

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



**DEVELOPMENT REGULATIONS AMENDMENT No.
26, 2023**

**“Public Use” (PUB) to “Residential Medium
Density” (RMD)**

Beachy Cove Road

April 2023

Urban and Rural Planning Act, 2000
Resolution to Approve
Town of Portugal Cove-St. Philip's
Development Regulations Amendment No. 26, 2023

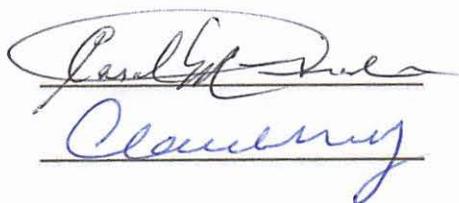
Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's;

- a) Adopted the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 26, 2023 on the 3rd day October, 2023.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 26, 2023 by advertisement in The Telegram on October 7th, 2023 and October 14th, 2023.
- c) Set the 25th day of October, 2023 for the holding of a public hearing at the Portugal Cove St. Philip's Town Hall to consider submissions and objections.

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. 26, 2023 as adopted.

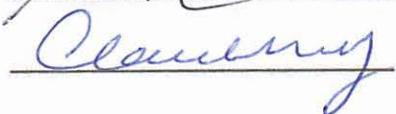
Signed and sealed this 6 day of November, 2023.

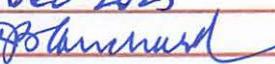
Mayor:

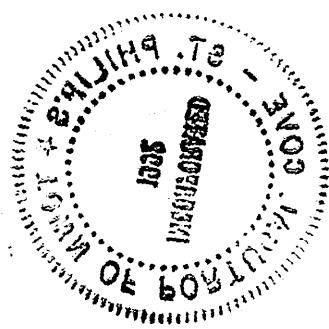


(Council Seal)

Town Clerk:



Municipal Plan/Amendment REGISTERED	
Number	4000-2023-062
Date	1 DEC 2023
Signature	



Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Portugal Cove-St. Philip's
Development Regulation Amendment No. 26, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's hereby adopts Amendment No. 26, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 3rd day of October, 2023.

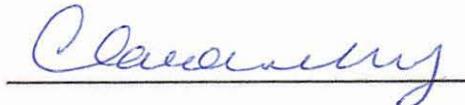
Signed and sealed this 6 day of November, 2023.

Mayor:



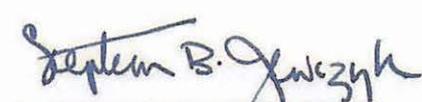
(Council Seal)

Town Clerk:

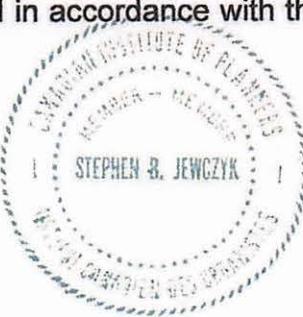


Canadian Institute of Planners Certification

I certify that Amendment No. 26, 2023 to the Portugal Cove-St. Philip's Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Stephen B. Jewczyk, FCIP
Urban and Regional Planner

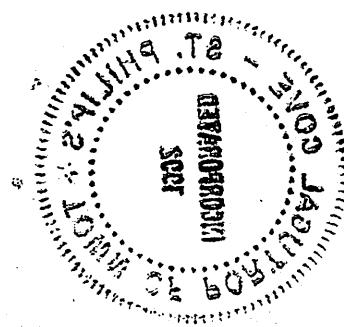


Municipal Plan/Amendment
REGISTERED

Number 4000 - 2023 - 062

Date 1 DEC 2023

Signature Jewcz



Town of Portugal Cove-St. Philip's Development Regulations
Amendment No. 26, 2023

PURPOSE

The Town of Portugal Cove-St. Philip's Development Regulations 2014-2024 came into legal effect on October 17, 2014. The Development Regulations outlines the use of land in the use zones and the Town is divided into use zones which are illustrated on the Development Regulations Map.

The Town Council of Portugal Cove-St. Philip's is in receipt of a rezoning request from Emerald Atlantic Group Inc., the property owner of 370-410 Beachy Cove Road, to rezone a portion of property along the east side of Goat Cove Lane to accommodate a potential future residential subdivision with minimum lot frontages of 23 m and minimum lot areas of 1860 m². The current 'Public Use (PUB)' Zone does not permit residential development. The property owner is requesting that the zoning on this portion of the property be rezoned to 'Residential Medium Density (RMD)' to permit the development of single detached dwelling lots.

After due consideration, the Town Council now wishes to consider amending the land use zone of a portion of the private property situated at 370-410 Beachy Cove Road from 'Public Use (PUB)' to 'Residential Medium Density (RMD)'.

This rezoning amendment supports and is concurrent with Town of Portugal Cove-St. Philip's Municipal Plan Amendment No 16, 2023 to which it relates and is required to fully implement the amendment.

THE SUBJECT PROPERTY

The subject property at 370-410 Beachy Cove Road has an area of 7.7803 hectares (19.25 acres). The subject property is situated within three land use zones of the Development Regulations; 'Public Use', 'Residential Medium Density', and 'Residential Rural'. The property owner is seeking a Development Regulations Amendment to the 'Public Use' portion of the property so that the full subject property is within a residential zoning.

The area under consideration for this amendment is located on the east side of Goat Cove Lane and north of Beachy Cove Road. It has a frontage of 113.63 m (372.80 feet) along Beachy Cove Road, a frontage of 201.52 m (661.15 feet) along Goat Cove Lane and an area of approximately 22,948 m² (5.67 acres).

The property is primarily forested and slopes in a north to south orientation. The property is in private ownership.

