

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



DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023

“Agriculture” (Ag) to “Residential Low Density” (RLD)

JANUARY 2023



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023

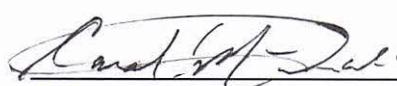
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's.

- a) Adopted the Portugal Cove-St. Philip's Development Regulations Amendment No. 25, 2023, 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. 25, 2023, by advertisement inserted on the 6th day and the 13th day of January, 2024 in *The Telegram* newspaper.
- c) Set the 25th day of January, 2024 at 7:00 p.m. at the Town Hall, 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. 25, 2023, as adopted (or as amended).

SIGNED AND SEALED this 21 day of February, 2024

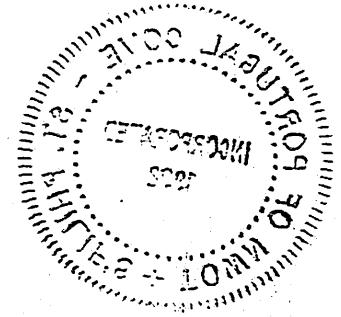
Mayor:

 (Council Seal)

Clerk:

Clare Murphy





URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023

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. 25, 2023.

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: Randy Hynes (Council Seal)

Clerk: Claudia Murray



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 25, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	4000-0073-2024
Date	6 NOV 2024
Signature	<u>Reginald J. Garland</u>



TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. In 2008, a Commission was appointed to review the boundaries of the St. John's Urban Region (Agriculture) Development Area (ADA). The ADA boundary is an overlay of agriculture land contained within the St. John's Urban Region. The intent of the review was to examine the current boundaries of the St. John's ADA to ensure that the ADA only included lands of agricultural importance, or lands used in agricultural production together with neighbouring buffer zones. The ADA Commission made 23 recommendations.

ANALYSIS

Recommendation No. 3 of the ADA Report called for the deletion and removal of approximately 1.8 hectares of land south of Indian Meal Line (Figure 1). This area, which borders the Town of Torbay, is part of a larger private property which is outside the ADA. The area, identified as civic Nos. 627-629 Indian Meal Line, is surrounded by residential development.

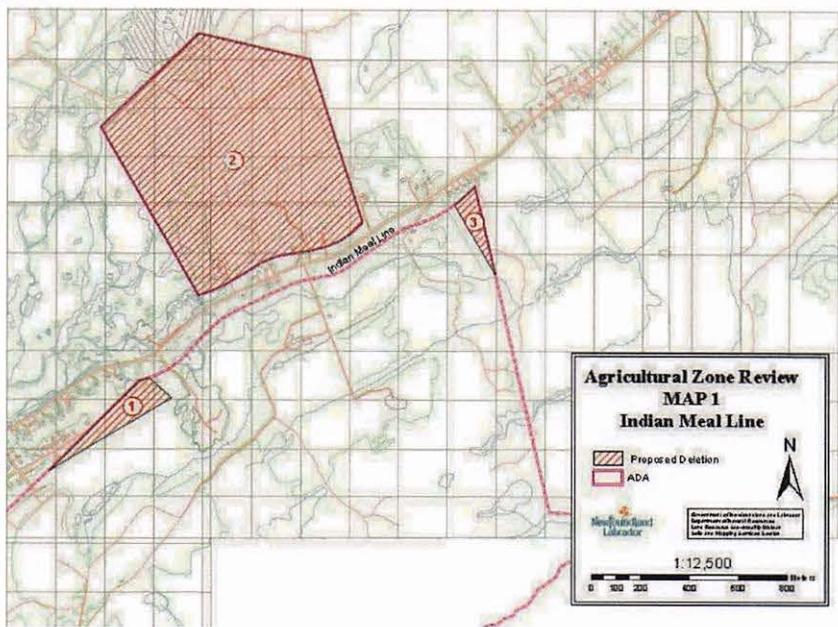


Figure 1

The purpose of this amendment is to re-zone property located at civic Nos. 627-629 Indian Meal Line from **Agriculture (Ag)** to **Residential Low Density (RLD)** on the Generalized Future Land Use Map.

Subject Property

The property, which borders the Town of Torbay on the east side, has sufficient room for a new access of Indian Meal Line. The Torbay zoning immediately east of the subject property is zoned as Residential Large Lot (RLL). To date there is no concept for a subdivision design. The land map be developed as a cul-de-sac or construct a road from the access point of Indian Meal Line and connect with Wildberry Lane in the Town of Torbay. The maximum length of a cul-de-sac in Portugal Cove-St. Philip's is 450 metres. The subject property narrows to a width of approximately 60 metres at the end making it a long cul-de-sac. The Town of Portugal Cove-St. Philip's maintains that there would not be any encroachment of any dwellings or lots into the Town of Torbay.

St. John's Urban Region Regional Plan

The proposed Development Regulations Amendment No. 25, 2023, consists of map changes to the 2014-2024 Municipal Plan and is contrary to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is required in order to bring the proposed Development Regulations Amendment No. 25, 2023, into conformity with the Regional Plan.

