

Town of Conception Bay South
Municipal Plan Amendment No. 34, 2024
1659-1663 Conception Bay Highway

Town of Conception Bay South

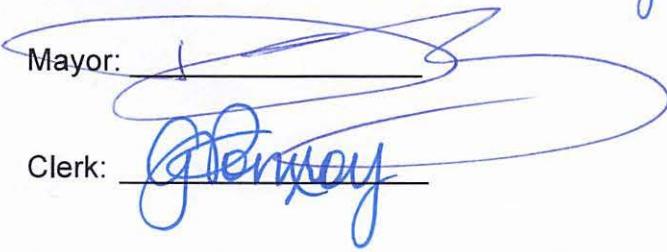
April 2024

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Municipal Plan Amendment No. 34, 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. 34, 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 Conception Bay South Municipal Plan Amendment No. 34, 2024, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



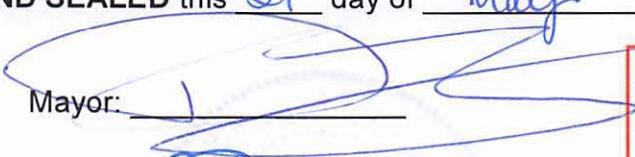
Urban and Rural Planning Act, 2000
Resolution to Approve
Town of Conception Bay South
Municipal Plan Amendment No. 34, 2024

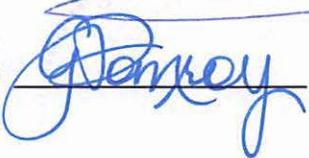
Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*,
the Town Council of Conception Bay South

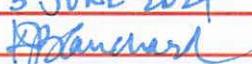
- a) Adopted the Conception Bay South Municipal Plan Amendment No. 34, 2024 on April 16, 2024.
- b) Gave notice of the adoption of the Conception Bay South Municipal Plan Amendment No. 34, 2024, by advertisement in the Shoreline News on April 19 and 26, 2024.
- c) Scheduled a public hearing to consider 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 Municipal Plan Amendment No. 34, 2024, as adopted.

SIGNED AND SEALED this 21 day of May 2024.

Mayor: 

Clerk: 

| | |
|--|---|
| Municipal Plan/Amendment REGISTERED | |
| Number | 1145-2024-026 |
| Date | 3 JUNE 2024 |
| Signature |  |

Town of Conception Bay South Municipal Plan Amendment No. 34, 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 background information for the public and Council.

Background

The Town received a request to change the future land use designation of approximately 1,227m² (0.3 acres) of land located at 1659-1663 Conception Bay Highway. The applicant is the property owner. The area of the request is shown in the image below.



The subject property is within the "Commercial" designation. The property owner is considering developing the property with a single dwelling that would front onto Conception Bay Highway.

The property owner requested that the designation be changed to accommodate the proposed development. The Town determined that the most appropriate land use designation for such use is "Residential Low Density". An amendment to the Conception Bay South Development Regulations to re-zone the same lands from "Commercial General" to "Residential Low Density (R-1)" is being processed concurrently with this Municipal Plan Amendment.

The Town also determined that minor consequential changes beyond the subject property boundary are appropriate in conjunction with this amendment. Those consequential changes extend the "Residential low Density" designation to the centre line of Conception Bay Highway in

front of the subject property and re-aligns the boundary between the commercial and residential designations to coincide with the property boundaries. This consequential change would eliminate ambiguity regarding the commercial land use designation that currently extends into the residential property at 18 Daniels Road.

Assessment

The property is located in the Seal Cove area of the Town and abuts residential development to the south. The property is undeveloped at present and has recently been acquired by a residential construction holding company.

The proposed amendment is intended to apply a designation to the property that would allow for single dwelling residential development.

The Municipal Plan policies for areas within the commercial designation state that it applies to specific existing commercial uses outside the main commercial areas along the Conception Bay Highway. The designation in this area reflects a former commercial property at the southwest corner of Conception Bay Highway and Daniels Road. The application of the designation in the current Municipal Plan was carried over from the previous Municipal Plan that came into legal effect in 2001. In 2001, the Town's digital mapping capabilities were not as refined as they are today, and the commercial designation boundary did not follow the property boundaries.

Therefore, the commercial designation extended approximately 25m west of the actual commercial property's western boundary and encroached into a residential property to the south.

The Municipal Plan Goals, Objectives, and Policies for the Residential Low Density designation encourages a range of residential uses within the Town and notes that the designation applies to areas based on available infrastructure, access, and existing land use patterns. The Town recently extended its municipal water and sewer system along Conception Bay Highway in front of the subject property. The application of the Residential Low Density designation to the subject property is consistent with the goals, objectives, and policies of the Municipal Plan.

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.

