

**Town of  
Conception Bay South  
Development Regulations  
Amendment No. 19, 2016**

**Prepared by  
Mary Bishop, FCIP  
for  
Town of Conception Bay South**

**November, 2016**

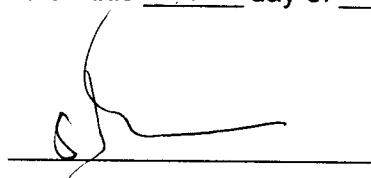
**Urban and Rural Planning Act  
Resolution to Adopt  
Town of Conception Bay South  
Development Regulations  
Amendment No. 19, 2016**

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. 19, 2016

Adopted by the Town Council of Conception Bay South on the 7<sup>th</sup> day of February 2017.

Signed and sealed this 17 day of February 2017.

Mayor:

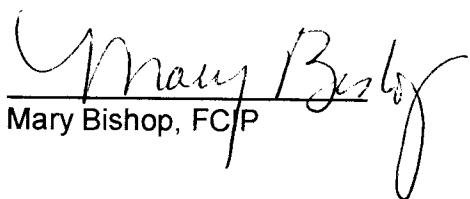


Clerk:



**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*.



Mary Bishop, FCP

**Urban and Rural Planning Act**  
**Resolution to Approve**  
**Town of Conception Bay South**  
**Development Regulations**  
**Amendment No. 19, 2016**

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. 19, 2016 on February 7<sup>th</sup>, 2017.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 19, 2016 by advertisement in the Shoreline News on February 9<sup>th</sup> and 16<sup>th</sup> and in the Telegram on February 11<sup>th</sup>, 2017.
- c) Set March 13<sup>th</sup>, 7:00pm at the Town Hall, 11 Remembrance Square, 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. 19, 2016 as adopted.

SIGNED AND SEALED this 7 day of March, 2017.

Mayor:



Clerk:



145-2017-614  
April 17/17  
Eddie Joyce

## **Purpose**

The purpose of this proposed Development Regulations amendment is to re-zone land at Civic Number 825 Conception Bay Highway to the Commercial Main Street use zone to permit the construction of a multiple unit commercial building and a stand-alone day care on property at Civic No. 825 Conception Bay Highway, Kelligrews, located between RONA and the driveway to the new Kelligrews elementary school. It is anticipated that the multiple unit building will house retail and service uses.

This amendment implements Municipal Plan Amendment No. 12, 2016, which is being processed concurrently.

