

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

MUNICIPAL PLAN AMENDMENT NO. 17, 2023

(Eco Village Cluster and Eco Sustainable Agriculture– text and map)



JULY, 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

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

MUNICIPAL PLAN AMENDMENT No. 17, 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 Amendment No. 17, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan on the 11th day of June, 2024.
- b) gave notice of the adoption of the Amendment No. 17, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan by advertisement in The Telegram newspaper on June 15 and June 22, 2024. The advertisement was also posted on the Town's website, and social media platforms;
- c) set the 4th day of July, 2024, at 7:00 pm at the Portugal Cove-St. Philip's Town Hall for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 17, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this 11 day of July, 2024.

Mayor:

John
Clerk:



Municipal Plan/Amendment
REGISTERED

Number 4000-2024-030

Date 19 AUG 2024

Signature *John Lamey*

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

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

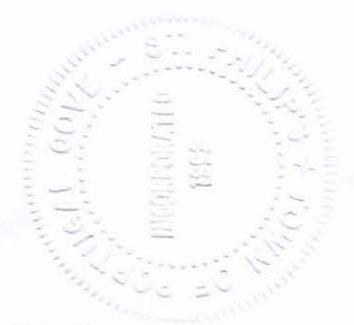
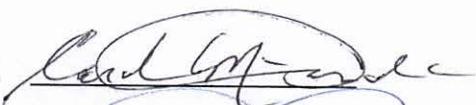
MUNICIPAL PLAN AMENDMENT No. 17, 2023

Under the authority of Section 16 of the Urban and Rural Planning Act, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 17, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 11th day of June, 2024.

Signed and sealed this 11 day of July 2024.

Mayor:



Town Clerk:

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 17, 2023, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP: Anna Myers

Member of Canadian Institute of Planners (MCIP)

TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 17, 2023

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan 2014-2024.

The purpose of this amendment is to establish the Eco Village Cluster zone and an Eco Village Sustainable Agriculture designations and zones, which combines a cohousing development with sustainable food production. The proposal allows for more efficient use of land and protection of the agricultural and ecological features of the site in a manner consistent with the rural character of the town of the Town of Portugal Cove-St. Philip's.

Cohousing is a form of collective housing that emphasizes communal living in contrast to the more individualistic lifestyles as in traditional housing, particularly the single dwelling unit neighbourhoods that are predominant in this town. Although no cohousing community is exactly alike, there are generally four important characteristics that distinguish this type of housing:

1. Physical design encourages a strong sense of community.
2. Common areas that are designed for daily use and to supplement private living areas.
3. Resident involvement in the recruitment, production and operational processes.
4. Collaborative lifestyles offering inter-dependence, support networks, sociability and security.

Generally, this amendment applies to a site of approximately 14-hectare (ha) on the west side of Farm Road for the following uses:

- 1) Eco Village Cluster housing to accommodate a multigenerational cohousing community with multi-dwelling units, a common house, communal gardens, open space, park and trails/walkways, and a central parking facility on approximately 9 ha of the overall Eco Village site; and,
- 2) Eco Village Sustainable Agriculture on approximately 5 ha for sustainable, green agricultural use.

In general terms, the amendments to the Municipal Plan will consist of changes to:

- Policy 2.2 in order to include Innovative housing concepts, such as cohousing to be considered by the Town when working on an effective response to changing housing needs;
- Policy 3.4.2 to include the opportunity for the development of the Eco Village Cluster and associated Eco Village Sustainable Agriculture within the Development Scheme Area #2;
- Adding Policy 3.4.11 which will enable to creation of the Eco Village Cluster and Eco Village Sustainable Agricultural designations in the Municipal Plan; and provide policies for establishment of associated zones and development requirements in the Development Regulations; and,
- Changes to the Future Land Use Map as follows:
 - From Residential Development Scheme Area and Residential to Eco Village Cluster; and,
 - From Residential Development Scheme Area and Residential to Eco Village to Eco Village Sustainable Agriculture.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in The Telegram newspaper on November 11, 2023, in the November edition of the Northeast Avalon Times advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website and individual notices were sent to property owners located within a 200 metre offset of the areas proposed to be redesignated. Residents were invited to view the documents and maps at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by November 29, 2023. The Town received 28 responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

