

**Town of Conception Bay South
Development Regulations Amendment No. 55, 2024**

705 Conception Bay Highway and 10-14 Jeffers Lane

**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. 55, 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. 55, 2024.

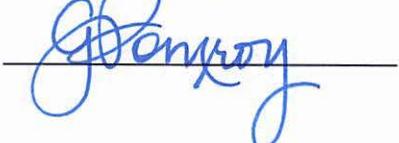
Adopted by the Town Council of Conception Bay South on the 16th day of April, 2024.

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. 55, 2024

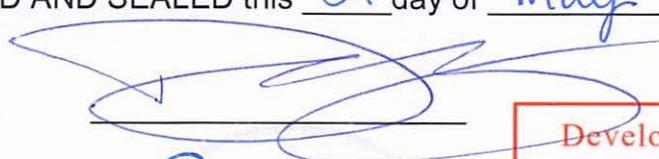
Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*,
the Town Council of Conception Bay South

- a) Adopted the Conception Bay South Development Regulations Amendment No. 55, 2024 on April 16, 2024.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 55, 2024 by advertisement in the Shoreline News on April 26 and May 3, 2024.
- c) Scheduled a public hearing to consider objections and submissions on May 15, 2024.
- d) No objections or representations were received by the Town of Conception Bay South within the time stipulated in the notice of public hearing.
- e) The Conception Bay South Town Council cancelled the public hearing.

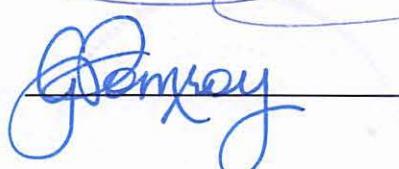
Now, under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Conception Bay South approves Conception Bay South Development Regulations Amendment No. 55, 2024 as adopted.

SIGNED AND SEALED this 21 day of May 2024.

Mayor:



Clerk:



Development Regulations/Amendment REGISTERED	
Number	<u>1145-2024-041</u>
Date	<u>4 JUNE 2024</u>
Signature	<u>John Andrew</u>

Town of Conception Bay South Development Regulations Amendment No. 55, 2024

Purpose

The proposed Development Regulations amendment is to re-zone land at 705 Conception Bay Highway and 10-14 Jeffers Lane from "Residential Medium Density (R-2)" to "Commercial Main Street (C-1)".

This amendment implements Municipal Plan Amendment No. 35, 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 are requested by March 11, 2024. No written submissions were received.

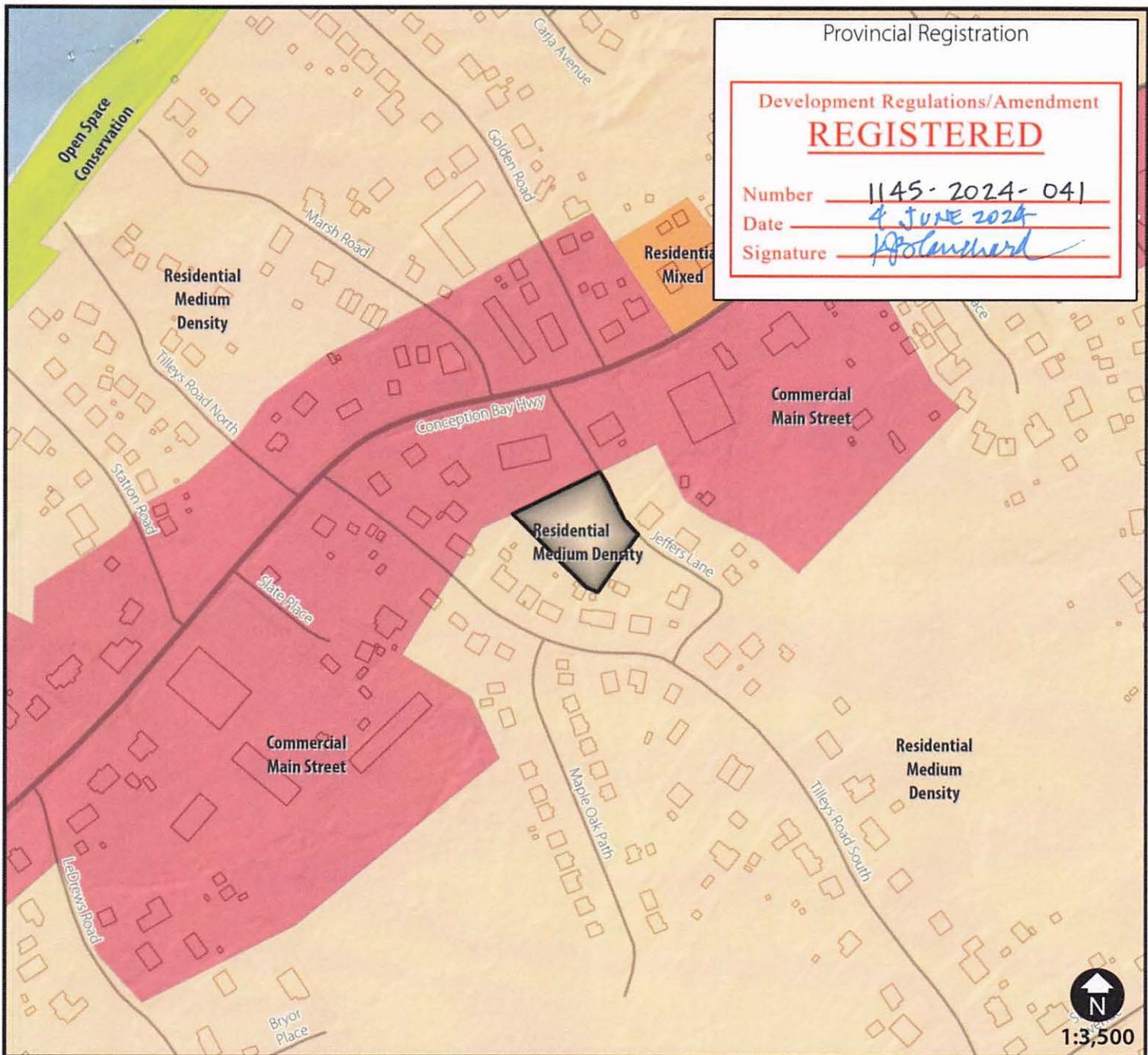
A public information session was convened on March 6, 2024; in addition to the applicants and their representatives, four individuals attended the session. The discussions at the information session centered on design details for the proposed development, and potential impacts in the area related to traffic and rodents.

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. 55, 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: Residential Medium Density (R-2)
To: Commercial Main Street (C-1)

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