PUBLIC CONSULTATION

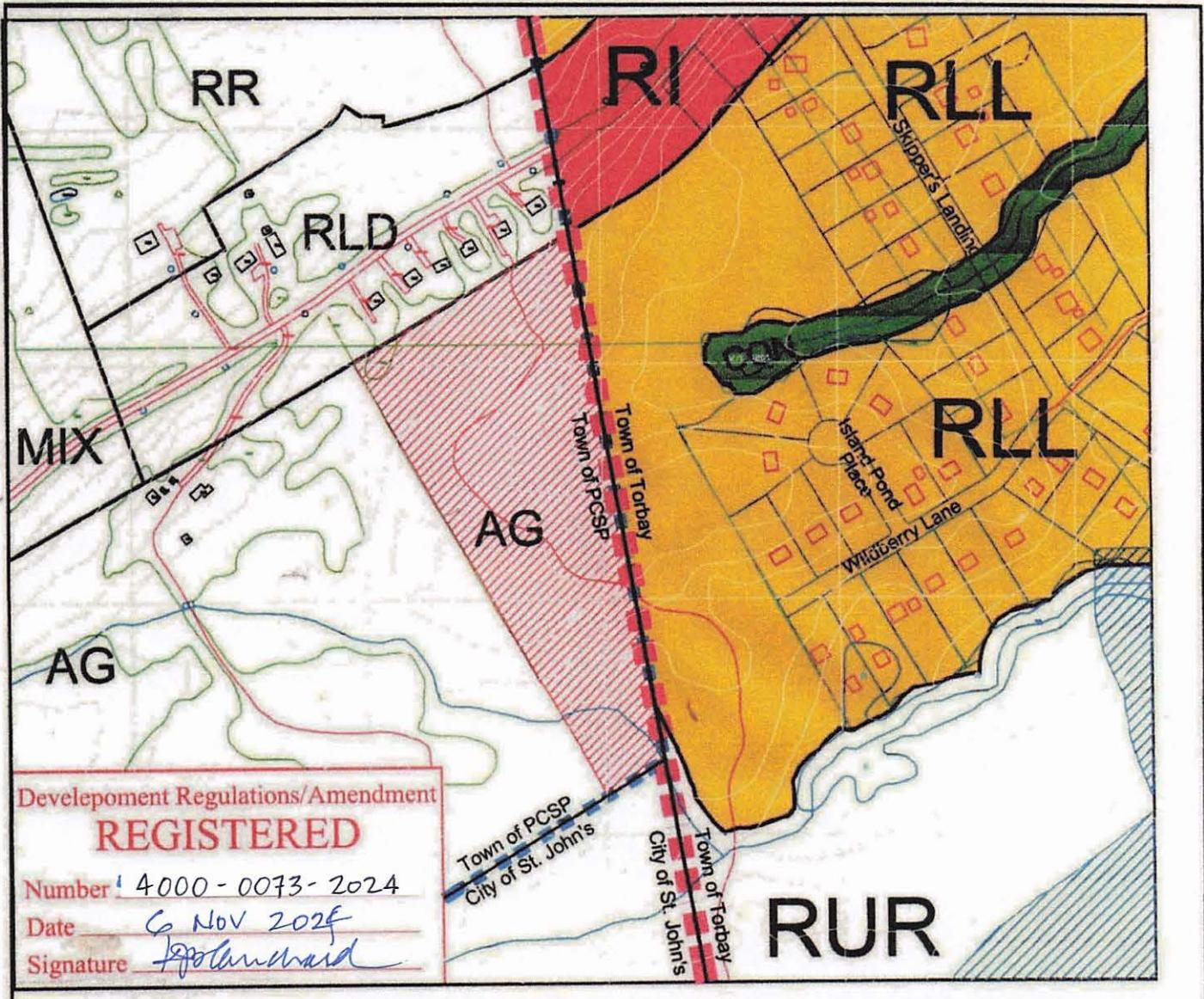
Under the Authority of Section 14, 17, 20 and 21 of the *Urban and Rural Planning Act*, 2000, a notice of the proposed amendments was published in The Telegram newspaper on July 29, 2023, and was circulated to property owners within 200 m of the proposed Amendment. The amendment was also available for viewing at the Town Hall during regular business hours and on the Town's website from July 29, 2023, to August 21, 2023. No responses were received during the consultation period.

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 also available for viewing at the Town Hall during regular business hours and on the Town's website from January 6, 2024, to January 25, 2024. Council scheduled a Commissioner's Hearing for January 25, 2024, at the Town Hall. As no responses were received, the public hearing was cancelled.

DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023

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

- A) *Changing* land from “Agriculture” (AG) 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. 25, 2023**



Area to be changed from: **"Agriculture (AG)"**
to **"Residential Low Density (RLD)"**

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 25, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 25, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

This 21 Day of February, 2023
Paul E. Fred Mayor
Classenbury Clerk

Dated at Portugal Cove-St. Philip's