

COR2015/03161

August 12, 2015

Elaine Mitchell, MCIP
Director of Planning and Development
Town of Conception Bay South
106 Conception Bay Highway
Conception Bay South, NL A1W 3A5

Dear Ms. Mitchell:

**CONCEPTION BAY SOUTH
Municipal Plan Amendment No. 7, 2015
Development Regulations Amendment No. 11, 2015**

I am pleased to inform you that the **Town of Conception Bay South Municipal Plan Amendment No. 7, 2015 and Development Regulations Amendment No. 11, 2015**, as adopted by Council on the **21st day of April, 2015**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendments come into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

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

Council's registered copies of the Amendments are enclosed. As they are legal documents, they should be reserved in a safe place.

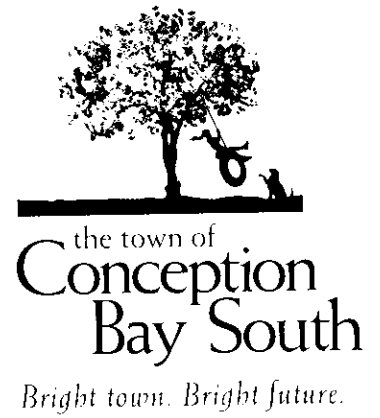
Yours truly,



Corrie Davis, MCIP
Manager
Land Use Planning, Lands Branch

Encls.

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Town of

Conception Bay South

Municipal Plan Amendment

No. 7, 2015

Prepared by the

Town of Conception Bay South

January 2015

**Urban and Rural Planning Act
Resolution to Approve
Town of Conception Bay South
Municipal Plan Amendment
No. 7, 2015**

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. 7, 2015 on April 21, 2015.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 7, 2015 by advertisement in the Shoreline News on May 7 and 14, 2015 and in The Telegram on May 9, 2015.
- c) Set the May 27, 2015 pm at the Town Hall, Conception Bay South, for the holding of a public hearing to consider objections and submissions.

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. 7, 2015 as adopted.

SIGNED AND SEALED this 16 day of June 2015.

Mayor:

Ken McDonald

Clerk:

Gromroy

1145-2015-008
August 11, 2015
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**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Municipal Plan Amendment
No. 7, 2015**

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. 7, 2015.

Adopted by the Town Council of Conception Bay South on the 21st day of April 2015.

Signed and sealed this 21st day of April 2015.

Mayor:

Ken McDonald

Clerk:

G. P. P.

Canadian Institute of Planners Certification

I certify that the attached Municipal Plan amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Elaine Mitchell

Elaine Mitchell, MCIP

Town of Conception Bay South Municipal Plan Amendment No. 7, 2015

Introduction

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Town Council now wishes to amend its Municipal Plan to allow an extension to an existing auto body shop located at the intersection of Easons Road and Conception Bay Highway, Manuels.

Background

The existing auto body shop has operated at 10 Easons Road, Manuels, since 1982 and has been under current ownership since 1988. The building has been extended over time. Currently, the subject property is zoned Residential Medium Density (R-2) and the existing business is designated as a non-conforming use. The business owner now wishes to build a 241 square metre extension onto the west side of the building. In order to accommodate this request, the property must be redesignated and rezoned from Residential Medium Density (R-2) to Commercial Main Street (C-1).

Assessment

According to the Conception Bay South Municipal Plan policy 5.4.3 (7), existing commercial areas along the Conception Bay Highway are intended to accommodate a range of retail, office and other commercial and public uses. Commercial zones and uses are prescribed in the Conception Bay South Development Regulations.

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.

Consultation

A notice outlining the proposed amendments was distributed to all property owners within 100 metres of the subject property. In addition, a notice was published in the January 8, 2015 and January 15, 2015 editions of the Shoreline and the January 10, 2015 edition of the Telegram. The notice was posted on the Town's website. Written submissions had to be submitted by Wednesday January 22, 2015.

