

Town of Conception Bay South
Development Regulations Amendment No. 41, 2023
240-258 Anchorage Road

Prepared by
Town of Conception Bay South

June, 2023

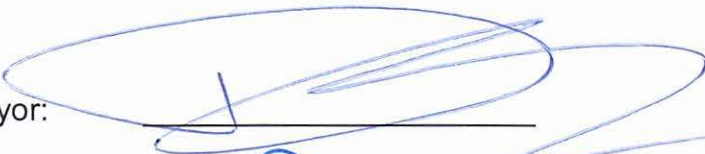
Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 41, 2023

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 Development Regulations Amendment No. 41, 2023.

Adopted by the Town Council of Conception Bay South on the 7th day of March, 2023.

Signed and sealed this 13 day of June 2023.

Mayor:



Clerk:



Canadian Institute of Planners Certification

I certify that the attached Development Regulations amendment has been 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
Development Regulations Amendment No. 41, 2023

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 Development Regulations Amendment No. 41, 2023 on March 7, 2023.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 41, 2023 by advertisement in the Shoreline News on March 17, 2023 and March 24, 2023.
- c) Held a public hearing to consider objections and submissions on April 12, 2023.

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 Development Regulations Amendment No. 41, 2023 as adopted.

SIGNED AND SEALED this 13 day of June 2023.

Mayor: _____

Clerk: _____

Development Regulations/Amendment	
REGISTERED	
Number	<u>1145-2023-034</u>
Date	<u>28 JUNE 2023</u>
Signature	<u>[Signature]</u>

Town of Conception Bay South

Development Regulations Amendment No. 41, 2023

Purpose

The purpose of this proposed Development Regulations amendment is to change zoning at 240-258 Anchorage Road from “Residential Low Density (R-1)” to the “Residential Medium Density (R-2)” and the Open Space Conservation (OSC) zones.

This amendment implements Municipal Plan Amendment No. 23, 2023, which is being processed concurrently.

Consultation

A notice outlining the proposed amendments was distributed to all property owners within 100 metres of the subject property in mid-April 2023. In addition, notices were published in the April 14 and 21, 2022 editions of The Shoreline newspaper. The notice was also posted on the Town’s website and through social media (Facebook and Twitter). Written submissions were requested by April 28, 2022. The draft amendment documents were posted to the Town’s website during the notice period.

The Town received a number of submissions in response to the initial consultation efforts that expressed concerns with a stream that runs through the property and how the potential development resulting from the amendment would impact adjacent properties.

The Town also requested comment from the Water Resources Management Division (WRMD) of the provincial Department of Environment and Climate Change. WRMD advised that the waterway running through the property was subject to regulatory requirements of the Water Resources Act.

Council considered the comments regarding the waterway and determined that it warranted protection by implementation of the Open Space Conservation designation and zoning. Should this amendment be implemented, and development of the property proceed, the Town may consider detailed engineering requirements to manage and mitigate impacts of storm water flows.

A notice that the draft amendments were modified in response to the earlier consultation was distributed to all property owners within 100 metres of the subject property in late November 2022. In addition, notices were published in the December 2 and 9, 2022 editions of The Shoreline

newspaper. The notice was also posted on the Town's website and through social media (Facebook and Twitter). As a result of the consultation, the Town received several submissions. The Town also hosted a public information session on January 25, 2023 that was attended by approximately 15 residents. Comments received through the consultation efforts related to potential for flooding, loss of privacy, proposed development that is inconsistent with the character of the general area, traffic, loss of natural habitat, and compliance with municipal / provincial / federal regulations.

The Town determined that this consultation effort was reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

Amendment

The Conception Bay South Development Regulations shall be amended as follows:

