

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN 2014 - 2024**



DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

"Rural" (RUR) to "Residential Low Density" (RLD)

Thorpes Road

MAY 2022



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's.

- a) Adopted the Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022, on the 19th day of December, 2023.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022, by advertisement inserted on the 6th day and the 13th day of January, 2024 in *The Telegram* newspaper.
- c) Set the 24th day of January, 2024 at 7:00 p.m. at the Town Office, Portugal Cove-St. Philip's for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approved the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022, as adopted (or as amended).

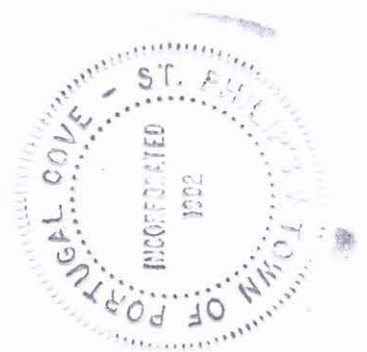
SIGNED AND SEALED this 21 day of February, 2024

Mayor:

 (Council Seal)

Clerk:



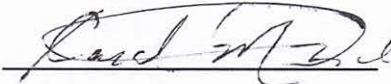


URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 19th day of December, 2023.

Signed and sealed this 21 day of February, 2024.

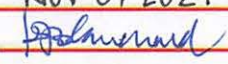
Mayor:  (Council Seal)

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>4000-0074-2024</u>
Date	<u>Nov 8, 2024</u>
Signature	<u></u>



TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Town has received an inquiry concerning land adjacent to an area deemed to be suitable for residential subdivision development. The developer feels that the additional land would be required to make the project feasible. There is no conceptual design for this amendment. This Amendment proposes to rezone property located at No. 47-57 Thorpes Road from **Rural (RUR)** to **Residential Low Density (RLD)** on the Generalized Development Regulations Map.

The property proposed to be redesignated is adjacent to a developed section of the East Coast Trail. At such time that the Town receives an application to develop the area proposed to be redesignated, an appropriate buffer shall be established between the proposed development and the trail to ensure that the proposed development does not negatively impact the trail in accordance with Schedule C: General Provision # 11 East Coast Trails & Inland Community Trails of the Town's Development Regulations, 2014-2024.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated the land proposed in Development Regulations Amendment No. 21, 2022, as Rural on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to bring the proposed Development Regulations Amendment No. 21, 2022, into conformity with the Regional Plan.

