

**Town of Conception Bay South
Development Regulations Amendment No. 61, 2025**

2703 & 2707 Topsail Road

**Prepared by
Town of Conception Bay South**

April 2025

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 61, 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. 61, 2025.

Adopted by the Town Council of Conception Bay South on the 15th day of April, 2025.

Signed and sealed this 22 day of July 2025.

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. 61, 2025

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. 61, 2025 on April 15, 2025.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 38, 2025 by posting notices at the Conception Bay South Town Hall and the Conception Bay South Arena on April 28, 2025 and by advertisement in the Shoreline News on May 1 and 8, 2025.
- c) Held a public hearing to consider objections and submissions on May 21, 2025.

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. 61, 2025 as adopted.

SIGNED AND SEALED this 22 day of July 2025.

Mayor:

Clerk:

Development Regulations/Amendment	
REGISTERED	
Number	<u>1145-0647-2025</u>
Date	<u>August 22, 2023</u>
Signature	<u>[Signature]</u>

Town of Conception Bay South

Development Regulations Amendment No. 61, 2025

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land at 2703 and 2707 Topsail Road from “Residential Medium Density (R-2)” and Residential Mixed (R-3)” to the “Commercial - General (C-2)” zone.

This amendment implements Municipal Plan Amendment No. 38, 2025, which is being processed concurrently.

This amendment also modifies wording within the discretionary use lists for both the Commercial Main Street (C-1) and Commercial General (C-2) zones to change “Autobody Repair Shop” to “Automotive Repair Shop”. This proposed change is intended to align the title of the use with the Municipal Plan policies for the Commercial designation. “Automotive Repair Shop” is defined by the Development Regulations whereas “Autobody Repair Shop” is not. The Town also acknowledges that “Automotive Repair Shop” is more inclusive than “Autobody Repair Shop” given that it could be argued that mechanical repair and maintenance is not included within the definition of the latter.

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 March 6th and 13th 2025 editions of the Shoreline Newspaper. The notice was also posted on public bulletin boards at the Town Hall and CBS Arena and on the Town’s website and social media. Notices were mailed to known property owners within the general area of the subject property.

A public information session to discuss the proposed amendments was scheduled for March 26^h 2025 at the Town Hall and written submissions were accepted until March 31st, 2025.

No one other than the applicant attended the information session.

The Town received one written submission that expressed concerns with the increasing intensity and expansion of the existing automotive repair garage at the property. The submission also noted concerns about noise, environmental impacts and property values. Council considered the submissions and determined the existing business likely has a minimal impact on adjacent properties, and has not been the subject of any complaints to the Town regarding nuisances.

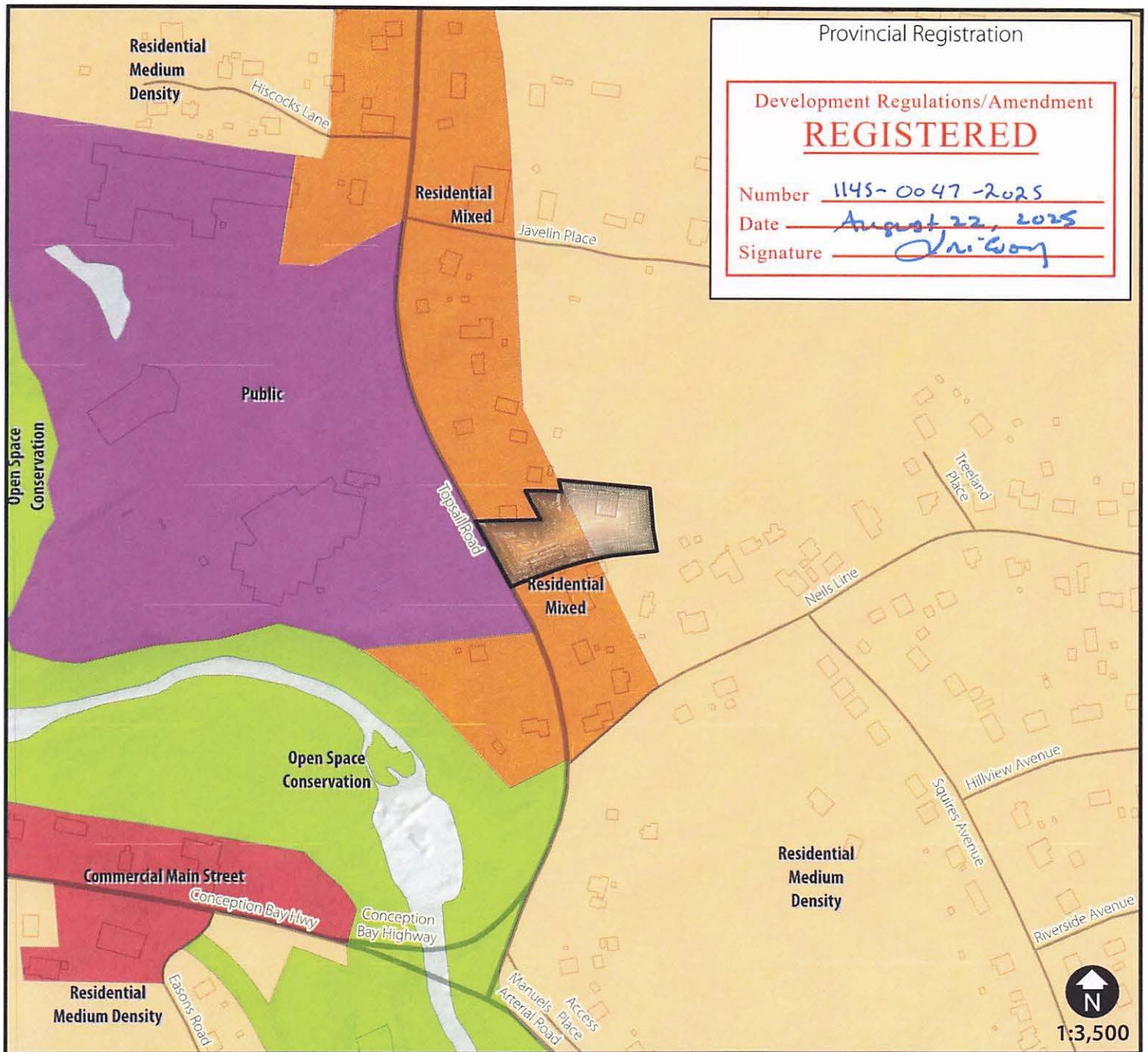
Council also believe that the proposed changes should not create any significant land use conflicts.

The Town determined that this consultation effort is reflective of the size, structure and complexity of planning and policy issues under consideration for the proposed amendments.

Development Regulations Amendment No. 61, 2025

The Conception Bay South Development Regulations shall be amended as follows:

1. Section "10.16.2 Discretionary Uses", within the Commercial Main Street (C-1) zone, is modified by replacing the words "Autobody Repair Shop" with "Automotive Repair Shop".
2. Section "10.17.2 Discretionary Uses", within the Commercial General (C-2) zone, is modified by replacing the words "Autobody Repair Shop" with "Automotive Repair Shop".
3. The Zoning Map is amended as shown on the attached plan.



Town of Conception Bay South
Development Regulations
Amendment No. 61, 2025
Land Use Zoning

From: Residential Mixed Zone (R-3) and
Residential Medium Density Zone (R-2)
To: Commercial General Zone (C-2)

Signed and sealed at the Town of Conception Bay South, NL
This 22 day of July, 2025

Mayor

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.

