

May 5, 2023



**Terms of Reference
Land Use Impact Assessment Report (LUIAR)
13-15 Morgansville Place**

The Town of Conception Bay South has received an application to construct a new single dwelling at 13-15 Morgansville Place. The proposed development is located within the Residential Low Density (R-1) Zone and the Moderate Geological Hazard Vulnerability area identified by the Town's Municipal Plan.

Any proposed residential development within the Moderate Geological Hazard Vulnerability area must be assessed in order to evaluate the level of hazard risk, taking into consideration the susceptibility of the proposed development to storm surges, erosion or flooding, and any other potential impacts of the proposal. The assessment must be in the form of a Land Use Impact Assessment Report (LUIAR). Section 4.15(5) of the Town's Development Regulations requires the Town to provide opportunity for the Public to review the terms of reference for a LUIAR.

The Town invites feedback from the Community on what should be required in the LUIAR. The draft terms of reference for the LUIAR may be viewed on the Town website at www.conceptionbaysouth.ca. The Town will accept feedback until **2 p.m. on Monday, May 22, 2023.**

For written submissions to the above notice:

Deposit in the drop box at the Town Hall entrance

E-mail to planning@conceptionbaysouth.ca

Fax to 834-8337

Mail to 11 Remembrance Square, P.O. Box 14040 Stn. Manuels, Conception Bay South, NL, A1W 3J1

Questions? Call Planning & Development at 834-6500 ext. 401.

Date: _____

Location: _____

Contact Information (Phone #/Email Address): _____

13-15 Morgansville Place



May 2, 2023

NOT A LEGAL SURVEY

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