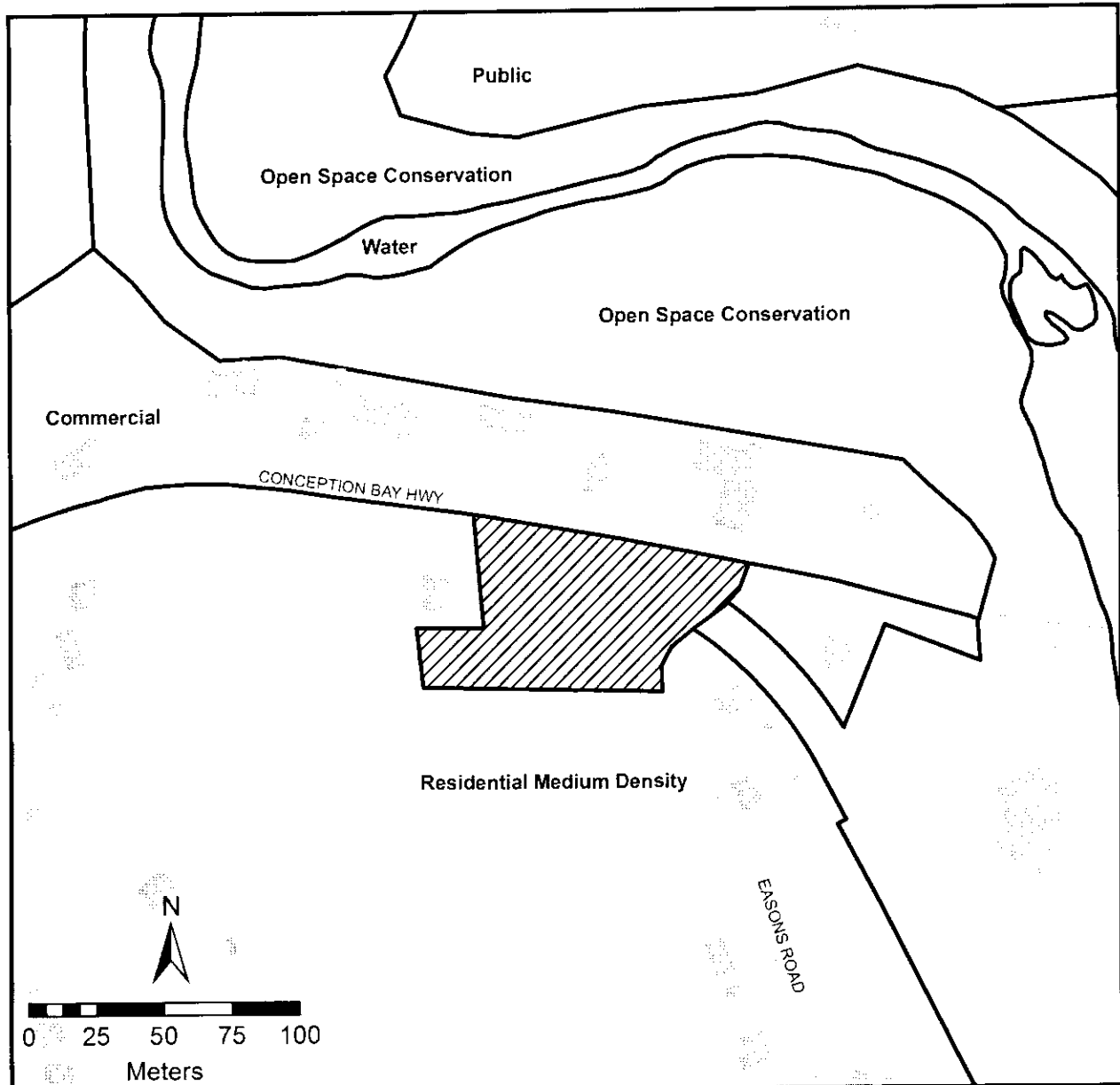
Conclusion

Designating and zoning land at 10 Easons Road, Manuels, Commercial Main Street (C-1) is consistent with the Town's Municipal Plan and the Regional Plan.

