

**Town of Conception Bay South**  
**Municipal Plan Amendment No. 31, 2024**  
**1494-1496 Conception Bay Highway**

**Town of Conception Bay South**

**January 2024**

**Urban and Rural Planning Act, 2000  
Resolution to Adopt  
Town of Conception Bay South  
Municipal Plan Amendment No. 31, 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 Municipal Plan Amendment No. 31, 2024.

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

Signed and sealed this 20 day of March 2024.

Mayor:



Clerk:



**Canadian Institute of Planners Certification**

I certify that Conception Bay South Municipal Plan Amendment No. 31, 2024 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**  
**Municipal Plan Amendment No. 31, 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 Municipal Plan Amendment No. 31, 2024 on January 23, 2024.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 31, 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 Municipal Plan Amendment No. 31, 2024 as adopted.

**SIGNED AND SEALED** this 20 day of March 2024.

Mayor:

Clerk:

Municipal Plan/Amendment

**REGISTERED**

Number 1145-2024 022

Date 13 MAY 2024

Signature D. Hollandsworth

# **Town of Conception Bay South Municipal Plan Amendment No. 31, 2024**

## **Introduction**

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Town Council is considering amending the Municipal Plan. This report has been prepared to explain the proposed change, and to serve as a background information for the public and Council.

## **Background**

The Town received a request to change the future land use designation of approximately 0.6 hectares (1.5 acres) of land located at 1494-1496 Conception Bay Highway. The applicant is the property owner. The area that is the subject of the amendment is shown in the image below.



The land is currently designated as "Residential Low Density" by the Municipal Plan and the applicant requested that the designation be changed to "Residential Medium Density". An amendment to the Conception Bay South Development Regulations to rezone the same lands from the "Residential Low Density (R-1)" to "Residential Medium Density (R-2)" is being processed concurrently with this Municipal Plan Amendment.

This amendment is intended to apply a land use designation to the property that can accommodate further development of the property. The owner proposes to develop an additional single dwelling on the property.

## **Assessment**

The property is located in the Seal Cove area of the Town and immediately abuts existing residential development to north and south. The property is consistent with many adjacent properties in that it has approximately 32m of frontage along Conception Bay Highway and extends in excess of 200m west ward from Conception Bay Highway. The overall property is approximately 0.75 hectares in size. The western end of the property is within the Open Space Conservation Designation and Zone and is not subject to the proposed amendment.

The property is developed with a single dwelling and is a portion of an 8.3-acre Crown Grant that was issued in 1917. The original Crown Grant has been severed into three individual parcels that front onto Conception Bay Highway.

The proposed amendment is intended to allow the development of a second single dwelling on the property by changing the designation and zoning to Residential Medium Density. A single dwelling can be developed within the Residential Medium Density designation with 15m of frontage.

The Municipal Plan Policies for the Residential Low Density designation notes that the designation applies to areas on the basis of available infrastructure, access and existing land use patterns. The policy also states that the designation includes areas intended for infill development along existing streets south of Peacekeepers Way (Route 2).

The Municipal Plan policies for the Residential Medium Density designation note that the designation is intended to apply built up and serviced areas of the Town. Municipal water and sewer services are available to the property boundary. The development afforded through a change to the Residential Medium Density designation will assist the Town in realizing further returns on its investments in water and sewer infrastructure in the area.

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

## **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 is consistent with the intent of the St. John's Regional Plan.

