now proposed for new growth where piped services are now available. However, it is expected that development in the Seal Cove area will continue to be of a low density due to constraints of topography and the presence of large areas of streams and wetlands."*

The developer requested that Council re-zone the area to accommodate a higher density development. The Municipal Plan policies do not prohibit higher density development in Seal Cove where topography and waterways are not constraints. The Municipal Plan suggests the overall density of Seal Cove will remain low but does not preclude pockets of higher density development where appropriate. The Town's mapping shows a small stream and informal trail running through the property. The property does not have any significant slopes and varies in elevation by about 4m throughout the property.

The Municipal Plan supports additional residential development in the Seal Cove area now that Peacekeeper's Way has been completed. The Municipal Plan policies also support increased development in areas that are serviced with piped water and sewer.

The proposed re-designation of the property is therefore consistent with the policies of the Conception Bay South Municipal Plan.

## **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 Regional Plan designates the majority of the subject property as "Urban Development" which allows for a range of urban uses connected to municipal water and sewer services.

However, approximately 40% of the proposed development is located in an area designated as “Rural” by the Regional Plan. The Regional Plan policies for areas designated as “Rural” do not support residential subdivision development that are serviced by piped municipal water and sewer. The Town, therefore requested that the Minister of Municipal Affairs and Environment consider amending the Regional Plan in the area of the proposed development from “Rural” to “Urban Development”. The amendment to the Regional Plan is being processed coincidentally with this Municipal Plan Amendment.

## **Consultation**

In accordance with section 14 of the *Urban and Rural Planning Act, 2000*, notices seeking feedback on the proposed amendment were published in the December 19, 2018 edition of *The Shoreline* newspaper and in *The Telegram* newspaper on January 9, 2019. Notices of the proposed amendments were sent by Canada Post to the registered mailing addresses for 73 property owners in the area. A similar notice, and the proposed amendment documents, were also published on the Town’s website.

The Town also consulted with the Department of Municipal Affairs and Environment and each of the 14 other municipalities that are subject to the St. John’s Urban Region Regional Plan.

The Town determined that this consultation process accommodated the size, structure and complexity of planning issues under consideration and provided a reasonable opportunity for interested persons, municipalities, businesses and community groups to comment on the proposed amendment.

As a result of the Town’s consultation efforts, four written submissions were received by the Town.

The submissions were reviewed by Council’s Planning and Development Committee who determined that the majority of the concerns related to issues that are normally addressed through the development approval process. The Committee determined that the concerns did not raise any substantive policy issue that would preclude further consideration of the amendments.

## **Conclusion**

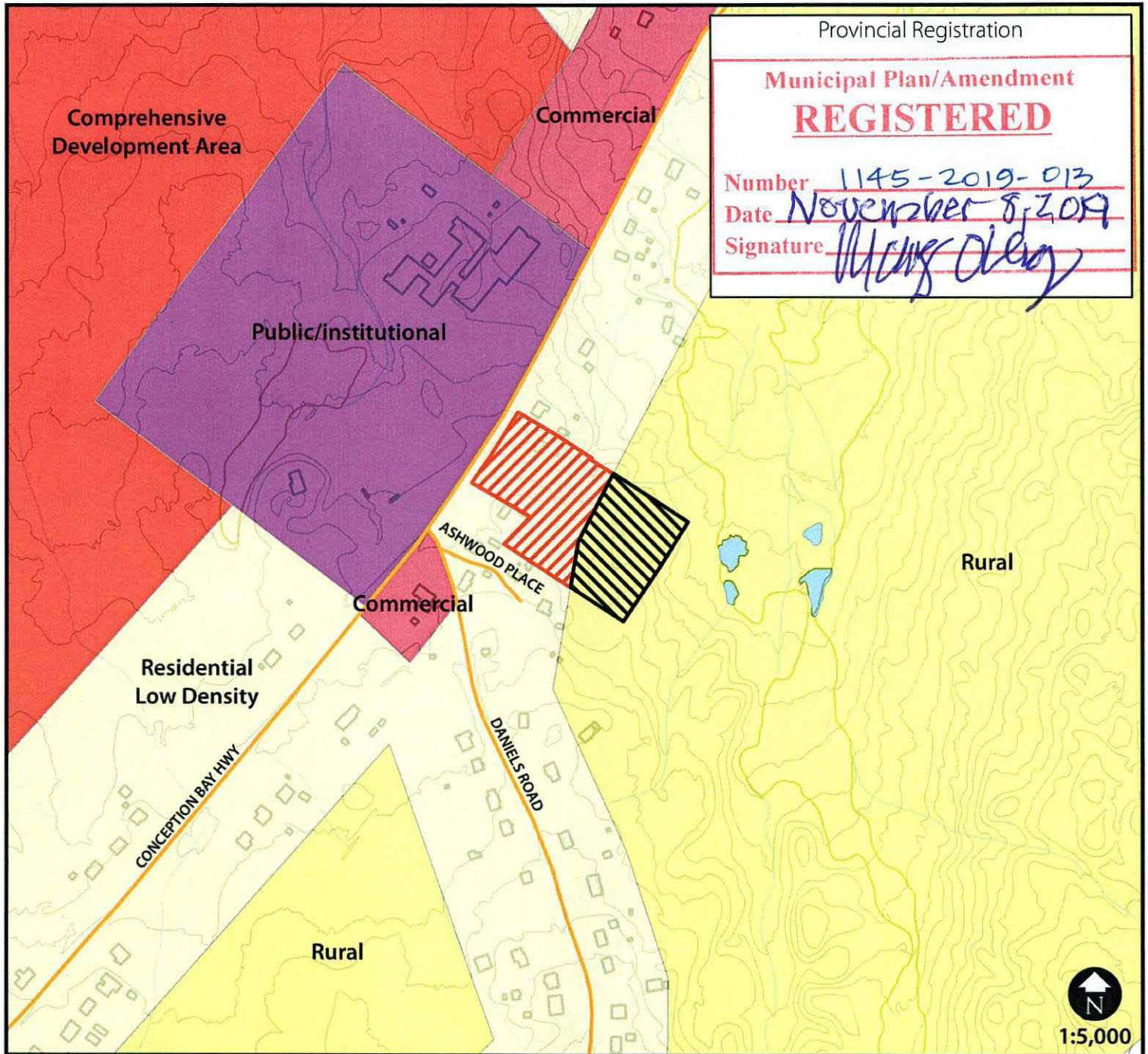
Council determined that designating land at 1639-1641 Conception Bay Highway, Seal Cove, to the Residential Medium Density land use designation and rezoning the property to the Residential Medium Density Use Zone (R-2) land use zone is consistent with the Town's Municipal Plan and the Regional Plan.

The change supports the goals and objectives of the Plan to encourage diverse housing options for all age groups and within the community.

## **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.
2. Areas not re-designated within this amendment shall retain their current Municipal Plan designations.



Provincial Registration

**Municipal Plan/Amendment**  
**REGISTERED**

Number 1145-2019-013  
 Date November 8, 2019  
 Signature [Handwritten Signature]

Town of Conception Bay South  
 Municipal Plan  
 Amendment No. 17, 2018  
 Future Land Use

Dated: Town of Conception Bay South, NL  
 This 1 day of October, 2018

[Handwritten Signature]  
 Mayor

[Handwritten Signature]  
 Town Clerk



From: Residential Low Density  
 To: Residential Medium Density

From: Rural  
 To: Residential Medium Density



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