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.



**Town of Conception Bay South
Municipal Plan
Amendment No. 07, 2015
Future Land Use Map**



From: Residential Medium Density
To: Commercial

Dated: Town of Conception Bay South, NL

This 29, day of April, 2015

Ken McDonald
Ken McDonald, Mayor

Gail Pomroy
Gail Pomroy, Acting Chief Administrative Officer

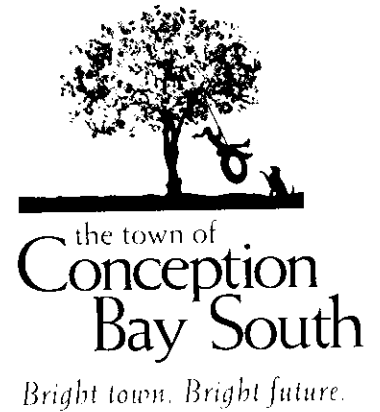
I certify that this Municipal Plan Amendment No. 07, 2015 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Elaine Mitchell
Elaine Mitchell, MCIP

1145-2015-008

August 11, 2015
[Signature]

**Town of
Conception Bay South
Development Regulations
Amendment No. 11, 2015**



**Prepared by the
Town of Conception Bay South**

January 2015

**Urban and Rural Planning Act
Resolution to Approve
Town of Conception Bay South
Development Regulations
Amendment No. 11, 2015**

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. 11, 2015 on April 21, 2015.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 11, 2015 by advertisement in the Shoreline News on May 7 and 14, 2015 and in The Telegram on May 9, 2015.
- c) Set the May 27, 2015 pm at the Town Hall, Conception Bay South, for the holding of a public hearing to consider objections and submissions.

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. 11, 2015 as adopted.

SIGNED AND SEALED this 16 day of June, 2015.

Mayor:

Ken McDonald

Clerk:

[Signature]

1145-2015-013
August 11, 2015
[Signature]

**Urban and Rural Planning Act
Resolution to Adopt
Town of Conception Bay South
Development Regulations
Amendment No. 11, 2015**

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. 11, 2015

Adopted by the Town Council of Conception Bay South on the 21th day of April 2015.

Signed and sealed this 29 day of April 2015.

Mayor: Ken McDonald

Clerk: G. Roy

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*.

Elaine Mitchell
Elaine Mitchell, MCIP

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land at 10 Easons Road, Manuels, from Residential Medium Density (R-2) to Commercial Main Street (C-1). This amendment implements Municipal Plan Amendment No. 7, 2015, which is being processed concurrently.

