

October 18, 2017



**Notice of Proposed Changes to the Conception Bay South Development
Regulations to Change Permit Time Frames for Portable Signs**

The Town Council of Conception Bay South is considering amending the Conception Bay South Development Regulations to revise the length of time that a portable sign permit remains valid. Details of the proposed changes are enclosed.

Before proceeding with these proposed amendments to the Development Regulations, the Town Council of Conception Bay South wishes to receive any comments or representations on this matter. Anyone wishing to make a comment, objection or representation should submit a written statement no later than 2:00 p.m. on **Thursday, November 2, 2017**. Written submissions can be emailed to planning@conceptionbaysouth.ca, faxed to 834-8337 or submitted in person or by mail to Town Hall, 11 Remembrance Square, P.O. Box 14040, Stn. Manuels, Conception Bay South, NL, A1W 3J1.

**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**

October 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 _____ day of _____, 2017.

Signed and sealed this _____ day of _____, 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

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 **all** businesses registered with the Town.

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 this consultation, **XX / no** verbal inquiries or written submissions were received by the Town.

Insert content if, and as needed, in relation to any submissions that might be received

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) 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."

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