

The Town received an application to subdivide the property in the manner described above on September 21, 2023. The Town considered the application and issued an Approval in Principle in accordance with Section 4.10 of the Town's Development Regulations subject to a number of conditions, including that the applicant complete a Land Use Impact Assessment Report. Before any development can proceed, the Town will have to consider the Land Use Impact Assessment Report, and if deemed acceptable, a final development approval would be required.

Regulatory Context

The property at 1 Pattys Arm Road is zoned Residential Medium Density (R-2). The R-2 land use zone within the Conception Bay South Development Regulations allows for the development of single dwellings, provided that the residential development complies with the standards of Residential Medium Density (R-2) land use zone.

Land in the general area following the shoreline of Long Pond and extending from Conception Bay Highway (Route 60) to Conways Brook Road and Pattys Arm Road is identified as high and moderate geological hazard risk on the Environmental Overlay Map of the Conception Bay South Municipal Plan. Specifically, a portion of property at 1 Pattys Arm Road is located within the moderate risk area. The moderate and high-risk areas are illustrated by orange (moderate) and red (high) in the excerpt from the Town Geographic Information System in Figure 2. Figure 2 also includes the property boundaries (outlined in black) of 1 Pattys Arm Road.

The geological hazard classifications are derived from a report and hazard map prepared by the Geological Survey Division of the Department of Natural Resources with the Government of Newfoundland and Labrador¹. The high-risk area coincides with the immediate shoreline and low-lying areas adjacent to the shoreline. The report recommended further study, analysis and delineation of the hazard areas identified to confirm site specific conditions when proposed development is considered within the moderate and high hazard areas.

¹ Batterson M. and Stapleton N. 2011. Report on Vulnerability to Geological Hazard in the Town of Conception Bay South. Geological Survey Division, Department of Natural Resources.

- hazard and/or risk in relation to the areas susceptible to flooding, storm surges, erosion and the suitability/acceptability of the site for the proposal.
2. A description of the potential impacts, positive or negative, on adjacent land and water uses (i.e. nearby waterways, adjacent properties and associated water, sanitary and storm infrastructure, etc.). The report must identify potential impacts on the area both during construction and after completion. Recommended mitigation measures must be identified within the report.
 3. Overland storm water flows and existing water table level must be assessed in order to ensure there is no negative impact to the subject property, or to adjacent properties in the area as a result of the proposed development. Mitigations must be included to protect the new dwelling development from existing storm water levels as well as anticipated future storm water increases. Site plans must identify any impermeable surfaces (i.e. asphalt, concrete, etc.), or changes to the site grading proposed in relation to this development.
 4. A description of environmental impacts of the proposal, including but not limited to: aesthetic impact, impacts to habitats and ecosystems whether they be marine or on land, impacts related to the removal of material from the area, heavy equipment working in close proximity to the water, etc. Mitigation measures must be identified within the report for any noted impacts. The report must also provide a plan for identifying, mitigating and rectifying any accidental environmental issues (ie. fluid spills from excavating equipment, trucks, etc.).
 5. Any correspondence, or previously issued approvals, from applicable regulatory bodies.
 6. Provide a list of regulatory approvals required from federal or provincial agencies required for the development of this project, including but not limited to Fisheries and Oceans Canada, the Provincial Department of Environment and Climate Change (Water Resources Management and Environmental Assessment Divisions), and the Town of Conception Bay South. Only those required for this specific proposal are to be identified in the report.
 7. Provide a full set of site plans for the project, prepared by professional engineer, architect or surveyor licensed to practice in Newfoundland and Labrador, identifying proposed top of concrete elevations, proposed location plan for the new dwelling, existing infrastructure (both private and municipal, including service laterals if existing) locations for water, sewer and storm for the subject property and adjacent properties which may impact this proposal.

C. DOCUMENTS TO BE INCLUDED

All documents required under Section B – Report Requirements plus,

1. Inclusion of a Location Plan showing the location of the proposed development in relation to the surrounding area
2. Inclusion of a Detailed Site Plan showing the location of the proposed structure relative to the property boundaries, proposed grading of the property including proposed top of concrete and footing grades for the dwelling.
3. Any technical reports, studies, or data reference throughout the report.

D. SUBMISSION

- a. A digital copy of the report in PDF format
- b. Digital copies of all maps and plans produced in AutoCAD or ARC GIS compatible file formats.

A digital copy of the Land Use Impact Assessment Report, along with any appendices, design drawings, field data, in adobe PDF format and AutoCAD DXF or DWG files for design drawings, should be submitted to:

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Email: planning@conceptionbaysouth.ca