

January 5, 2024



**Terms of Reference
Land Use Impact Assessment Report (LUIAR)
2-6 Indian Pond Drive**

The Town of Conception Bay South has received an application for the subdivision of the property at 2-6 Indian Pond Drive. The property is located within the Residential Low Density (R-1) zone and within 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 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 is available at www.conceptionbaysouth.ca or by contacting the Town. The Town will accept feedback until **2 p.m. on Monday January 22, 2024.**

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 709-834-8337

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

Questions? Call Planning & Development at 709-834-6500 ext. 401.

Date: _____

Location: _____

Contact Information (Phone #/Email Address): _____

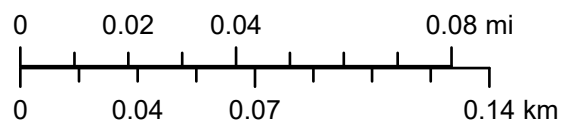
ArcGIS Web Map



December 21, 2023

NOT A LEGAL SURVEY

Scale: 1:2,257



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