

**Town of Conception Bay South
Development Regulations Amendment No. 54, 2024**

1659-1663 Conception Bay Highway

**Prepared by
Town of Conception Bay South**

April 2024

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 54, 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. 54, 2024.

Adopted by the Town Council of Conception Bay South on the 16th day of April, 2024.

Signed and sealed this 21 day of May 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. 54, 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. 34, 2024 on April 16, 2024.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 34, 2024, by advertisement in the Shoreline News on April 19 and 26, 2024.
- c) Scheduled a public hearing to consider objections and submissions on May 8, 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. 54, 2024 as adopted.

SIGNED AND SEALED this 21 day of May 2024.

Mayor: _____

Clerk: _____

Development Regulations/Amendment

REGISTERED

Number 1145-2024-042

Date 3 JUNE 2024

Signature [Signature]

Town of Conception Bay South

Development Regulations Amendment No. 54, 2024

Purpose

The proposed Development Regulations amendment is to re-zone land at 1659-1663 Conception Bay Highway from "Commercial General (C-2)" to "Residential Low Density (R-1)". The amendment will also re-align the Residential Low Density (R-1) zone to coincide with the property boundary at 18 Daniels Road.

This amendment implements Municipal Plan Amendment No. 34, 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 February 16 and 23, 2024 editions of The Shoreline newspaper. The notice was also posted to the Town's website and social media. Written submissions were requested by March 11, 2023. A public information session was scheduled for March 6, 2024.

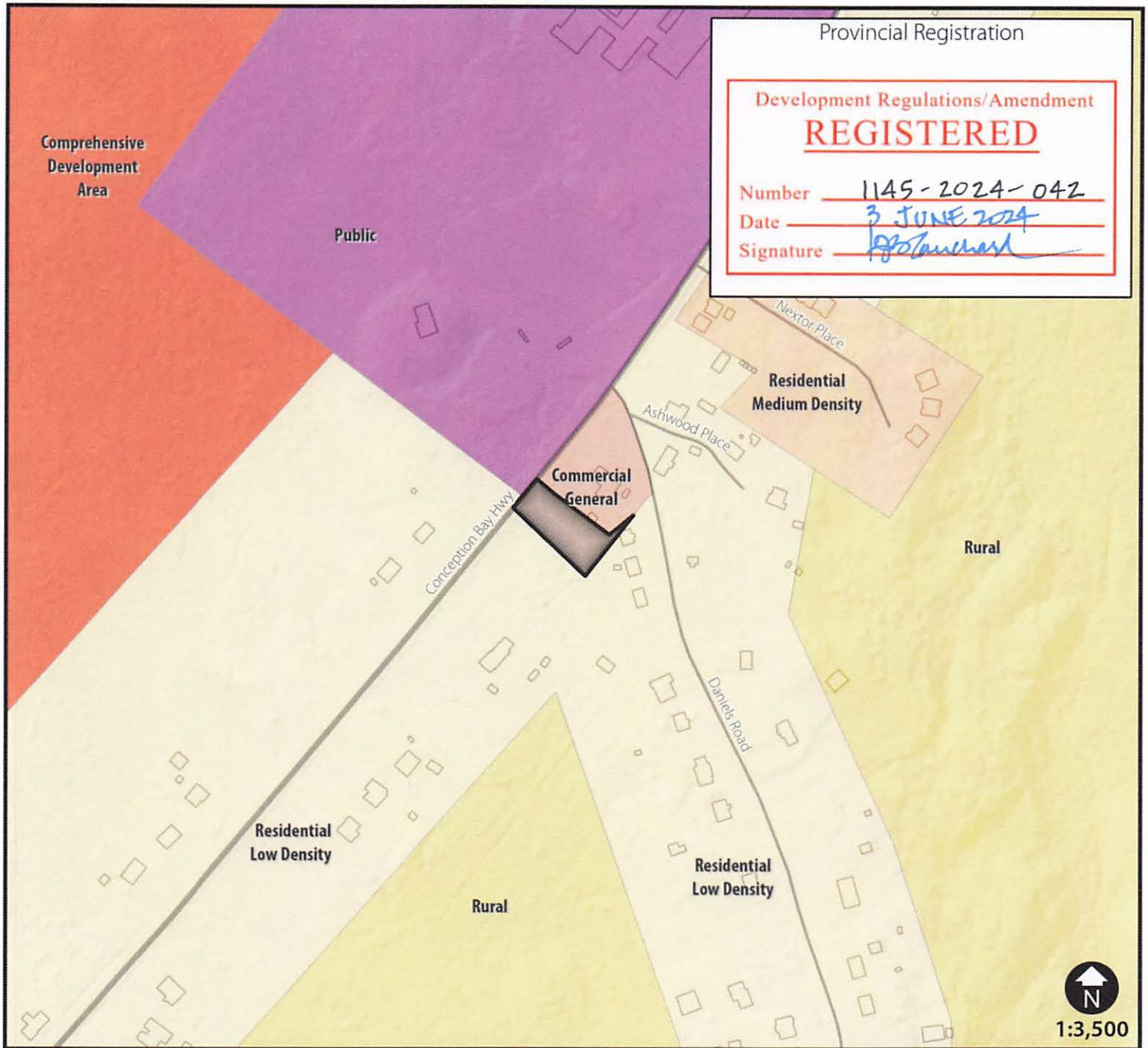
The Town received no written submissions or inquiries related to the proposed amendments. The public information session was convened on March 6, 2024; no residents or citizens attended the session, and it was therefore adjourned without discussion of the proposed amendments.

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.



Provincial Registration

Development Regulations/Amendment

REGISTERED

Number 1145-2024-042

Date 3 JUNE 2024

Signature [Signature]

Town of Conception Bay South
Development Regulations
Amendment No. 54, 2024
Land Use Zoning

Signed and sealed at the Town of Conception Bay South, NL
This 21 day of May, 2024

Mayor

Town Clerk

From: Commercial General (C-2)
To: Residential Low Density (R-1)

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

