

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



DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2021

“Rural” (RUR) to “Residential Low Density” (RLD)

Beachy Cove Road

JULY 2021

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2021

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. 20, 2021, on the 14th day of August, 2023.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 20, 2021, by advertisement inserted on the 19th day and the 26th day of August, 2023 in *The Telegram* newspaper.
- c) Set the 7th day of September, 2023 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. 20, 2021, as adopted (or as amended).

SIGNED AND SEALED this 5 day of October, 2023

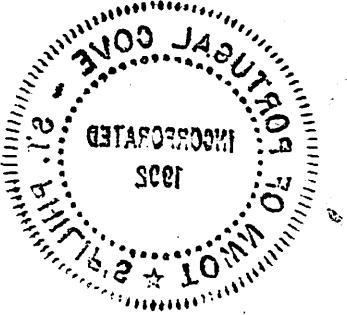
Mayor:

Paul M. Dyer (Council Seal)

Clerk:

Clawdine May





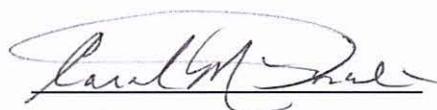
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2021

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 Development Regulations Amendment No. 20, 2021.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 14th day of August, 2023.

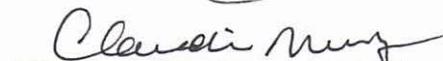
Signed and sealed this 5 day of October, 2023.

Mayor:



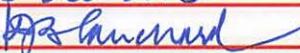
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 20, 2021, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	4000-2023-061
Date	2 DEC 2023
Signature	





TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2021

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Town has received an inquiry into the future development of a fully-serviced residential subdivision on land located on the southside of Beachy Cove Road and east of the intersection with Long Marsh Road.

The perimeter survey indicates that the land holding is split between the Residential Medium Density and Rural Land Use Zones. The purpose of this Amendment is to re-zone the portion of the potential future subdivision located in the **Rural (RUR) Land Use Zone** to **Residential Low Density (RLD)**.

PUBLIC CONSULTATION

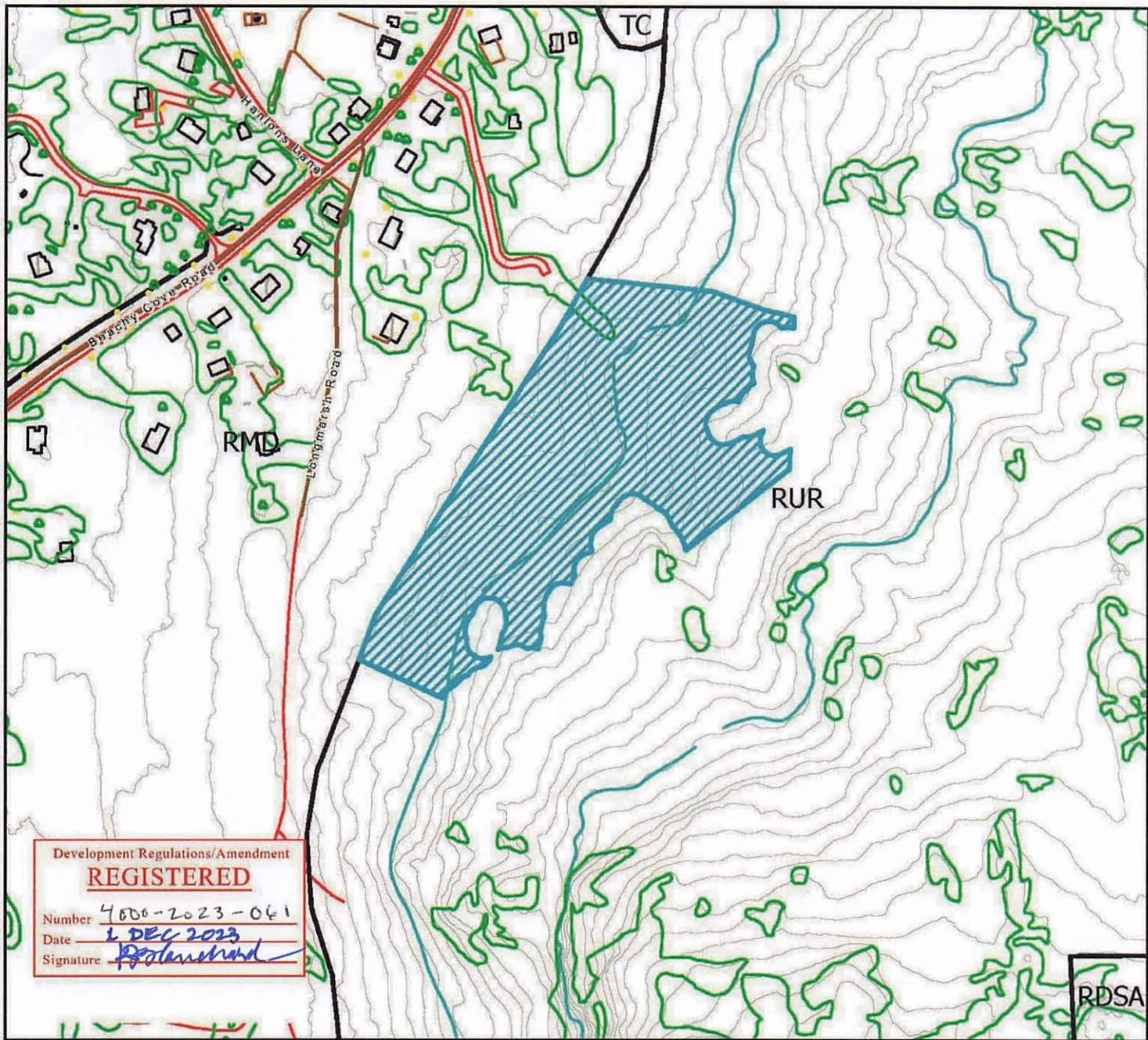
St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated the land proposed in Development Regulations Amendment No. 20, 2021, 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. 20, 2021, into conformity with the Regional Plan.

DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2021

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. 20, 2021

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

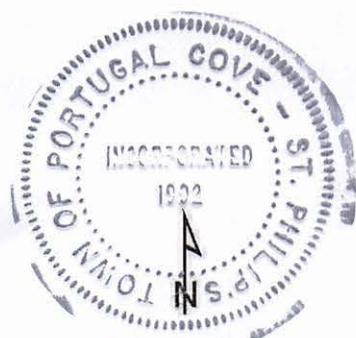
This 5 day of October, 2022.2023 CM

Paul M. Davis Mayor

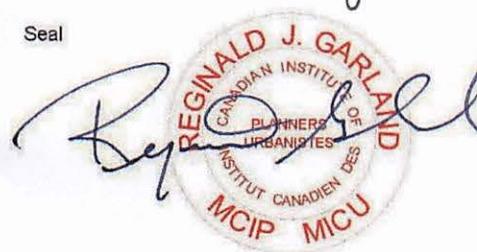
Claudine May Clerk



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



Seal



I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 20, 2021 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

PLAN-TECH



ENVIRONMENT

