

**Town of Conception Bay South  
Development Regulations Amendment No. 59, 2024**

**961 & 963 Conception Bay Highway**

**Prepared by  
Town of Conception Bay South**

**December 2024**

***Urban and Rural Planning Act, 2000***  
**Resolution to Adopt**  
**Town of Conception Bay South**  
**Development Regulations Amendment No. 59, 2024**

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. 59, 2024.

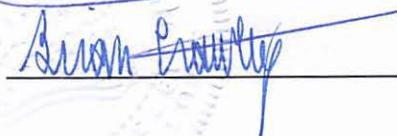
Adopted by the Town Council of Conception Bay South on the 17<sup>th</sup> day of December, 2024.

Signed and sealed this 18<sup>th</sup> day of February 2024.

Mayor:



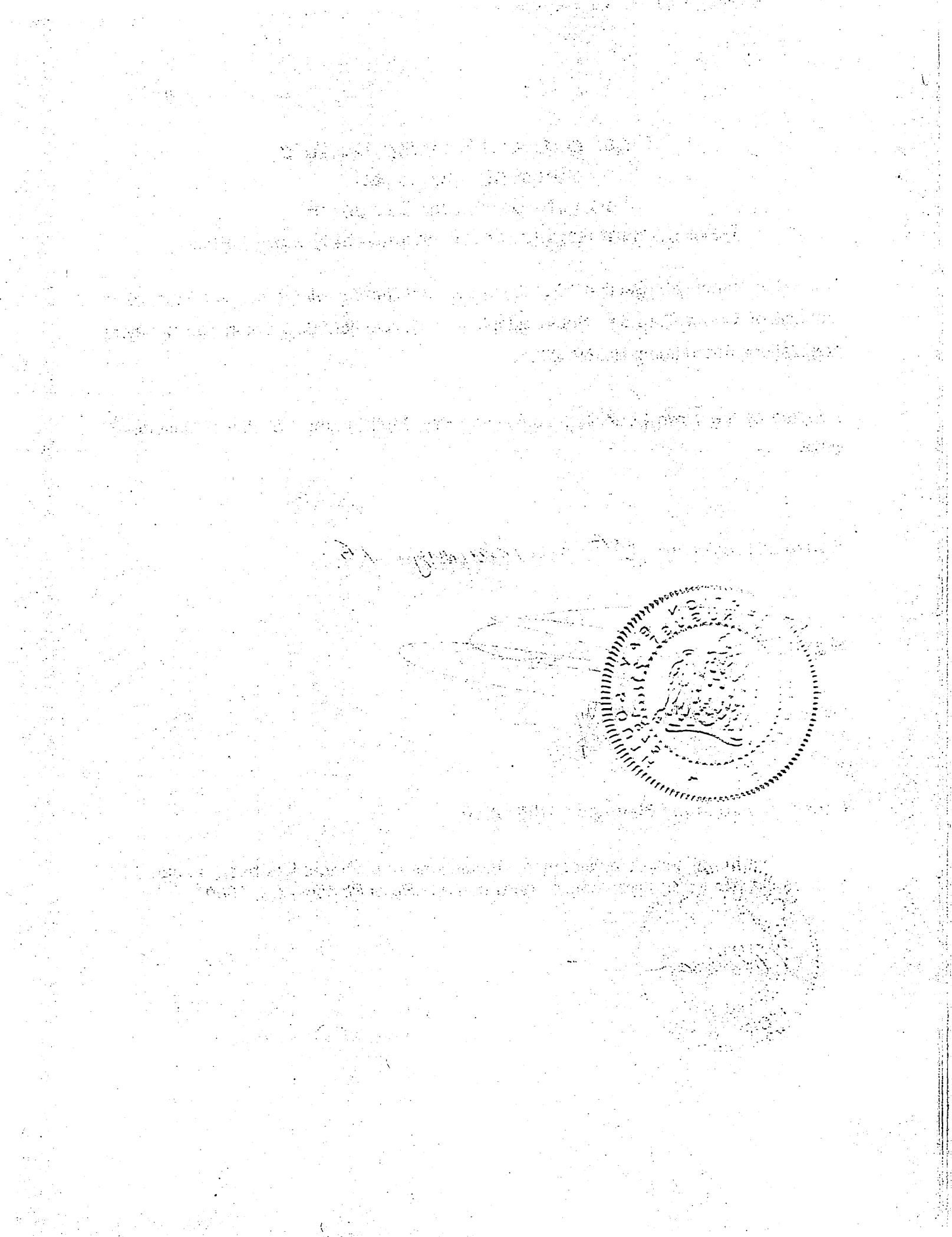
Clerk:



**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*.





***Urban and Rural Planning Act, 2000***  
**Resolution to Approve**  
**Town of Conception Bay South**  
**Development Regulations Amendment No. 59, 2024**

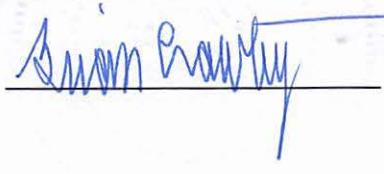
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*  
the Town Council of Conception Bay South

- a) Adopted the Conception Bay South Development Regulations Amendment No. 59, 2024 on December 17, 2024.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 59, 2024 by advertisement in the Shoreline News on January 17 and 24, 2025.
- c) Scheduled a public hearing to consider objections and submissions on February 5, 2025.
- d) No objections or representations were received by the Town of Conception Bay South within the time stipulated in the notice of public hearing.
- e) The Conception Bay South Town Council 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 Development Regulations Amendment No. 59, 2024, as adopted.

