

**Town of
Conception Bay South
Development Regulations Amendment No. 46, 2023**

135-137 Seal Cove Road & 7-17 Aprils Lane

**Prepared by
Town of Conception Bay South**

June, 2023

135-137 Seal Cove Road & 7-17 Aprils Lane

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 46, 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. 46, 2023.

Adopted by the Town Council of Conception Bay South on the 21st 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. 46, 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. 46, 2023 on March 21, 2023.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 46, 2023 by advertisement in the Shoreline News on
April 14, 21 and 28, 2023.
- c) A public hearing to consider objections and submissions was scheduled for May 10, 2023.
- d) No objections or representations were received at the Town of Conception Bay South Town Office within the time stipulated in the notice of public hearing.
- e) The Town Council of Town of Conception Bay South cancelled the public hearing.

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. 46, 2023 as adopted.

SIGNED AND SEALED this 13 day of June 2023.

Mayor: _____

Clerk: _____

| | |
|-----------------------------------|----------------------|
| Development Regulations/Amendment | |
| REGISTERED | |
| Number | <u>1145-2023-033</u> |
| Date | <u>29 JUNE 2023</u> |
| Signature | <u>[Signature]</u> |

Town of Conception Bay South

Development Regulations Amendment No. 46, 2023

Purpose

The purpose of this proposed Development Regulations amendment is to change zoning at 135-137 Seal Cove Road and 7-17 Aprils Lane from “Residential Low Density (R-1)” to the “Residential Medium Density (R-2)” zone.

This amendment implements Municipal Plan Amendment No. 27, 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 January 2023. In addition, notices were published in the January 13 and 20, 2023 editions of The Shoreline newspaper. The notice was also posted on the Town’s website and social media channels (Facebook and Twitter). Written submissions were requested by January 30, 2022. The draft amendment documents were posted to the Town’s website during the notice period. The Town received one written submission that expressed concern with the proposed development that would be accommodated by the amendment, specifically it’s impact on the local water system, increased traffic, noise, loss of trees, and that they felt a suburban subdivision is out of character with the general area.

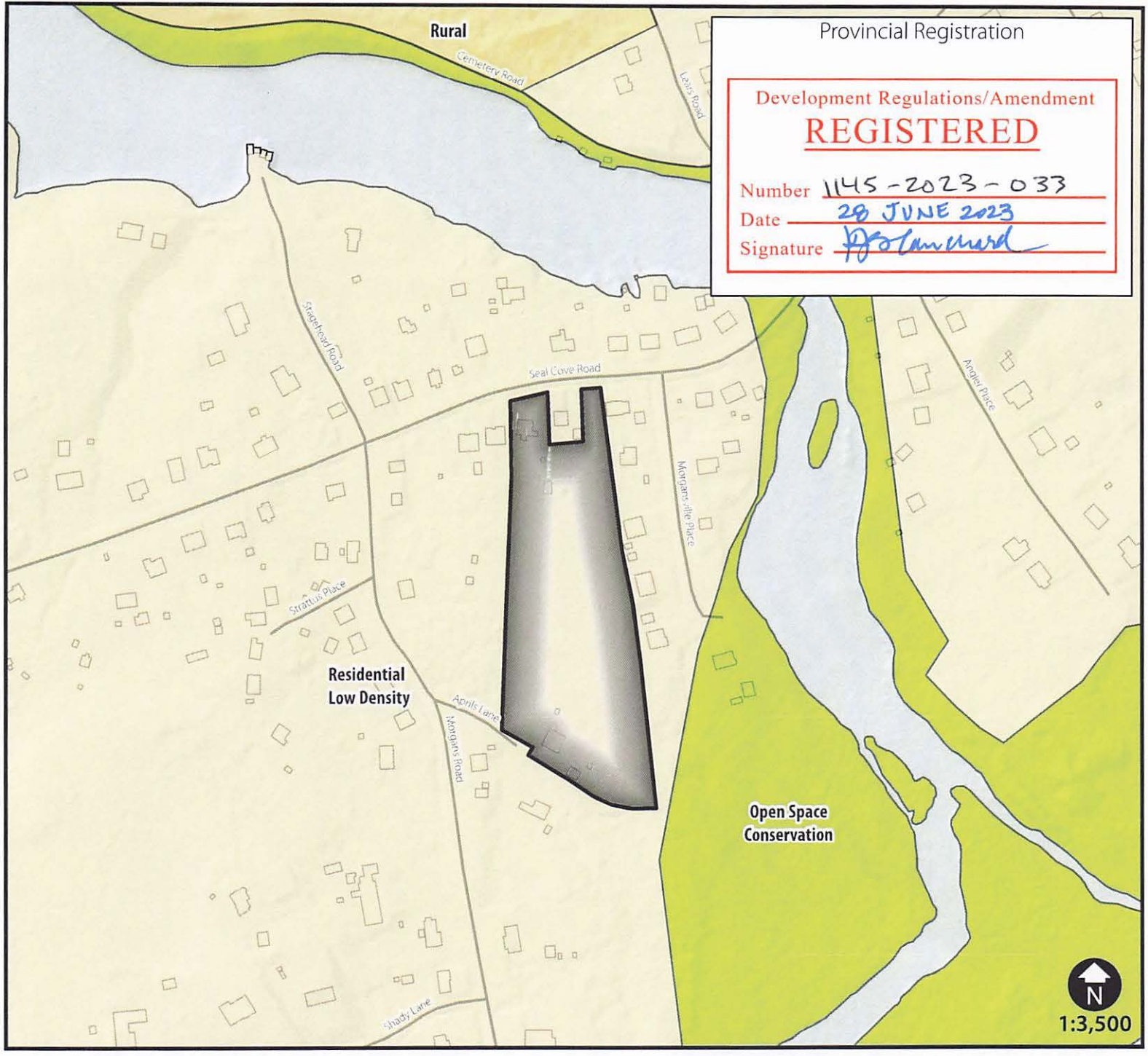
A Public Information Session to discuss the proposed amendment was held on February 1, 2022 and was attended by two residents.

The Town determined that the 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 1145-2023-033
 Date 29 JUNE 2023
 Signature [Handwritten Signature]


Town of Conception Bay South
 Development Regulations
 Amendment No. 46, 2023
 Land Use Zoning

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

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

Mayor [Handwritten Signature]

Town Clerk [Handwritten Signature]



I certify that this Development Regulations Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2002.