

**Town of Conception Bay South
Land Use Zoning, Subdivision and Advertisement
(Development) Regulations
Amendment No. 25, 2017**

**Changes to permit time frames
Portable Signs**

**Prepared by the
Town of Conception Bay South**

November 2017

**Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations
Amendment No. 25, 2017**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000* the Town Council of Conception Bay South hereby adopts Amendment No. 25, 2017 to the Conception Bay South Development Regulations.

Adopted by the Town Council of Conception Bay South on the 21st day of Nov, 2017.

Signed and sealed this 21st day of November, 2017.


Mayor: 

Clerk: 

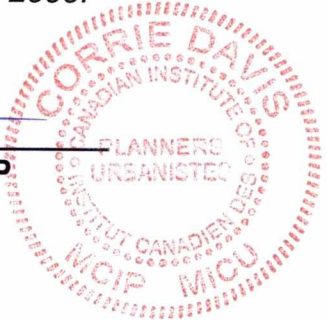


Canadian Institute of Planners Certification

I certify that Amendment No. 25, 2017 to the Conception Bay South Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Corrie Davis, MCIP



Development Regulations/Amendment	
REGISTERED	
Number	<u>1145-2017-017</u>
Date	<u>Dec 5/17</u>
Signature	<u>Eddre Joyce</u>

Town of Conception Bay South Development Regulations Amendment No. 25, 2017

Purpose

The Conception Bay South Development Regulations came into legal effect on July 20, 2012. Part 8 of the Regulations outline conditions and standards for signage within the Town. The Council now wishes to revise these regulations with respect to the length of time that a portable sign permit remains valid.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan (Regional Plan) identifies Conception Bay South as a sub-regional centre. Upon installation of municipal services, the Regional Plan encourages a wide range of residential densities, a variety of commercial operations, parks and recreational facilities and other uses that are characteristic and appropriate for a sub-regional centre. Signage associated with development in the Conception Bay South sub-regional centre does not conflict with the policies of the Regional Plan.

The Conception Bay South Municipal Plan

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Municipal Plan allows for signs and advertisements and requires that the Conception Bay South Development Regulations provide conditions and standards for signage within the Town. This amendment complies with the intent and policies of the Conception Bay South Municipal Plan.

Consultation

In accordance with section 14 of the *Urban and Rural Planning Act, 2000*, notices seeking feedback on the proposed amendment were published in the October 18th and 25th, 2017 editions of *The Shoreline* newspaper. A similar notice, and the proposed amendment documents, were also published on the Town's website and circulated through the Town's social media presence on Twitter and Facebook. Similar notices were also sent via email to 544 businesses that have subscribed to the Town's "Bright Businesses" email distribution list.

During the development of this amendment, the Town also met with, and provided copies of the proposed amendments to, sign companies that offer portable sign products to business and organizations within the town.

The Town determined that this consultation process accommodated the size, structure and complexity of planning issues under consideration and provided a reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

As a result of the Town's consultation efforts, four written submissions were received by the Town.

The submissions were generally supportive of the proposed amendment. However, the submissions requested that the amendment be clarified to ensure there is no prohibition of issuing a new permit for a portable sign in the same location after an initial permit has expired. The draft amendment was revised to provide that clarification. The submissions also included suggestions regarding other aspects related to portable signage (construction, anchoring and liability insurance) that were deemed to be beyond the scope of the current amendment process.

Development Regulations Amendment No. 25, 2017

The Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations shall be amended as follows:

1. Section 8.12(1)(f) of the Conception Bay South Land Use Zoning, Subdivision and Advertisement (Development) Regulations, that currently states:

"The portable sign permit shall be valid for a period of 90 days and may be renewed for further periods of 90 days;"

Is replaced with:

"A portable sign permit may be valid for a period of up to one year; and is not subject to renewal. A further permit for a portable sign may be issued, upon application and payment of required processing and permit fees, after a permit has expired."

2. All other sections of the Conception Bay South Development Regulations not referenced in this amendment retain their current wording.