

**Town of Conception Bay South
Development Regulations Amendment No. 51, 2024**

1440 Conception Bay Highway

**Prepared by
Town of Conception Bay South**

March 2024

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 51, 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. 51, 2024.

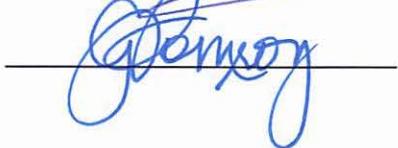
Adopted by the Town Council of Conception Bay South on the 5th day of March, 2024.

Signed and sealed this 16 day of April 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. 51, 2024

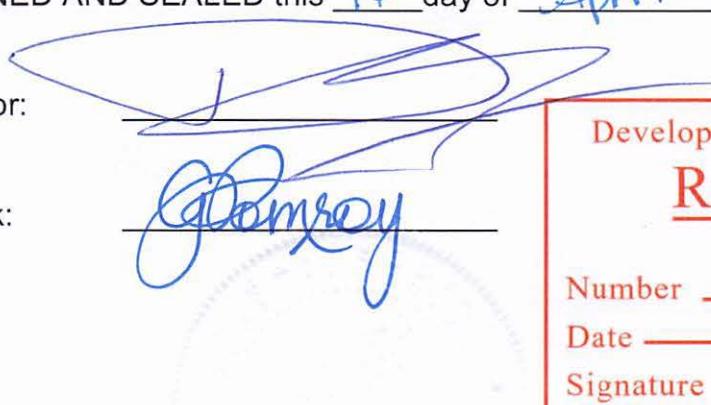
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*
the Town Council of Conception Bay South

- a) Adopted the Conception Bay South Development Regulations Amendment No. 51, 2024 on March 5, 2024.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 51, 2024 by advertisement in the Shoreline News on March 15, 2024 and March 22, 2024.
- c) Scheduled a public hearing to consider objections and submissions for April 4, 2024.

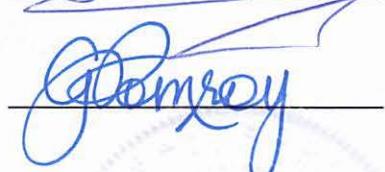
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000* the Town Council of Conception Bay South approves the Conception Bay South Development Regulations Amendment No. 51, 2024 as adopted.

SIGNED AND SEALED this 16 day of April 2024.

Mayor:



Clerk:



Development Regulations/Amendment

REGISTERED

Number 1145-2024-038

Date 17 MAY 2024

Signature JP Lawrence

Town of Conception Bay South Development Regulations Amendment No. 51, 2024

Purpose

The proposed Development Regulations amendment is to re-zone land at 1440 Conception Bay Highway from "Residential Mixed (R-3)" and "Residential Low Density (R-1)" to "Commercial/Light Industrial (CLI)". The amendment will also re-align the Residential Low Density (R-1) zone to coincide with shared property boundary between 1440 and 1448 Conception Bay Highway.

This amendment implements Municipal Plan Amendment No. 32, 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 were published in the November 10, and 17, 2023 editions of The Shoreline newspaper. The notice was also posted on the Town's website and social media. Written submissions are initially requested by November 27, 2023. A public information session was scheduled for November 29, 2023 but postponed due to forecasted inclement weather on that day. The public Information Session was re-scheduled to January 10, 2024. Notices of the re-scheduled Public Information Session were published in the December 15 and 29, 2023 editions of the Shoreline newspaper.

As result of the notices, the Town received one written inquiry related to the process. A number of individuals attended the Public Information Session.

