

**Town of Conception Bay South**  
**Municipal Plan Amendment No. 23, 2023**  
**240-258 Anchorage Road**

**Town of Conception Bay South**

**June 2023**

**Urban and Rural Planning Act, 2000  
Resolution to Adopt  
Town of Conception Bay South  
Municipal Plan Amendment No. 23, 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 Municipal Plan Amendment No. 23, 2023.

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

Signed and sealed this 13 day of June 2023.

Mayor:



Clerk:



**Canadian Institute of Planners Certification**

I certify that Conception Bay South Municipal Plan Amendment No. 23, 2023 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**  
**Municipal Plan Amendment No. 23, 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 Municipal Plan Amendment No. 23, 2023 on March 7, 2023.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 23, 2023 by advertisement in the Shoreline News on March 17, 2023 and Match 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 Municipal Plan Amendment No. 23, 2023 as adopted.

**SIGNED AND SEALED** this 13 day of June 2023.

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

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

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>1145-2023-020</u>
Date	<u>28 JUNE 2023</u>
Signature	<u>[Signature]</u>

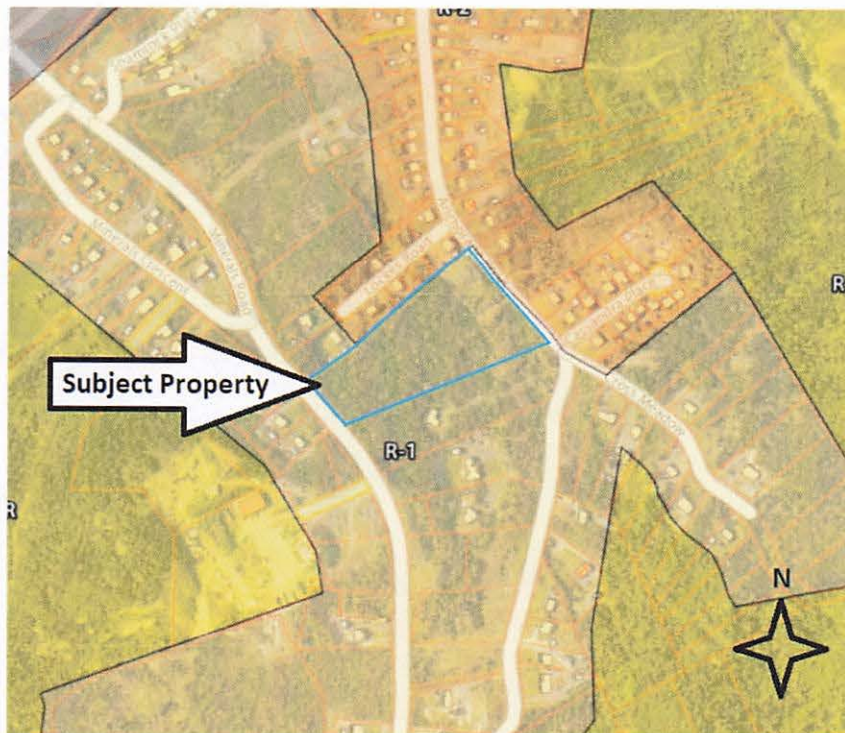
# Town of Conception Bay South Municipal Plan Amendment No. 23, 2023

## Introduction

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Town Council is considering amending the Municipal Plan. This report has been prepared to explain the proposed change, and to serve as a background information for the public and Council.

## Background

The Town received a request to re-designate and re-zone approximately 2.6 hectares (6.4 acres) of land located at 240-258 Anchorage Road. The area that is the subject of the amendment is shown in the image below.



The land is currently designated as “Residential Low Density” by the Municipal Plan and the applicant requested that the designation be changed to “Residential Medium Density”. As a result of the Town’s assessment (see the following section), the Town initiated an amendment to re-designate the property to both “Residential Medium Density” and “Open Space Conservation”. An amendment to the Conception Bay South Development Regulations to rezone the same lands



from the “Residential Low Density (R-1)” to “Residential Medium Density (R-2)” and “Open Space Conservation (OSC)” is being processed concurrently with this Municipal Plan Amendment.

This amendment is intended to accommodate development of a residential subdivision at the property while enhancing the protection of the waterway that bisects the property.

## **Assessment**

The property is located south of Peacekeepers Way in the Long Pond area of the Town and is surrounded by existing residential development of varying densities.

The subdivision proposal would result in new public roads along with water and sewer services to accommodate approximately 31 residential lots.

The Municipal Plan Policies for the Residential Low Density designation notes that the designation applies to areas intended for infill development along existing streets south of Peacekeepers Way (Route 2). The proposed amendment is intended to accommodate subdivision development, in addition to infill development along existing streets (Anchorage and Minerals Roads).

The property abuts the Residential Medium Density designation to the immediate north west and north east. The Municipal Plan policies for the Residential Medium Density designation note that the designation is intended to apply built up and serviced areas of the Town. The increased lot yield afforded through a change to the Residential Medium Density designation will assist the Town in realizing a higher return on its investments in infrastructure (roads, water and sewer services) in the area.

The property is bisected by a waterway near its north eastern boundary; the stream runs roughly parallel to, and approximately 45m from the front property boundary along Anchorage Road.