PUBLIC CONSULTATION

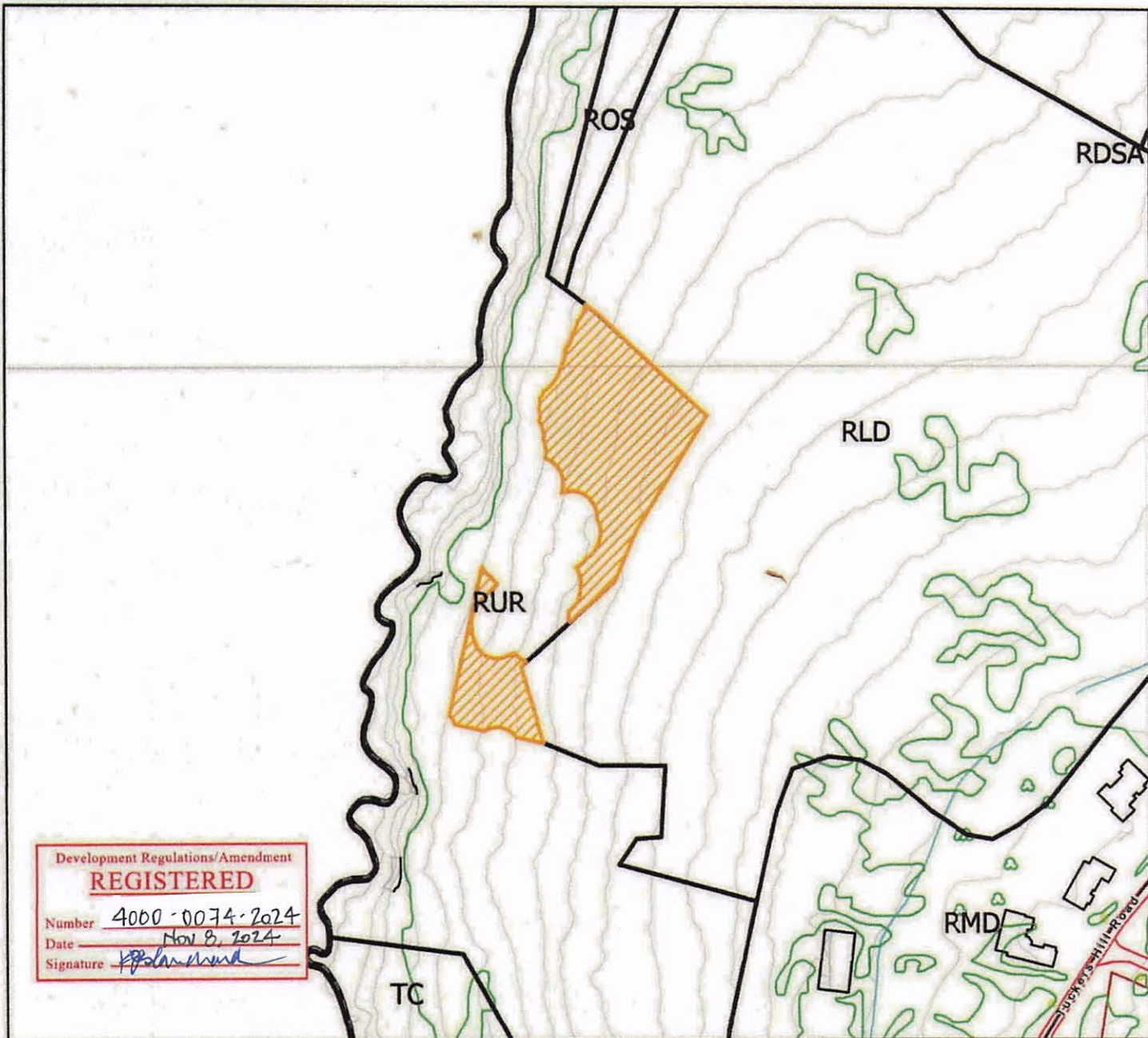
In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, notice of the proposed amendments were published in The Telegram newspaper on July 29, 2023, and circulated notices to property owners within 200 m of the subject property. The amendment was available for review at the Town Hall during regular business hours and on the Town's website from July 29, 2023 to August 21, 2023. Two responses were received, including correspondence from the East Coast Trail Association.

Under the Authority of Section 17, 20 and 21 of the *Urban and Rural Planning Act, 2000*, a notice of the adoption was published in The Telegram newspaper on January 6, 2024, and January 13, 2024, and in the January edition of the Northeast Avalon Times. The amendments were available for review at the Town Hall during regular business hours and on the Town's website from January 6, 2024, to January 24, 2024. Council scheduled a Commissioner's Hearing for January 24, 2024, at the Town Hall. As no responses were received, the public hearing was cancelled.

DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

The Town of Portugal Cove-St. Philip's Development Regulations is amended by:

- A) *Changing* land from "Rural" (RUR) to "Residential Low Density" (RLD) as shown on the attached copy of the Town of Portugal Cove-St. Philip's Development Regulations Map.**




TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN 2014-2024

DEVELOPMENT REGULATIONS MAP

DEVELOPMENT REGULATIONS
AMENDMENT NO. 21, 2022

 Area to be changed from "Rural" to
"Residential Low Density"

Dated at Portugal Cove-St. Philip's, Newfoundland and Labrador

This 21 day of February, 2024

[Handwritten Signature] Mayor

[Handwritten Signature] Clerk



PLAN-TECH



ENVIRONMENT

Scale: 1:2,500

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.