Council also consulted with the 14 stakeholder municipalities of the St. John's Urban Region Regional Plan regarding the proposed amendments. The Town received six responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

On December 20, 2023 this amendment was forwarded to the Department of Municipal and Provincial Affairs (MAPA) for review in accordance with Section 15 of the *Urban and Rural Planning Act, 2000*. As a result of this review, MAPA informed the Town that the amendment to the St. John's Urban Region Regional Plan did not require re-designation from Urban Development to Rural as previously indicated in the "St. John's Urban Region Regional Plan, 1976" section of this amendment. As a result of MAPA's comment, this amendment document was revised to remove the following text from the "St. John's Urban Region Regional Plan, 1976" section:

- The area identified as Eco Village Sustainable Agriculture shall be re-designated from Urban Development to Rural in the SJURR Plan.

Under 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 June 15 and June 22, 2024. The amendments were available for review at the Town Office during regular business hours and on the Town's website from June 15 to July 4, 2024. Council scheduled a public hearing for July 4, 2024 at the Town Office. As no responses were received, the public hearing was cancelled.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

The proposed Municipal Plan Amendment No. 17, 2023 consists of text and map changes to 2014-2024 Municipal Plan and Generalized Future Land Use Map.

An amendment to the St. John's Urban Region Regional Plan is not required.

MUNICIPAL PLAN AMENDMENT No. 17, 2023

• TEXT AMENDMENT:

CHANGES TO TEXT OF MUNICIPAL PLAN

FROM

2.2 HOUSING

- Identify opportunities to effectively respond to the changing housing needs of local seniors and young adults, and to manage developments within the more detached locations of the community.

TO:

2.2 HOUSING

- Identify opportunities to effectively respond to the changing housing needs of local seniors and young adults, and to manage developments within the more detached locations of the community, including innovative concepts, such as cohousing.

FROM:

3.4.2 RESIDENTIAL DEVELOPMENT SCHEME AREAS

Development Scheme Area #2: Farm Road/Churchills Road

- Road linkages with Farm Road and Churchills Road;
- Extension of adjacent water and sewer services onto the site;
- Site design that is sensitive to steep slopes and wetlands; and,
- Appropriate transition from Residential to Rural surroundings.

TO:

Development Scheme Area #2: Farm Road/Churchills Road

- Road linkages with Farm Road and Churchills Road;
- Extension of adjacent water and sewer services onto the site;
- Site design that is sensitive to steep slopes and wetlands; and,
- Appropriate transition from Residential to Rural surroundings.
- Allow for innovative Eco Village Cluster Housing concept combining cohousing and Sustainable Agricultural uses;

NEW SECTION

3.4.11 ECO VILLAGE

General Intent

Generally, these policies apply to two designations within a site of approximately 14-hectared (ha) on the west side of Farm Road for the following uses:

- 1) Eco Village Cluster housing to accommodate a multigenerational cohousing community with multi-dwelling units, a common house, communal gardens, open space, park and trails/walkways, and a central parking facility on approximately 9 ha of the overall Eco Village site; and,
- 2) Eco Village Sustainable Agriculture on approximately 5 ha for sustainable, green agricultural use in support of the Eco Village Cluster housing residents.

Eco Village Cluster and Sustainable Agriculture Policies

It is the policy of Council to:

EV-1 Provide for an Eco Village Cluster designation on the Generalized Future Land Use Map which will include a specified area for a cohousing model of residential dwelling units and single detached dwellings.

EV-2 Within the Eco Village Cluster designation provide for an Eco Village Cluster zone on the Development Regulations Map.

EV-3 Apply cluster development design standards according to the National Building Code and all other applicable building codes, for the multi-dwelling units to support the objectives of the cohousing model; and for single detached dwellings the standards in place on adjacent properties will apply to development of single detached dwellings on the Eco Village Cluster zone.

