

**Town of Conception Bay South**  
**Municipal Plan Amendment No. 28, 2023**  
**118 Red Bridge Road**

**Town of Conception Bay South**

**September 2023**

**Urban and Rural Planning Act, 2000**  
**Resolution to Adopt**  
**Town of Conception Bay South**  
**Municipal Plan Amendment No. 28, 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. 28, 2023.

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

Signed and sealed this 8 day of September 2023.

Mayor: 

Clerk: 

**Canadian Institute of Planners Certification**

I certify that Conception Bay South Municipal Plan Amendment No. 28, 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. 28, 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. 28, 2023 on June 13, 2023.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 28, 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 Municipal Plan Amendment No. 28, 2023 as adopted.

**SIGNED AND SEALED** this 8<sup>th</sup> day of September 2023.

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

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

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>1145-2023-021</u>
Date	<u>25 SEPT 2023</u>
Signature	<u>[Signature]</u>

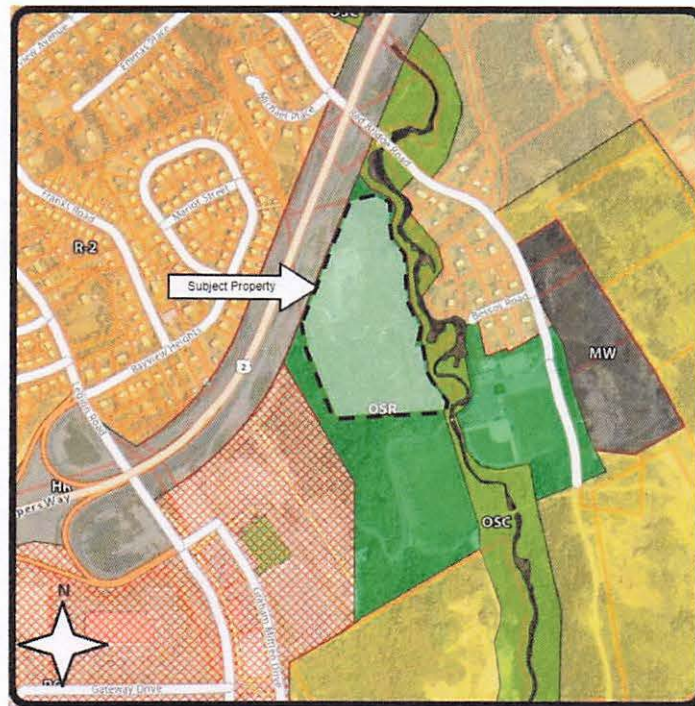
# Town of Conception Bay South Municipal Plan Amendment No. 28, 2023

## 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 5.75 hectares (14.2 acres) of land located at 118 Red Bridge Road. The area that is the subject of the amendment is shown in the image below.



The land is currently designated as “Open Space Recreation” 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 “Residential Medium Density”. An amendment to the Conception Bay South Development Regulations to rezone the same lands from the “Open Space Recreation (OSR)” to “Residential Medium Density (R-2)” is being processed concurrently with this Municipal Plan Amendment.

This amendment is intended to accommodate future residential development at the property.

## **Assessment**

The property is located south of Peacekeepers Way. The property is bound on the east by the Kelligrews River and is adjacent to Sgt. Ned Nugent Park to the south. The Conception Bay South Arena and lands designated for future commercial development at the Gateway are to the south west of the property.

The property is undeveloped and was previously altered prior to 2005. At that time, much of the vegetation on the property was removed and the original grades of the property were altered. Re-growth of vegetation has been slow in the past 17 years.

There is nearby existing residential development north of Peacekeepers Way which is designated and zoned as Residential Medium Density. The existing residential area along Red Bridge Road and Bessos Road, to the east of the subject property, is designated and zoned as Residential Low Density.

Section 5.7 of the Town's Municipal Plan express the goal, objectives and policies for land designated as Open Space Recreation. As the title of the designation would suggest, the Municipal Plan foresees a range of open space recreation uses for lands within this designation. Residential uses are not included as future land uses within the Open Space Recreation designation.

In 2022, the Town adopted a new "Recreation and Cultural Master Plan". That Plan identifies recreation priorities for the Town, including land needed for new facilities. The property at 118 Red Bridge Road is not identified in that report as being needed for any future recreational needs. Therefore, Council agreed that the property can be considered for removal from the Open Space Recreation designation.

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. Municipal water and sewer services are available along the north western property boundary and along Red Bridge Road and Bessos Road. The development afforded through a change to the Residential Medium Density designation will assist the Town in realizing further returns 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 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.