SIGNED AND SEALED this 18<sup>th</sup> day of February 2025.

Mayor: 

Clerk: 

**Development Regulations/Amendment**

**REGISTERED**

Number 1145 - 0046 - 2025

Date March 7, 2025

Signature 

# **Town of Conception Bay South Development Regulations Amendment No. 59, 2024**

## **Purpose**

The purpose of this proposed Development Regulations amendment is to re-zone land at 961 & 963 Conception Bay South Highway from “Residential medium Density (R-2)” to the “Commercial - General (C-1)” zone.

This amendment implements Municipal Plan Amendment No. 37, 2024, which is being processed concurrently.

## **Consultation**

A notice regarding the proposed amendments was distributed to known property owners in the area of the proposed changes. In addition, notices were published in the September 23, September 30, and October 7 2024 editions of the Shoreline Newspaper. The notice was also posted on the Town’s website and social media.

A public information session to discuss the proposed amendments was held on October 9, 2024 at the Town Hall and written submissions will be accepted until October 15, 2024.

The Town received one written submission and two individuals attended the information session. The written submission expressed concern with potential impacts on property values and the existing condition of one of the properties subject to the amendment process. The discussion at the information session centred on operations of the proposed automotive oil and tire service business.

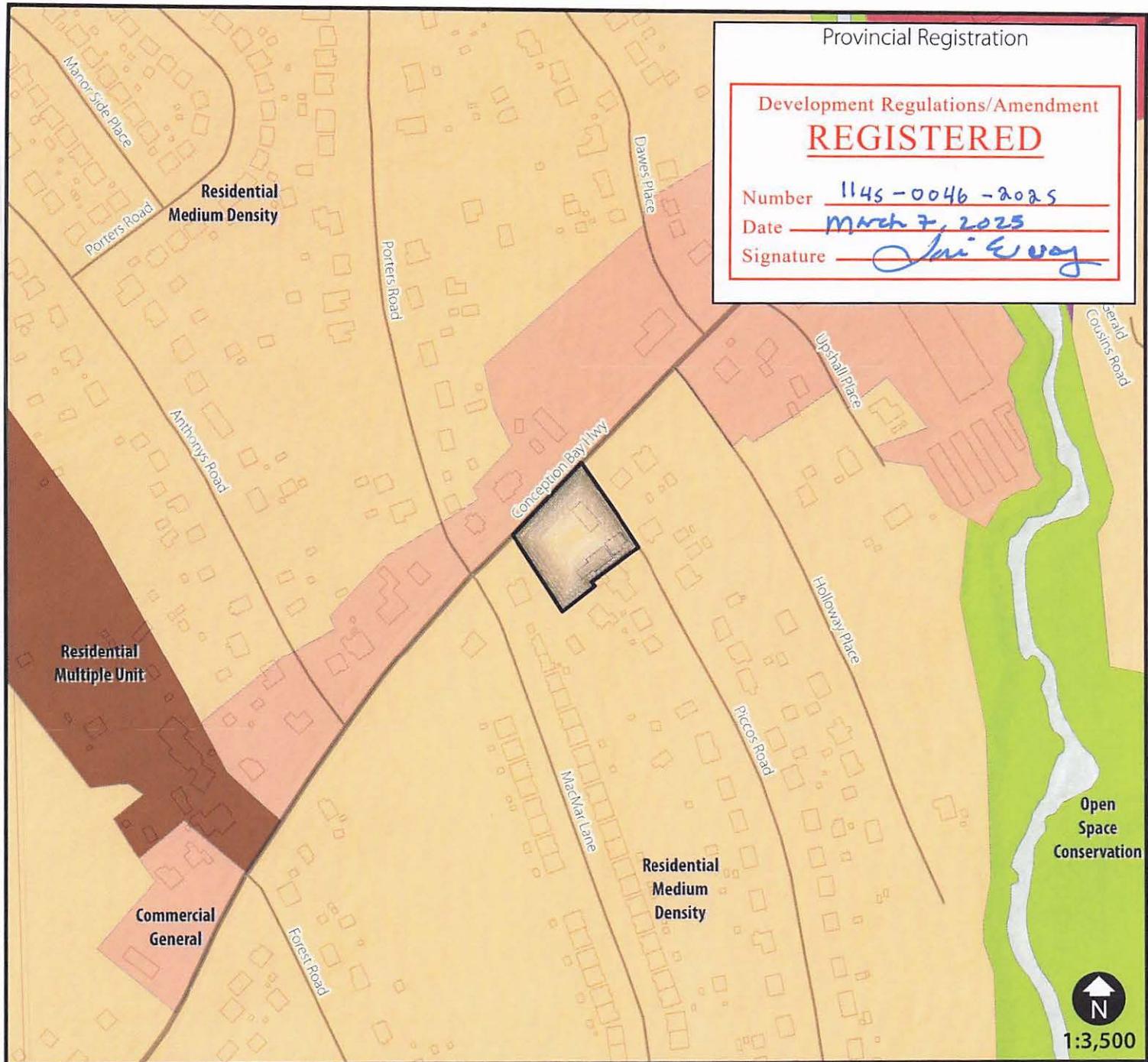
Council considered the feedback received through the consultation process and determined that there were no actual concerns raised related to the proposed change in future land use designation and zoning. The comments related to property condition and potential business operations.

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 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. 59, 2024  
Land Use Zoning

From: Residential Medium Density (R-2)  
To: Commercial General (C-2)

Signed and sealed at the Town of Conception Bay South, NL  
This 18<sup>th</sup> day of February 2024

Mayor

Kim Rawlin

Town Clerk

I certify that this Development Regulations Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