EV-4 Allow for the following uses within the Eco Village Cluster zone:
In the Eco Village Cluster zone:

- a. Permitted uses: Common Amenity Building; Community Garden; Child Care; Ground-oriented Multi-dwelling; Open Space, Parks & Trails; Public Gathering-Indoor; Public Gathering-Outdoor; Residential Garden; Home businesses; Residential agriculture;
- b. Discretionary uses: Agri-tourism; Camping/Guest housing; Outdoor Market; Residential Energy-Generation; Retail, including farm retail sales; Short term residential rental; Single Detached Dwelling, Small Farm (Homestead);

EV-5 Allow for the following uses within the Eco Village Sustainable Agriculture zone:

- a. Permitted Uses: Agri-Tourism; Composting; Farm Operation; Farm Retail Sales; Forestry; Residential Agriculture (Hobby Farm); Open Space, Parks & Trails; Small Farm (Homestead);
- b. Discretionary Uses: Outdoor Market; Retail;

EV-6 Require a Planned Unit Development Application for the Eco Village Cluster zone to be submitted by the proponent which shall include the following details regarding the proposed development:

a. **Property Management and Ownership**

- i. Details regarding the project applicant which must be a legal entity created for the purpose of developing a cohousing project; information regarding tenure of the buildings and the land they are situated on as well as the shared or common lands and buildings;
- ii. A management plan that outlines the responsibilities and obligations of the community members, and specifies how decisions are made and disputes are resolved.

b. **Detailed site plan with dimensions and supporting documentation:**

- i. Site conditions: slope, drainage, existing vegetation, site hazards (if any);
- ii. General form and character of development including housing type (and number of dwelling units), communal structures and facilities, exterior design and finish of buildings;
- iii. Access and at-grade entrance to each dwelling unit by road, emergency access rights-of-way, pedestrian walkways (sidewalks/paths/trails), access from courtyard;
- iv. Communal open space and recreation areas; and, Private outdoor space provided either through front or rear yard patios/courtyards and/or rooftop decks;
- v. Community gardening areas and structures and Shared Non-Building Amenity Area;
- vi. Parking;
- vii. Landscaping, including internal system of walkways;
- viii. Setbacks between buildings meet National Building Code standards and all other building standards and codes;
- ix. No fence shall be constructed between the buildings that would obstruct emergency vehicle access;
- x. Services: At a minimum, on-site water and sewer servicing and storm water management measures shall meet the requirements of Provincial Government agencies, such as, Service NL and the Water Resources Management Division and the Town's Water and Sewer Regulations and Stormwater Management Policy; other services, including waste management, utilities and green infrastructure alternatives;
- xi. The proposed development must also address any special conditions, prerequisite considerations or significant environmental elements identified by the Town or the federal and/or provincial governments;

EV-7 Definitions for land uses and activities specific to the Eco Village Cluster zone and Eco Village Sustainable Agriculture zone will be set out in the Development Regulations; where a definition in these zones appears similar to a definition in the Schedule A of the Development Regulations, in the definition in the zone will apply.

