

Town of Conception Bay South
Development Regulations Amendment No. 47, 2023
118 Red Bridge Road

Prepared by
Town of Conception Bay South

September, 2023

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 47, 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. 47, 2023.

Adopted by the Town Council of Conception Bay South on the 13th day of June, 2023.

Signed and sealed this 8th day of September 2023.

Mayor: 

Clerk: 

Canadian Institute of Planners Certification

I certify that the Conception Bay South Development Regulations Amendment No. 47, 2023 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
Development Regulations Amendment No. 47, 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. 47, 2023 on June 13, 2023.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 47, 2023 by advertisement in the Shoreline News on June 23 and 29, 2023.
- c) Held a public hearing to consider objections and submissions on July 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. 47, 2023 as adopted.

SIGNED AND SEALED this 8th day of September 2023.

Mayor: 

Clerk: 

Development Regulations/Amendment	
REGISTERED	
Number	<u>1145-2023-035</u>
Date	<u>25 SEPT 2023</u>
Signature	<u></u>

Town of Conception Bay South

Development Regulations Amendment No. 47, 2023

Purpose

The purpose of this proposed Development Regulations amendment is to change zoning at 118 Red Bridge Road from “Open Space Recreation (OSR)” to the “Residential Medium Density (R-2)” zone.

This amendment implements Municipal Plan Amendment No. 28, 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 February 2023. In addition, notices were published in the February 3, February 10, and March 3, 2023 editions of The Shoreline newspaper. The notice was also posted on the Town’s website and social media channels (Facebook and Twitter). The draft amendment documents were available on the Town’s website during the notice period.

A Public Information Session was held on March 22, 2023.

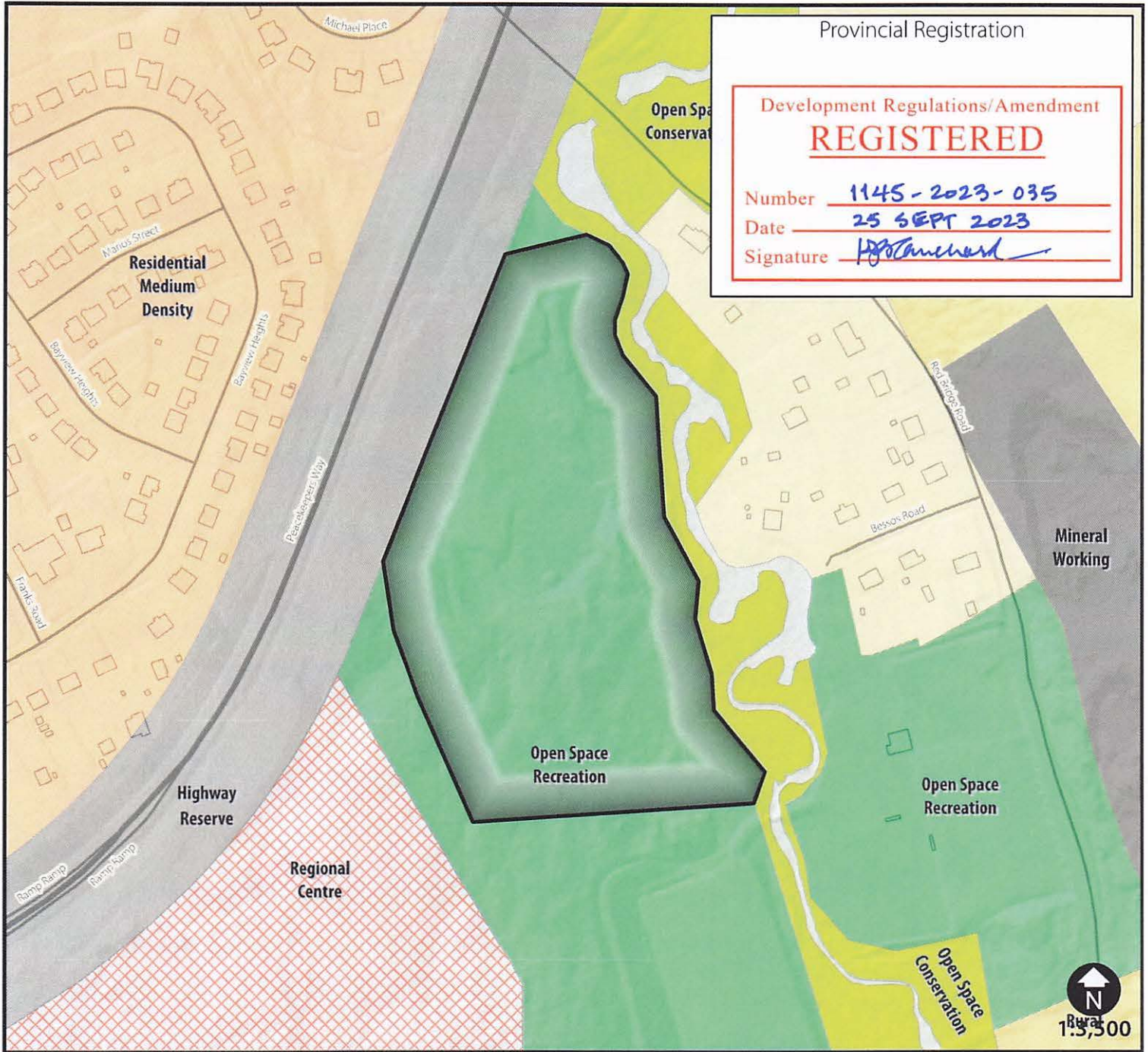
Council considered the comments and feedback that were received during the consultation process. The feedback included concerns with flooding that has occurred along Kelligrews River, traffic volumes, pedestrian safety and scale of any future development. Council determined that the concerns are related to existing situations or would be better quantified and mitigations identified if and when a development proposal is presented to the Town.

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 1145-2023-035

Date 25 SEPT 2023

Signature [Handwritten Signature]

Town of Conception Bay South
 Development Regulations
 Amendment No. 47, 2023
 Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
 This 8th day of September, 2023

[Signature]
 Mayor

 From: Open Space Recreation (OSR)
 To: Residential Medium Density (R-2)

[Signature]
 Town Clerk



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



SEP 26 2023

Mr. Corrie Davis, MCIP
Director of Planning and Development
11 Remembrance Square
P.O. Box 14040, Stn. Manuels
Conception Bay South, NL A1W 3J1

Dear Mr. Davis:

**CONCEPTION BAY SOUTH
MUNICIPAL PLAN AMENDMENT NO. 28, 2023
DEVELOPMENT REGULATIONS AMENDMENT NO. 47, 2023**

I am pleased to inform you the **Town of Conception Bay South Municipal Plan Amendment No.28, 2023 and Development Regulations Amendment No. 47, 2023**, as adopted by Council on June 13, 2023, have now been registered.

Council, pursuant to **Section 24(2)** of the **Urban and Rural Planning Act, 2000**, must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The registered documents will come into legal effect on the date the notice appears in the *Gazette*. Council must also place a notice of registration in the local newspaper, if available, and by posting a notice of registration on its website and social media pages and by posters placed in prominent locations throughout the community.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (kingsprinter@gov.nl.ca), by fax (729-1900) or by mail (King's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Attached is Council's registered copy of the **Town of Conception Bay South Municipal Plan Amendment No. 28, 2023 and Development Regulations Amendment No. 47, 2023**. As these are legal documents, they should be reserved in a safe place.

Yours truly,

Kim Blanchard, MCIP
Manager of Land Use Planning