

Town of Conception Bay South
Development Regulations Amendment No. 45, 2025
12-16 Rideouts Road & Braeside Lane

Prepared by
Town of Conception Bay South

November 2025

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 45, 2025

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. 45, 2025.

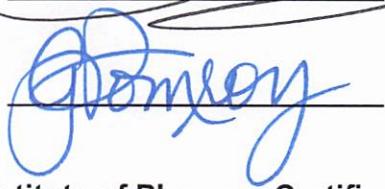
Adopted by the Town Council of Conception Bay South on the 4th day of November, 2025.

Signed and sealed this 4 th day of November 2025.

Mayor:



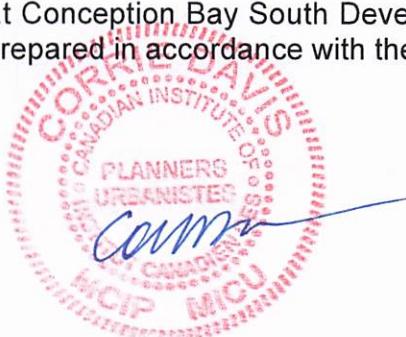
Clerk:



Canadian Institute of Planners Certification

I certify that Conception Bay South Development Regulations Amendment No 45, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	<u>1145 - 0048 - 2025</u>
Date	<u>November 21, 2025</u>
Signature	<u>Sen. Robt.</u>



Town of Conception Bay South

Development Regulations Amendment No. 45, 2025

Introduction

The Conception Bay South Municipal Plan and Development Regulations came into legal effect on July 20, 2012. The Town Council is considering whether to amend the Development Regulations. This report has been prepared to explain the proposed change, and provide background information for the public and Council.

Background

The Town received a request to re-zone approximately 1.08 hectares (2.7 acres) of land at 12-16 Rideouts Road, which is adjacent to Braeside Lane. The area that is the subject of the request is shown in the image below.



The land is currently zoned as "Residential Medium Density" by the Conception Bay South Development Regulations. The applicant requested that zoning at the property be changed to "Residential Multiple Unit".

The proposed amendment is intended to accommodate the development of a four story 64-unit apartment building targeted to the 50+ demographic. The property owner indicates that the building would have a modern design and would include both underground and surface parking. The building would include a variety of one- and two-bedroom units.

Assessment

The development proposal, if approved, would result in up to 64 new dwelling units and would respond to pent up demand for modern rental housing in the Town.

The property is centrally located within the Town in an area characterized by medium density urban and suburban development. Single dwellings, a large assisted living facility, supermarket, service and retail uses, and substantial community services are in the general area of the subject property. A small stream that eventually empties into Long Pond Harbour runs along the eastern side of the property.

Municipal Plan Policy 5.2.3(2) states that, in addition to single dwellings that are the dominant form of housing in the designation, higher density forms of housing will be encouraged in areas designated as Residential Medium Density. The Residential Medium Density designation policies provides for several specific land use zone, including both the "Residential Medium Density (R-2)" and "Residential Multiple Unit (RMU)" zones. The policy states that the Residential Multiple Unit zone is intended to accommodate large, multiple unit residential developments, including apartment buildings.

Municipal Plan policy 4.3.14 was also considered in the context of this amendment. The majority of 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.

There is a small portion of the subject property that is within the Moderate Geological Hazard Vulnerability area. That particular area is where a stream runs along the eastern side of the property. The property owner indicates that there will be no development in the area identified as Moderate Geological Hazard. Should the re-zoning be implemented, any development application would be considered in the context of Municipal Plan Policy 4.3.14 to determine if a Land Use Impact Assessment would be required with respect to the area of Moderate Geological Hazard.

Implementing the Residential Multiple Unit zone to the property at 12-16 Rideouts Road complies to the policies of the Municipal Plan and no corresponding amendment of the Municipal Plan is required.

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 and this amendment are consistent with the intent of the Regional Plan.

Consultation

Comments were solicited from the public through three distinct stages of the process. The Town sought initial feedback on the proposed amendment, the draft Terms of Reference for a Land Use Impact Assessment Report (LUIAR), and the Land Use Impact Assessment Report itself.

Stage 1 - Proposed Amendment

Notice of the proposed re-zoning was published in the October 7 and 14 editions of The Shoreline, as well as on the Town's website and social media channels (Facebook and Twitter) during the same period.

Notices were also sent to known property owners within 100 metres of the subject property, providing an opportunity for commentary and feedback to the Town.

As a result of the public and stakeholder notification, the Town received six submissions.

Stage 2 - Draft Terms of Reference

Feedback was sought on the draft Terms of Reference for the LUIAR in February 2023. Notice of the draft Terms was published in the February 3 and 20, 2023 editions of The Shoreline, and shared on the Town's website and social media channels (Facebook and Twitter) during that same time frame.

Notices were again sent to known property owners within 100 metres of the property, providing an opportunity for public input.