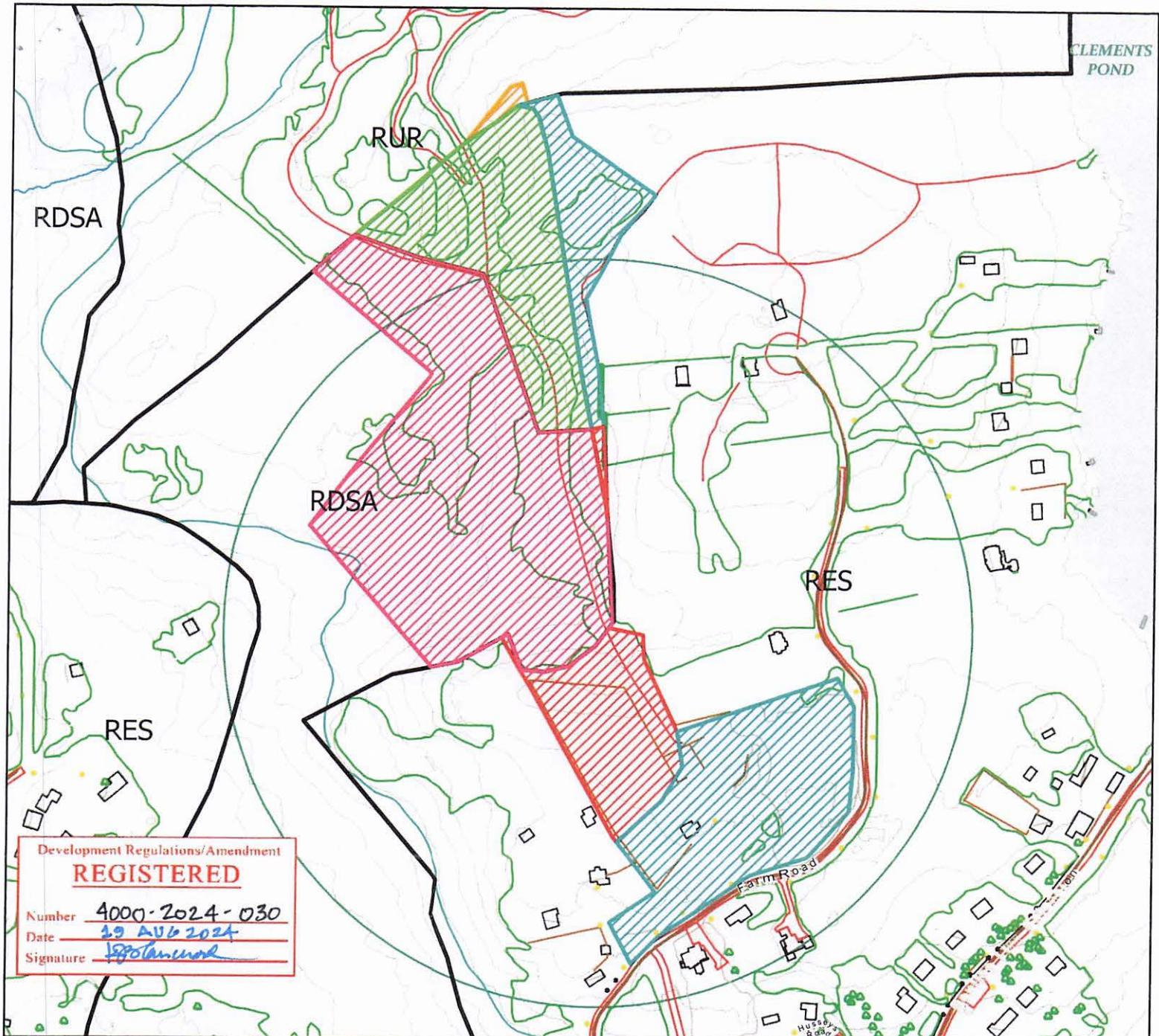
EV-8 A Development Agreement shall be required prior to any work commencing within the Eco Village Cluster zone. The Agreement shall contain information and drawings (to scale) regarding the full overall co-housing development indicating the phases of development with details on services and confirmation by the appropriate agencies regarding provision of proposed water,

sanitary sewer and storm water management services.

EV-9 Council may require the incorporation of special design features and operational plans related to fire and life safety, accessibility, and emergency protocols including provisions to require ongoing updates and improvements in the future.

GENERALIZED FUTURE LAND USE MAP AMENDMENT

The Generalized Future Land Use Map of the Town of Portugal Cove-St. Philip's Municipal Plan is amended as shown on the following map.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN 2014-2024

GENERALIZED FUTURE LAND USE MAP

MUNICIPAL PLAN
AMENDMENT NO. 17, 2023

- Area to be rezoned from "Residential Development Scheme" to "Eco-Village Cluster" (RDSA to EVC)
- Area to be rezoned from "Residential Development Scheme Area" to "Eco-Village Sustainable Agriculture" (RDSA to EVSA)
- Area to be rezoned from "Residential" to "Eco-Village" (RES to EVC)
- Area to be rezoned from "Residential" to "Eco-Village Sustainable Agriculture" (RES to EVSA)
- Area to be rezoned from "Rural" to "Eco-Village Cluster" (RUR-EVC)

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

This 11 day of July, 2024.

Carolyn Duff
Carolyn Duff, Mayor
Adri
Adri, Clerk

Seal



Scale: 1:4,500



I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 17, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

