

**Town of Conception Bay South
Development Regulations Amendment No. 53, 2024**

2-10 Buckleys Path

**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. 53, 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. 53, 2024.

Adopted by the Town Council of Conception Bay South on the 5th day of March, 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. 53, 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. 53, 2024 on March 5, 2024.
- b) Gave notice of the adoption of the Conception Bay South Development Regulations Amendment No. 53, 2024 by advertisement in the Shoreline News on March 15, 2024 and March 22, 2024.
- c) Held a public hearing to consider objections and submissions on April 10, 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. 53, 2024 as adopted.

SIGNED AND SEALED this 21 day of May 2024.

Mayor: _____

Clerk: _____

Development Regulations/Amendment

REGISTERED

Number 1145-2024-040

Date 30 MAY 2024

Signature [Signature]

Town of Conception Bay South

Development Regulations Amendment No. 53, 2024

Purpose

The purpose of this proposed Development Regulations amendment is to re-zone land at 2-10 Buckleys Path from “Residential Low Density (R-1)” to the “Residential Multiple Unit (RMU)” zone.

This amendment implements Municipal Plan Amendment No. 33, 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 January 12 and 19 2024 editions of The Shoreline newspaper. The notice was also posted on the Town’s website and social media. The Town received written submissions from nine individuals in response to the notices.

A public information session was held at the Town Hall on February 1, 2024. The session was attended by 24 residents, three individuals representing the applicant, three Councillors and three staff.

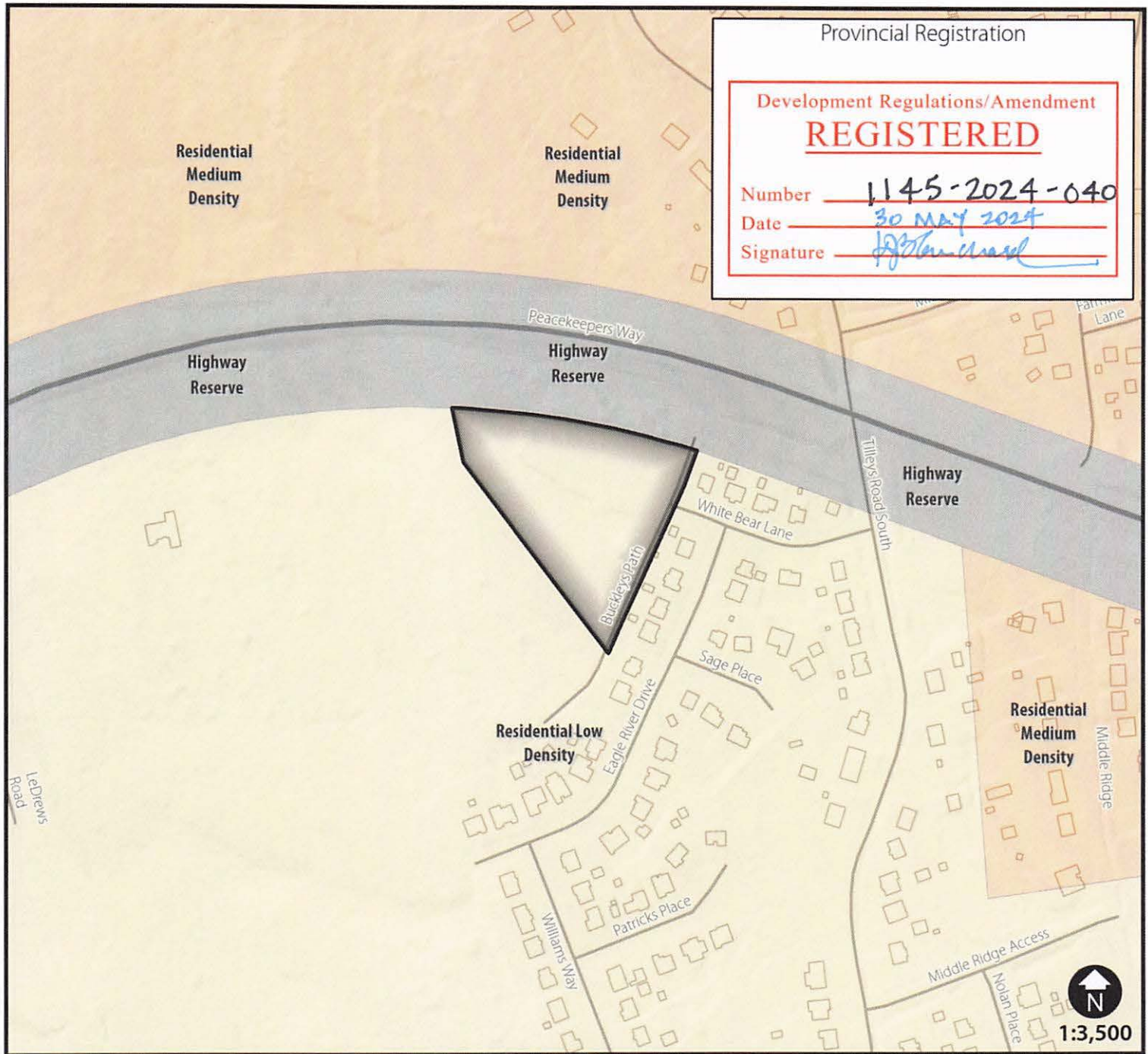
Council considered the feedback received through the written submissions and discussion at the Public Information Session and determined that many of the comments related to behavioural concerns. Council also considered the character of the neighbourhood, traffic impacts, pedestrian safety, demands on water use, generation of sanitary and storm water and determined that any changes in those factors would be marginal.

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.



Town of Conception Bay South
Development Regulations
Amendment No. 53, 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 Low Density (R-1)
To: Residential Multi Unit (RMU)

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

