

**Town of Conception Bay South
Development Regulations Amendment No. 50, 2024**

1494-1496 Conception Bay Highway

**Prepared by
Town of Conception Bay South**

January 2024

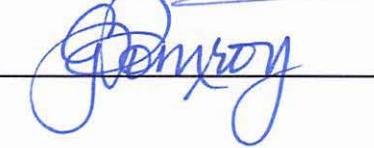
Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 50, 2024

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. 50, 2024.

Adopted by the Town Council of Conception Bay South on the 23rd day of January, 2024.

Signed and sealed this 20 day of March 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. 50, 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. 50, 2024 on January 23, 2024.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 50, 2024 by advertisement in the Shoreline News on February 2 and 9, 2024.
- c) A public hearing to consider objections and submissions was scheduled for February 21, 2024.
- d) No objections or representations were received at the Town of Conception Bay South Town office 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. 50, 2024 as adopted.

SIGNED AND SEALED this 20 day of March 2024.

Mayor:



Clerk:



Development Regulations/Amendment <u>REGISTERED</u>	
Number	<u>1145-2024-037</u>
Date	<u>13 MAY 2024</u>
Signature	<u>P. Polanard</u>

Town of Conception Bay South Development Regulations Amendment No. 50, 2024

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land at 1494-1496 Conception Bay Highway from “Residential Low Density (R-1)” to the “Residential Medium Density (R-2)”.

This amendment implements Municipal Plan Amendment No. 31, 2024, which is being processed concurrently.

Consultation

A notice outlining the proposed amendments was distributed to known property owners within 100 metres of the subject property. In addition, notices are to be published in the October 27 and November 3, 2023 editions of The Shoreline newspaper. The notice was also posted on the Town’s website and social media (Facebook and X (Twitter)). Written submissions are requested by November 14, 2023. A public information session was scheduled for November 15, 2023.

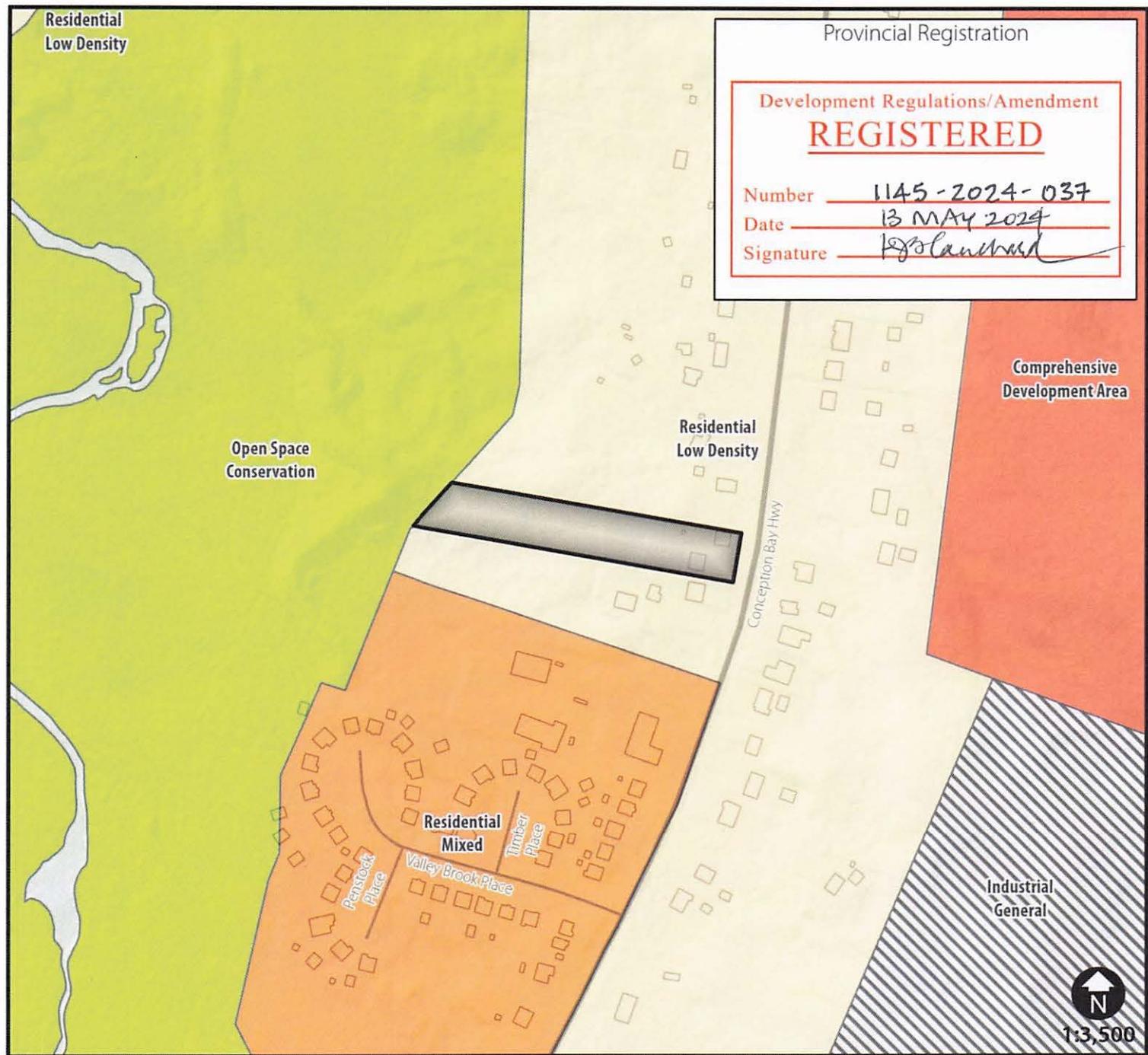
The Town did not receive any submissions in response to the notice and whereas there was no indication of interest, the public information session was cancelled.

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. 50, 2024
Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
This 20 day of March, 2024

Mayor

Corrie Davy
Town Clerk

I certify that this Development Regulations Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2001.



From: Residential Low Density (R-1)
To: Residential Medium Density (R-2)