1. The Zoning Map is amended as shown on the attached plan.

Provincial Registration

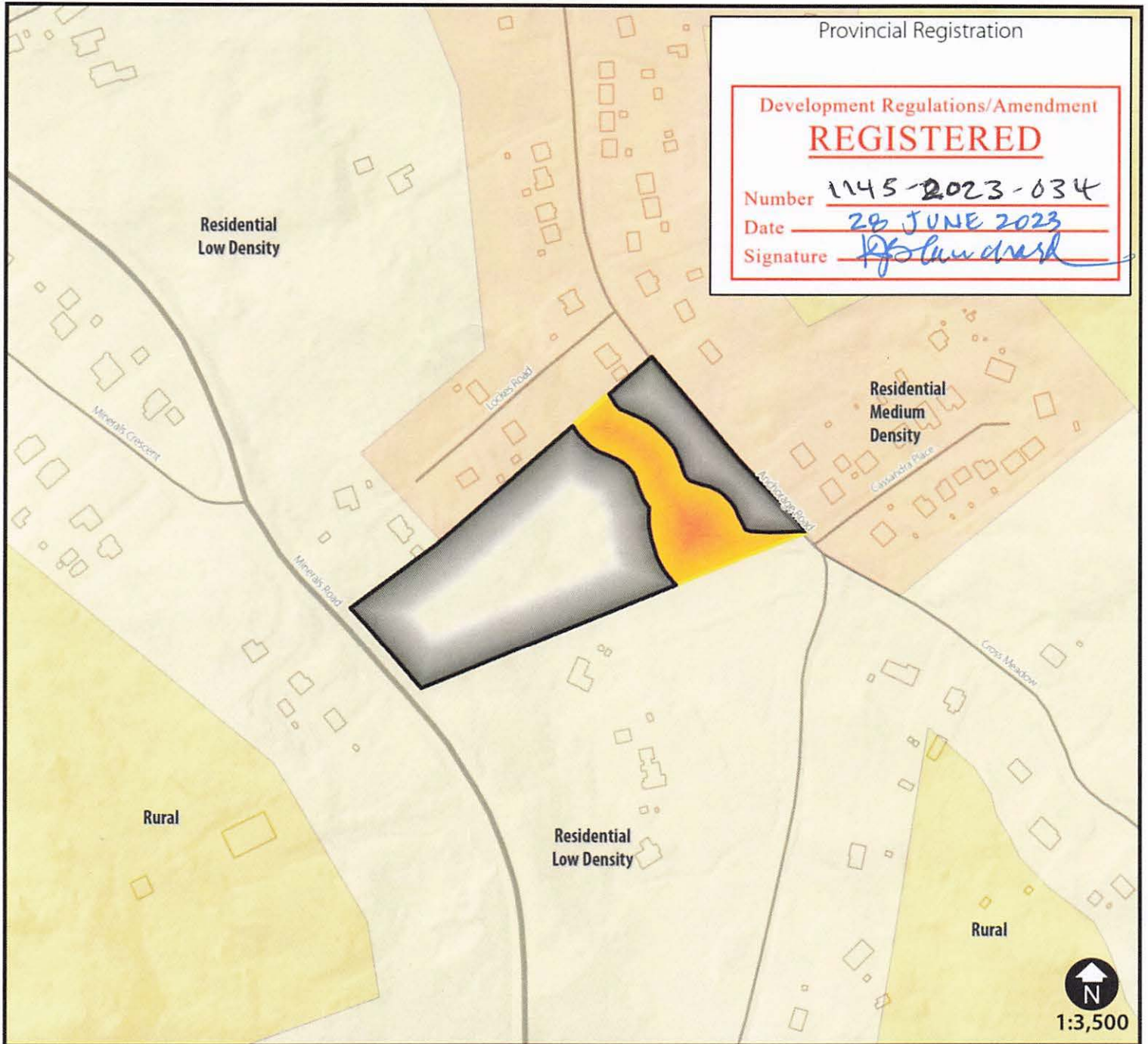
Development Regulations/Amendment

REGISTERED

Number 1145-2023-034

Date 28 JUNE 2023

Signature [Handwritten Signature]



Town of Conception Bay South
 Development Regulations
 Amendment No. 41, 2023
 Land Use Zoning

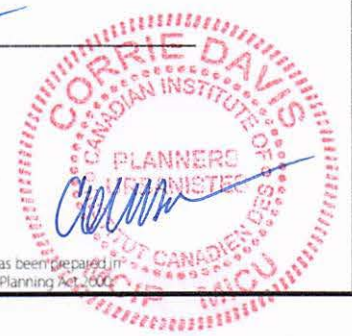
Signed and sealed at the Town of Conception Bay South, NL
 This 13 day of June, 2023

[Handwritten Signature]
 Mayor

[Handwritten Signature]
 Town Clerk

 From: Residential Low Density (R-1)
 To: Open Space Conservation (OSC)

 From: Residential Low Density (R-1)
 To: Residential Medium Density (R-2)



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