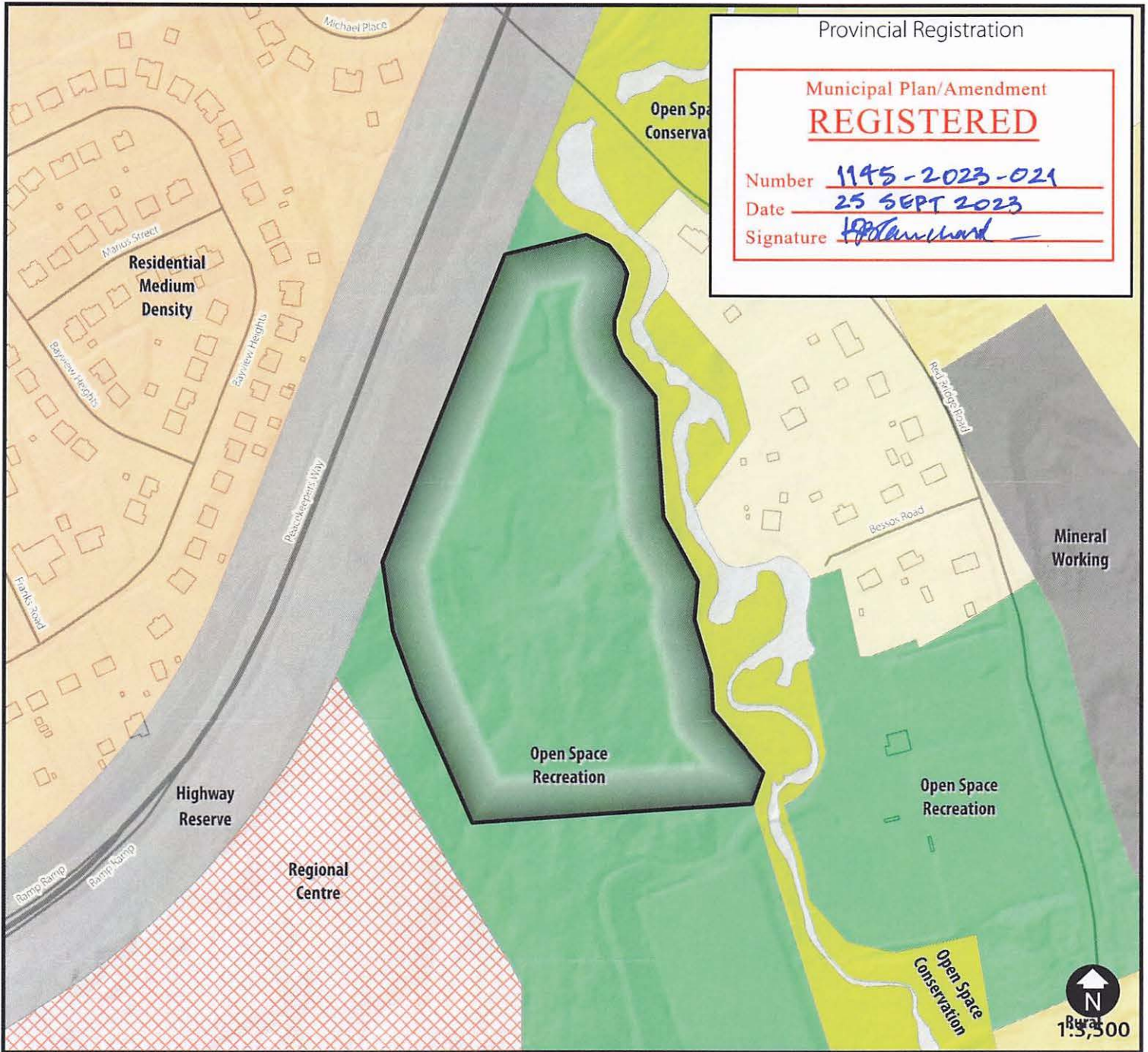
Council considered the comments and feedback that were received during the consultation process. The feedback included concerns with flooding that has occurred along Kelligrews River, traffic volumes, pedestrian safety and scale of any future development. Council determined that the concerns are related 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 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 1145-2023-021  
 Date 25 SEPT 2023  
 Signature [Signature]

Town of Conception Bay South  
 Municipal Plan  
 Amendment No. 28, 2023  
 Future Land Use

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

[Signature]  
 Mayor

[Signature]  
 Town Clerk

■ From: Open Space Recreation  
 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 2000.

**CORRIE DAVIS**  
 PLANNING  
 CANADIAN INSTITUTE OF MUNICIPAL AND REGIONAL PLANNERS  
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