## **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 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.

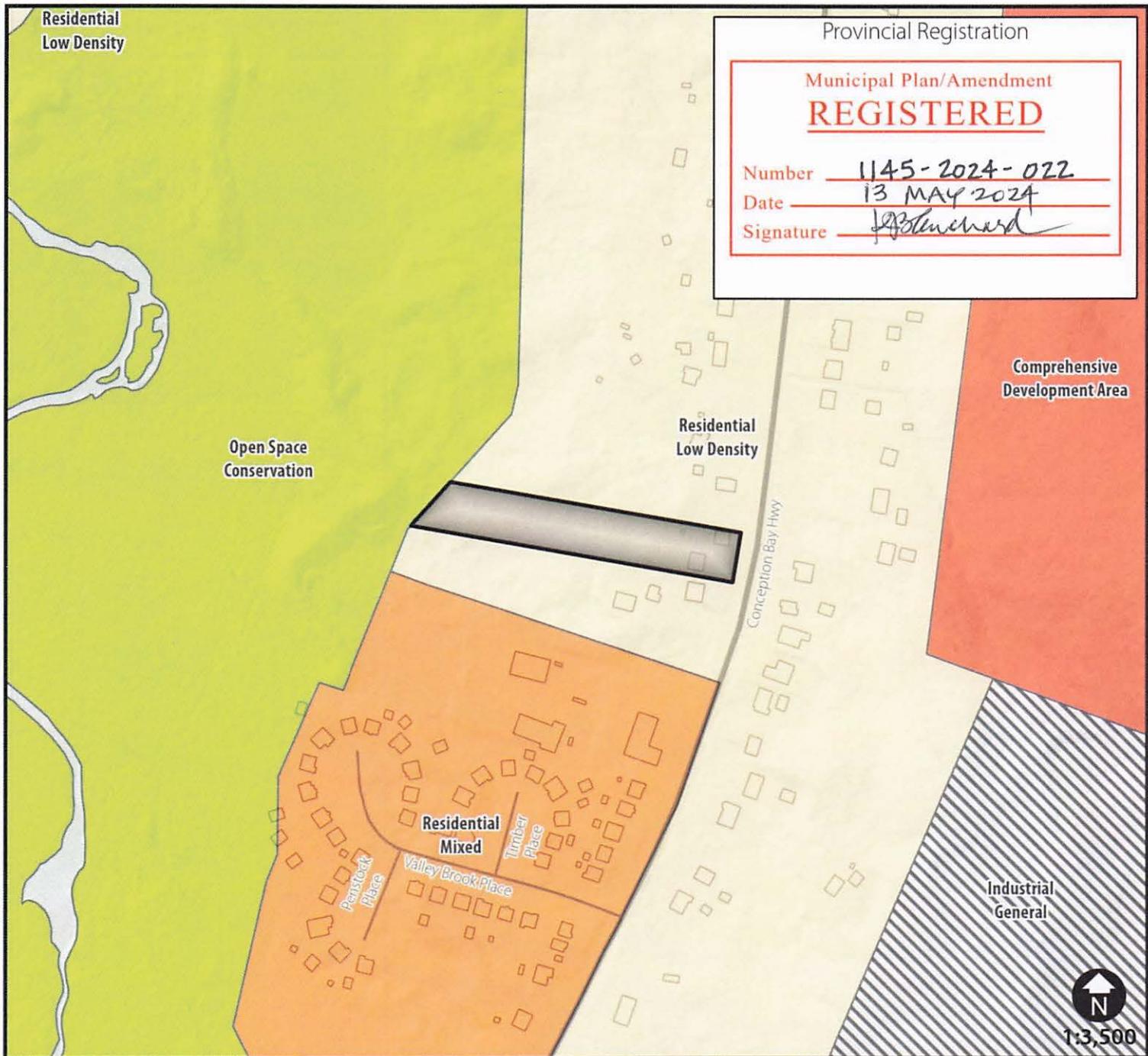
The Town did not receive any submissions in response to the notice and whereas there was no indication of interest, the public information session was cancelled.

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 Municipal Plan Future Land Use Map shall be amended as follows:

1. The Future Land Use Map is amended as shown on the attached plan.



Town of Conception Bay South  
Municipal Plan  
Amendment No. 31, 2024  
Future Land Use

From: Residential Low Density  
To: Residential Medium Density

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

Mayor

Town Clerk