The property owner does not wish to use the property for public use purposes but

wishes to use the property for residential purposes which will form part of a larger residential subdivision development for the total property at 370-410 Beachy Cove Road.

To accommodate this request, the property is required to be rezoned from 'Public Use' to 'Residential Medium Density'. No text amendment forms a part of this request.

PUBLIC CONSULTATION

In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, notice of the proposed amendment was published in The Telegram newspaper on July 22nd, 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 22nd, 2023 to August 16th, 2023. No comments were received during the consultation.

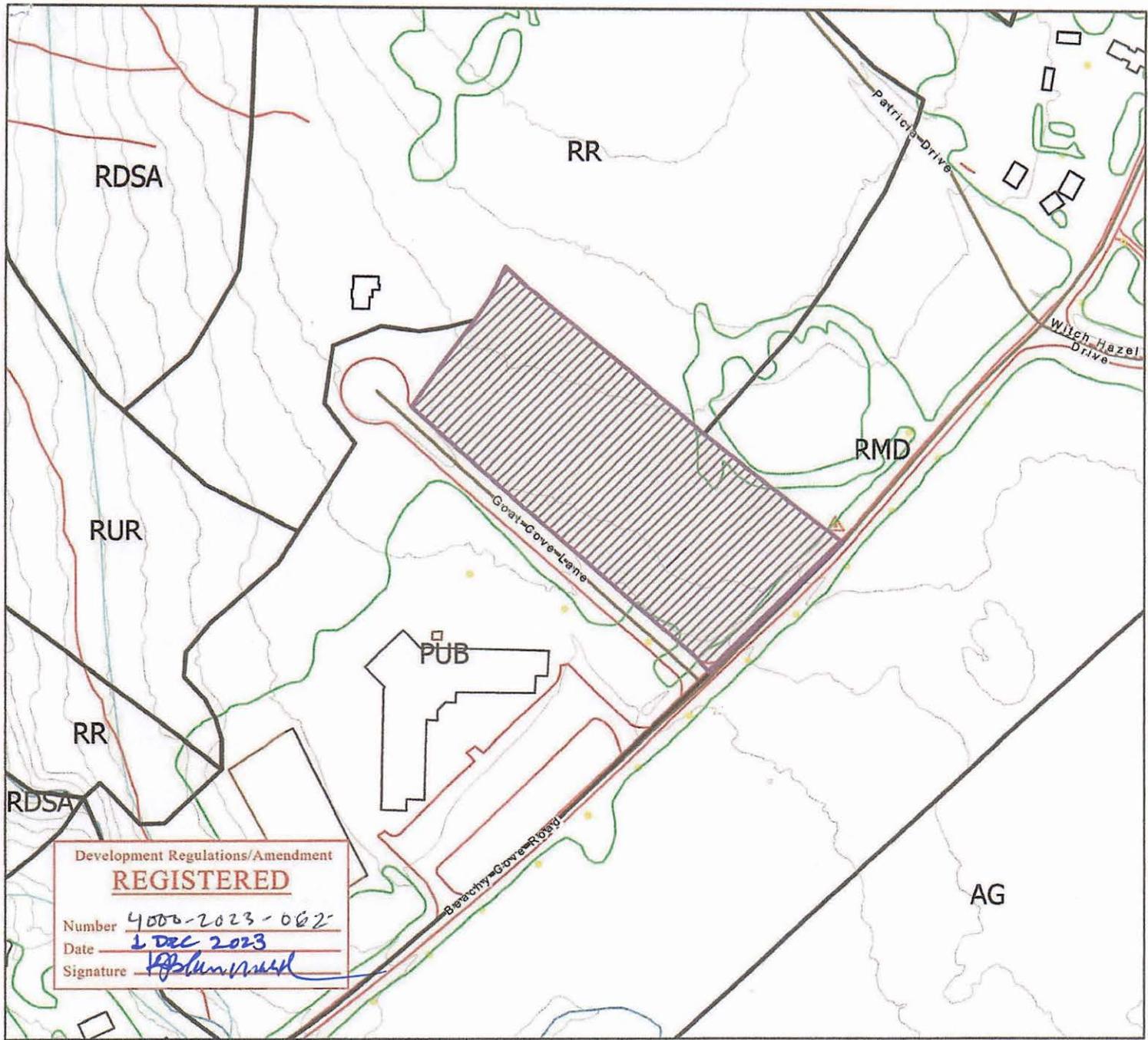
In accordance with Section 17 of the *Urban and Rural Planning Act, 2000*, notice of the adoption was published in The Telegram newspaper on October 7th, 2023 and October 14th, 2023, and the October edition of the Northeast Avalon Times. The amendment was available for review at the Town Hall during regular business hours and was available on the Town's website from October 7th, 2023 to October 25th, 2023. As no comments were received during the consultation, the public hearing was canceled in accordance with Section 21 (1) of the *Urban and Rural Planning Act, 2000*.

DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2023

The Town of Portugal Cove-St. Philip's Development Regulations 2014-2024 is amended by:

1. Rezone a portion of property situated at 370-410 Beachy Cove Road from 'Public Use (PUB)' to 'Residential Medium Density (RMD)' as shown on the attached portion of the Town of Portugal Cove-St. Philip's Development Regulations Map.

There are no changes to the text of the Portugal Cove-St. Philip's Development Regulations 2014 -2024.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN 2014-2024

DEVELOPMENT REGULATIONS MAP

DEVELOPMENT REGULATIONS
AMENDMENT NO. 26, 2023

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

This 6 day of November 2023.

Paul M. Duley Mayor

Clareen May Clerk

Area to be rezoned from Public Use (PUB) to Residential Medium Density (RMD)



Scale: 1:3,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 26, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