As a result of this consultation, the Town received five submissions.

Stage 3 - Land Use Impact Assessment Report

Feedback was sought, and a public information session was held on October 8, 2025, regarding the content of the Land Use Impact Assessment Report. Notice of the session was published in

the September 18 and 25, 2025 editions of The Shoreline, posted at the Town Hall and Arena, and shared on the Town's website and social media channels.

Notices were also sent to known property owners in the general area of the proposed re-zoning. The deadline for written submissions was October 14, 2025.

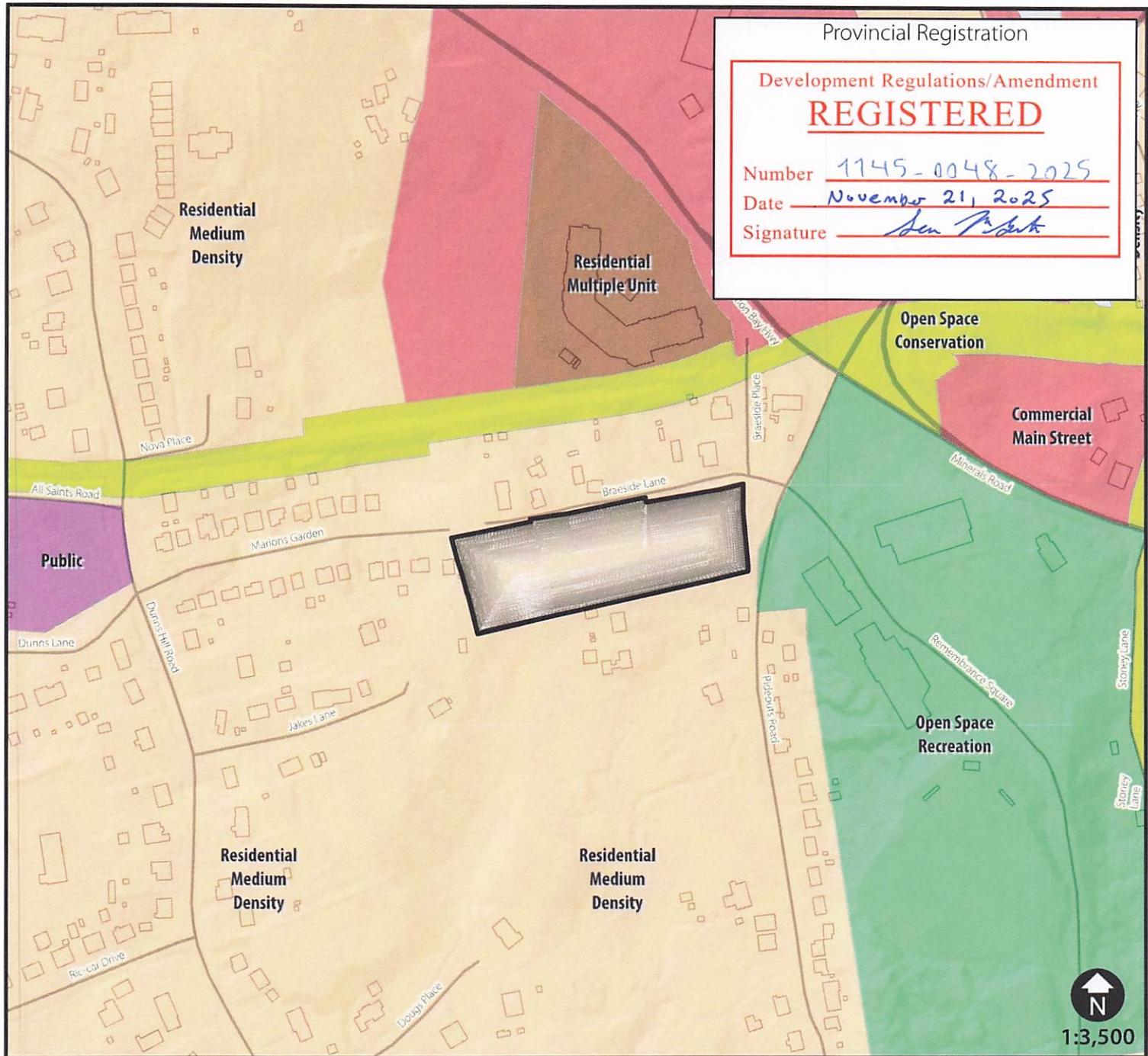
In response to the public and direct mail notices, the Town received a petition signed by 28 individuals, as well as six written submissions.

Council determined that the consultation efforts were appropriate to the scope and scale of the proposed regulatory changes. Council considered the feedback received from individuals and the broader community and concluded that the anticipated impacts were limited in scale. Most concerns were found to be adequately addressed within the Land Use Impact Assessment Report.

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. 45, 2025
Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
This 4th day of November, 2025

Mayor

Town Clerk

From: Residential Medium Density (R-2)
To: Residential Multiple Unit (RMU)

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