Municipal Plan Policy 5.8.3 states that the intention for the Open Space Conservation designation is that it should apply waterways and wetland areas. The proposed amendments implement the Open Space Conservation designation and zone to protect the integrity of this waterway, including a 15m wide buffer to that waterway.

Municipal Plan policy 4.3.14 was also considered in the context of this amendment. The property is within the Low Geological Hazard Vulnerability area identified in the “Report on Vulnerability to Geological Hazards in the Town of Conception Bay South” (Batterson and Stapleton, GNL, 2011). The municipal plan policy does not restrict residential development within the Low Geological Hazard Vulnerability Area.

## **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 subject property as "Urban Development" which allows for a range of urban uses connected to municipal water and sewer services. The proposed use is consistent with the intent of the Regional Plan.

## **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

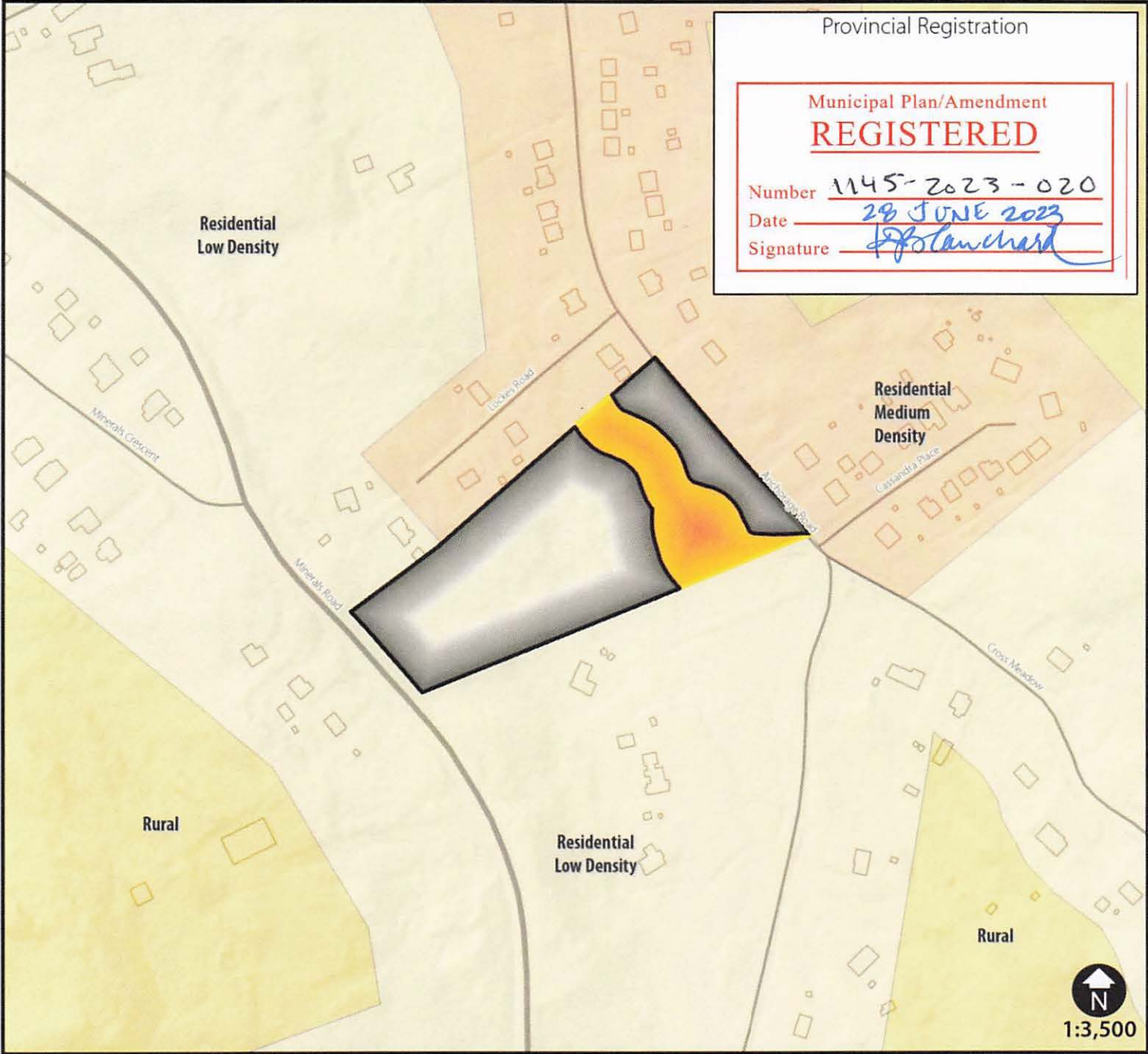
potential for flooding, loss of privacy, proposed development that is inconsistent with the character of the general area, traffic, loss of natural habitat, and compliance with municipal / provincial / federal regulations.

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 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.



Provincial Registration

Municipal Plan/Amendment  
**REGISTERED**

Number 1145-2023-020

Date 29 JUNE 2023

Signature [Signature]

Town of Conception Bay South  
Municipal Plan  
Amendment No. 23, 2023  
Future Land Use

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

Mayor

Town Clerk



From: Residential Low Density  
To: Open Space Conservation



From: Residential Low Density  
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.

