

**Town of**  
**Conception Bay South**  
**Municipal Plan Amendment No. 27, 2023**  
**135-137 Seal Cove Road & 7-17 Aprils Lane**

**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. 27, 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. 27, 2023.

Adopted by the Town Council of Conception Bay South on the 21<sup>st</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. 27, 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. 27, 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. 27, 2023 on March 21, 2023.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 27, 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 Municipal Plan Amendment No. 27, 2023 as adopted.

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

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

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

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>1145-2023-019</u>
Date	<u>28 JUNE 2023</u>
Signature	<u>[Signature]</u>





This amendment is intended to accommodate development of a residential subdivision at the property.

## **Assessment**

The property is located south of Seal Cove Road and is surrounded by existing residential development of consistent with rural low densities. The overall density of development in the area is reflective of its historical development prior to installation of municipal water and sewer services in the area.

The subdivision proposal would result in a new public road along with water and sewer services to accommodate up to 19 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.

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 density 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.

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 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 its 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.

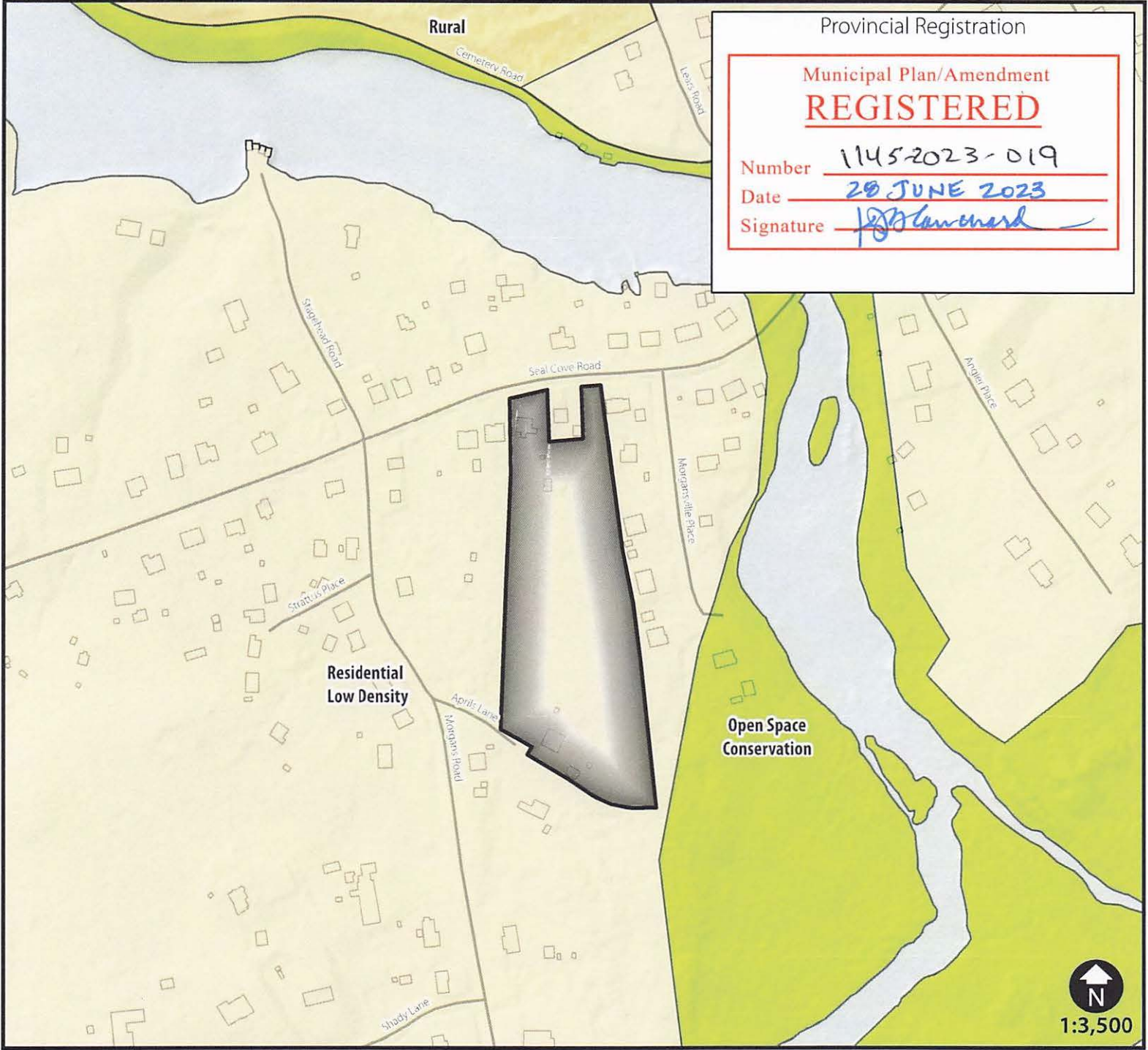
A Public Information Session to discuss the proposed amendment was held on February 1, 2022 and was attended by two residents.

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 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 1145-2023-019  
 Date 28 JUNE 2023  
 Signature [Signature]

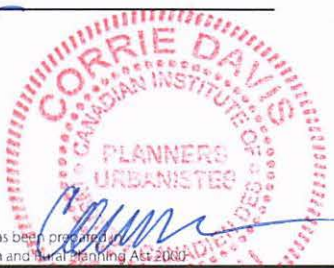
Town of Conception Bay South  
 Municipal Plan  
 Amendment No. 27, 2023  
 Future Land Use

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

 From: Residential Low Density  
 To: Residential Medium Density

\_\_\_\_\_  
 Mayor

[Signature]  
 Town Clerk



I certify that this Municipal Plan Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2003.