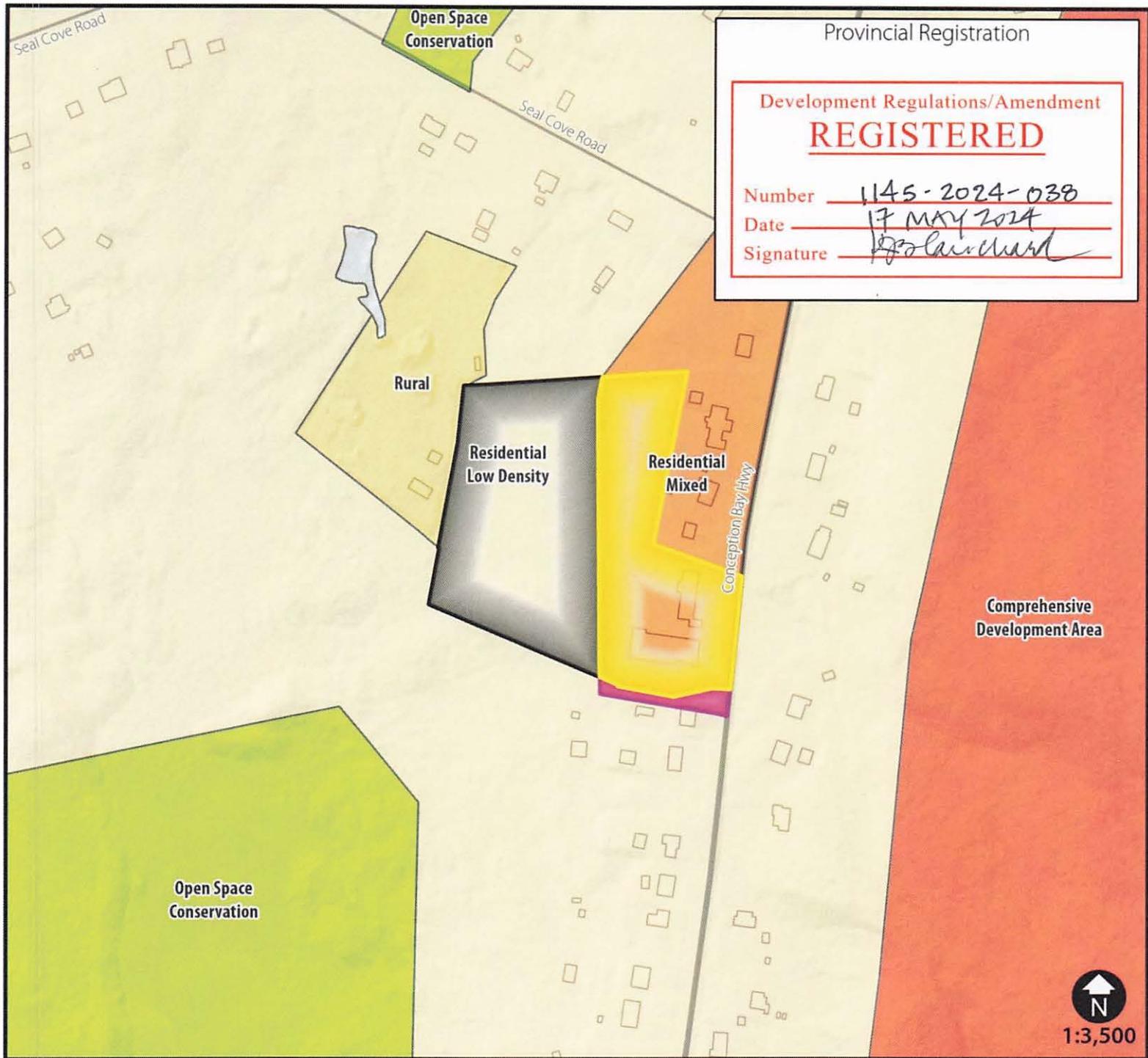
Council considered the comments received through the engagement process and determined that the proposed amendments should proceed as initially presented.

The Town determined that this 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. 51, 2024
Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
This 16 day of April, 2024

Mayor

Town Clerk

Johnney

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



From: Residential Low Density (R-1)

To: Commercial Light Industry (CLI)



From: Residential Mixed (R-3)

To: Commercial Light Industry (CLI)



From: Residential Mixed (R-3)

To: Residential Low Density (R-1)