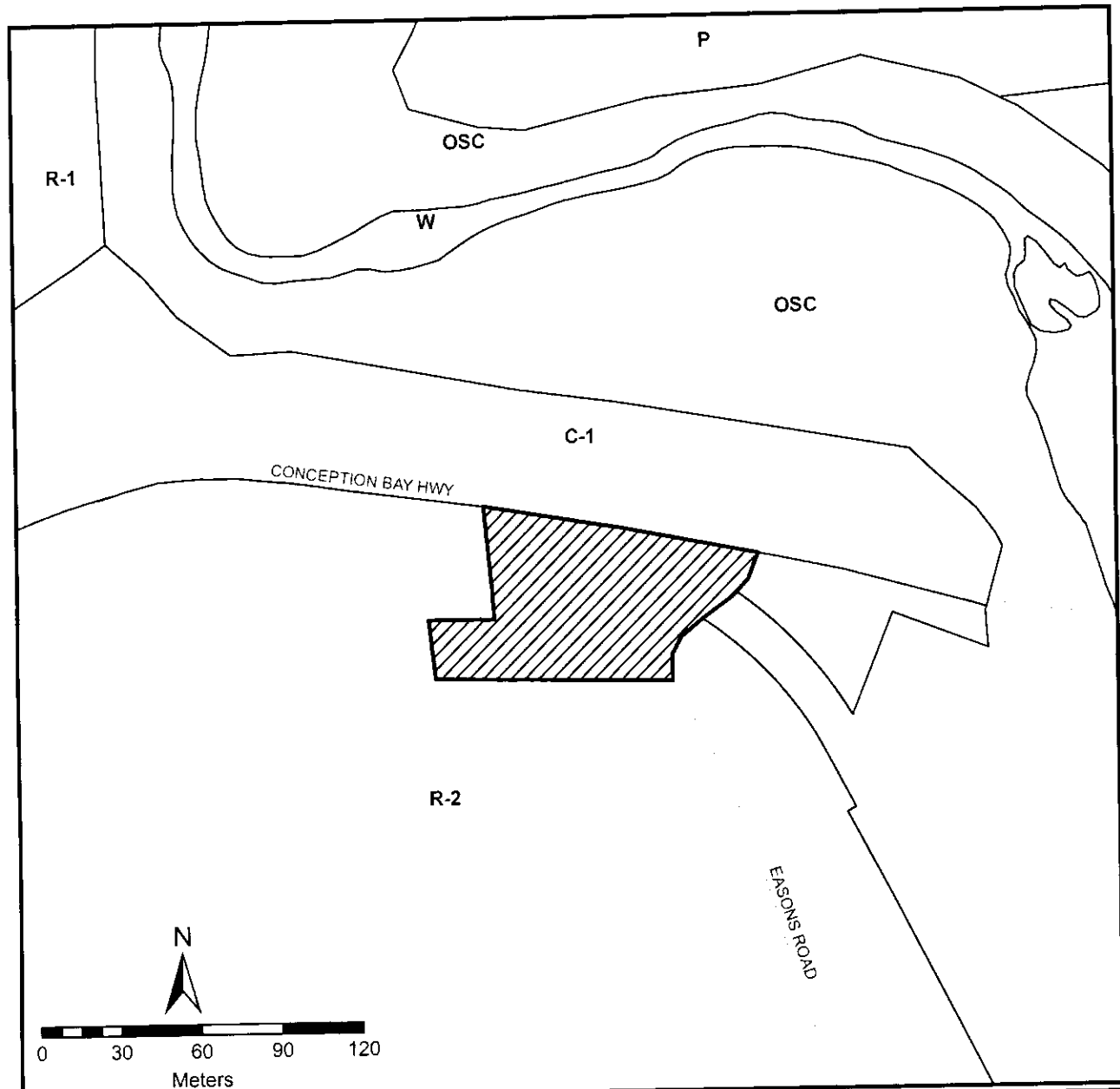
Consultation

A notice outlining the proposed amendments was distributed to all property owners within 100 metres of the subject property. In addition, a notice was published in the January 8, 2015 and January 15, 2015 editions of the Shoreline and the January 10, 2015 edition of the Telegram. The notice was posted on the Town's website. Written submissions had to be submitted by Wednesday January 22, 2015.

Amendment

The Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations shall be amended as follows:

1. The Zoning Map is amended as shown on the attached plan.



**Town of Conception Bay South
Development Regulations
Amendment No. 11, 2015
Land Use Map**



From: Residential Medium Density (R-2)
To: Commercial Main Street (C-1)

1145-2015-013
August 11, 2015
Elaine Mitchell

Dated: Town of Conception Bay South, NL

This 29, day of April, 2015

Ken McDonald
Ken McDonald, Mayor

Gail Pomroy
Gail Pomroy, Acting Chief Administrative Officer

I certify that this Development Regulations Amendment No. 11, 2015 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Elaine Mitchell
Elaine Mitchell, MCIP