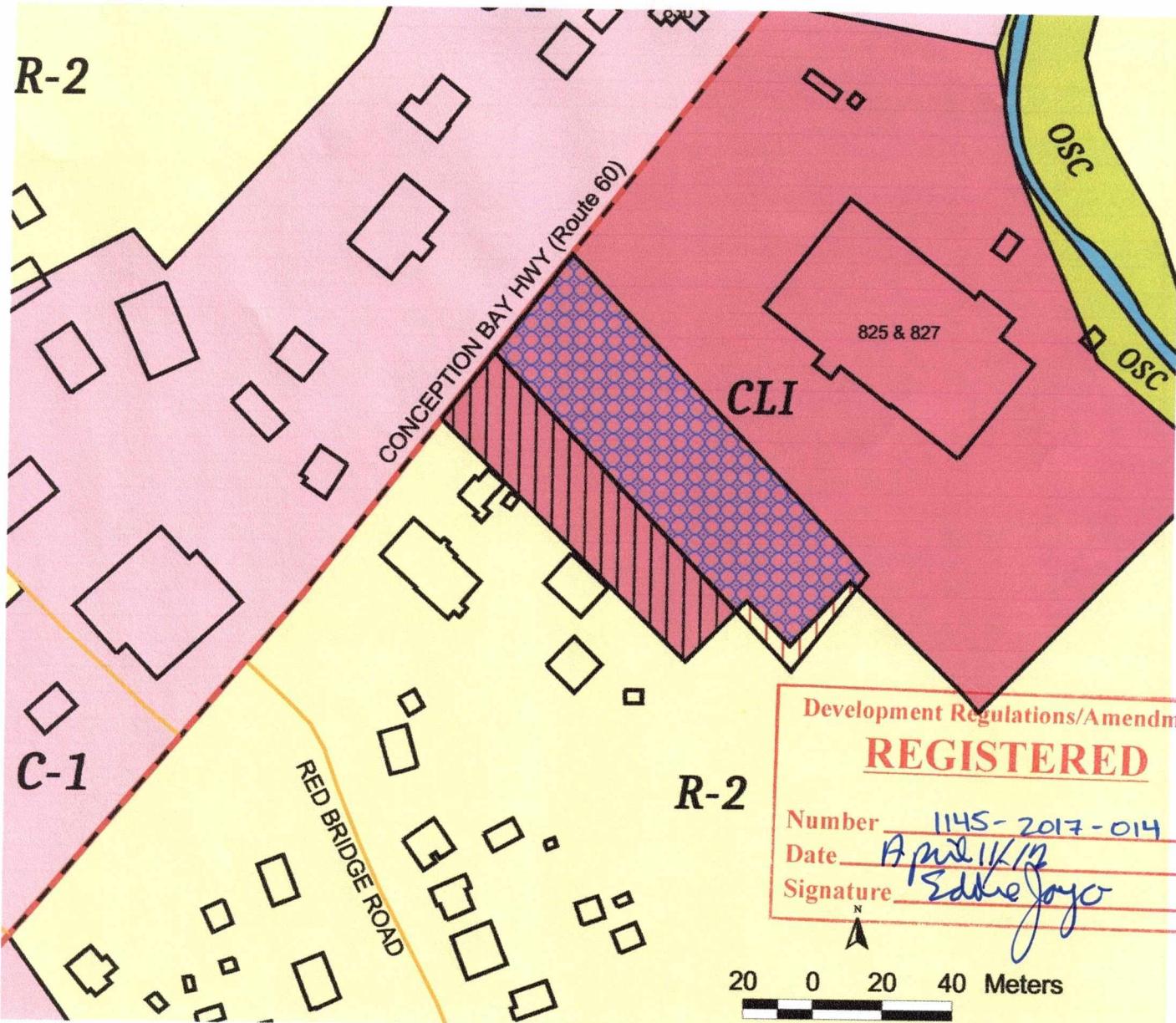
## **Consultation**

A notice outlining the proposed amendment was distributed to all property owners within 100 metres of the subject property. In addition, a notice was published in the December 8<sup>th</sup> and 15<sup>th</sup> editions of the Shoreline and the December 10<sup>th</sup> edition of the Telegram. The notice was posted on the Town's website. Written submissions were requested by December 23<sup>rd</sup>. No written submissions were received.

## **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.



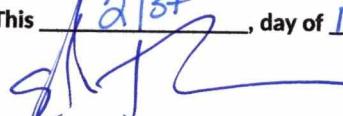
**Town of Conception Bay South  
Development Regulations  
Amendment No. 19, 2016  
Land Use Zoning**

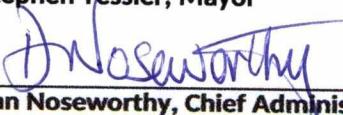
 From: Commercial-Light Industrial (CLI)  
To: Commercial Main Street (C-1)

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

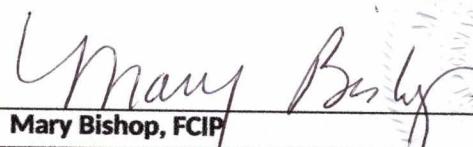
 From: Commercial-Light Industrial (CLI)  
To: Residential Medium Density (R-2)

Dated: Town of Conception Bay South, NL  
This 121st, day of March, 2017

  
Stephen Tessier, Mayor

  
Dan Noseworthy, Chief Administrative Officer

I certify that this Development Regulations Amendment No. 19, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

  
Mary Bishop, FCIP