Section 9.6 of the Municipal Plan guides Council when considering amendments to the Municipal Plan. The policy supports changes to the Municipal Plan when a development proposal provides sufficient information and rationale to support the change. Council considered that the existing designation extends beyond what the policy contemplates as it includes undeveloped land. Council also determined that further residential development in this area would allow a return on their investment in municipal water and sewer services and would be consistent with the overall character of the 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, various 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 change to the Municipal Plan is consistent with the intent of the 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 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.

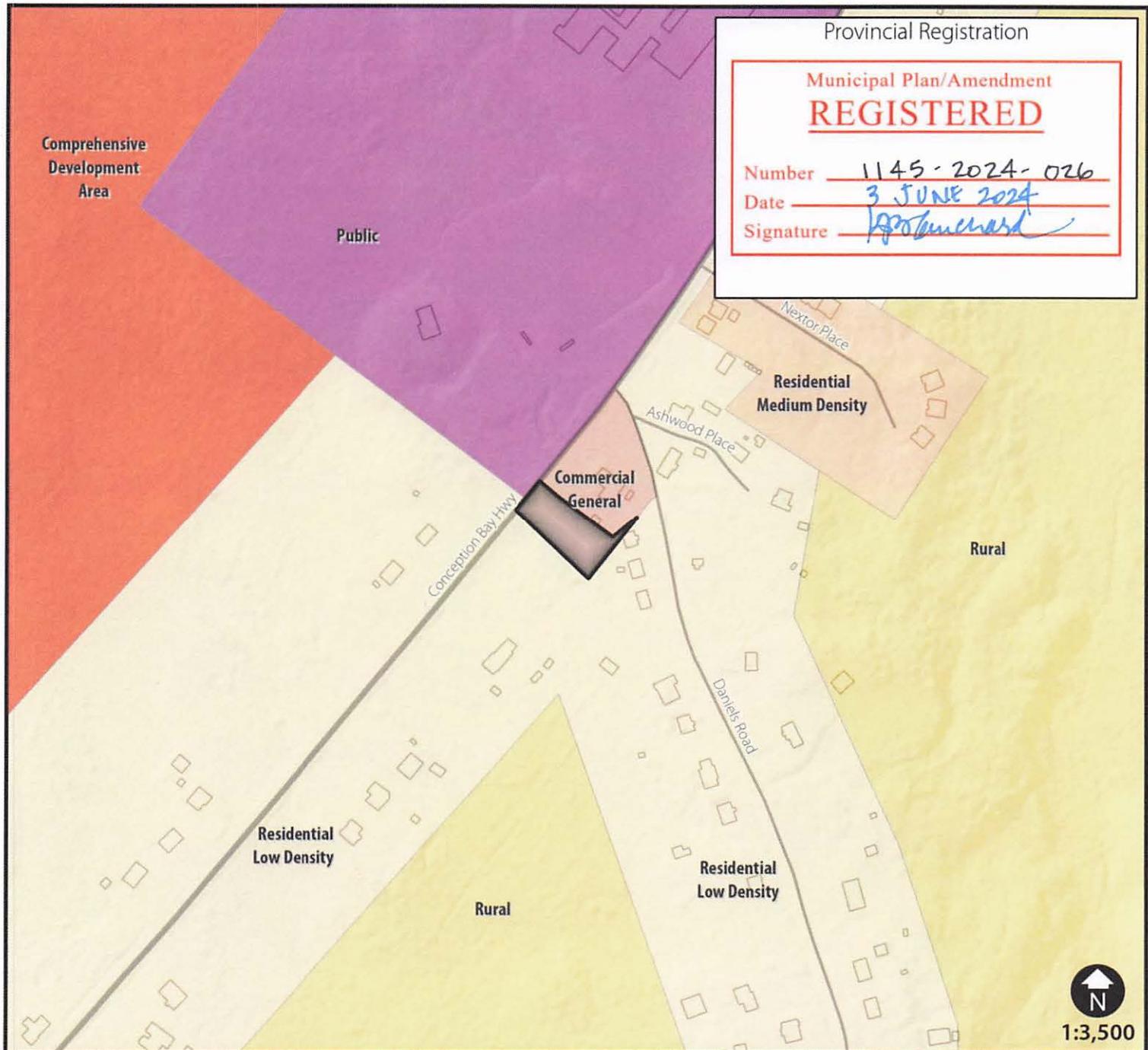
The Town received no written submissions or inquiries related to the proposed amendments. The public information session was convened on March 6, 2024; no residents or citizens attended the session, and it was therefore adjourned without discussion of the proposed amendments.

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 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. 34, 2024
Future Land Use

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

[Signature]
Mayor

[Signature]
Town Clerk



From: Commercial
To: Residential Low Density

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