

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



DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019

“Residential Development Scheme Area” to “Residential Low Density”, “Rural” to “Residential Low Density” and “Rural” to “Recreational Open Space”

Tucker's Hill Road

MAY 2019



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019


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. 11, 2019, on the 4th day of, February, 2020.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 11, 2019, by advertisement inserted on the 8th day and the 15th day of February, 2020 in *The Telegram* newspaper.
- c) Set the 27th day of February 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.

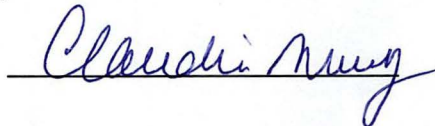
Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approved the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 11, 2019, as amended. The Town of Portugal Cove-St. Philip's adopted The Commissioner's Report in part. The Town did not accept Recommendation No. 2 and No. 3 of the Commissioner's Report, but did adopt Recommendation No. 4, which recommended that change **(A)** from **Residential Development Scheme Area** to **Residential Medium Density** be amended to read **Residential Development Scheme Area** to **Residential Low Density** and change **(B)** from **"Rural"** to **"Residential Medium Density"** be amended to read **"Rural"** to **"Residential Low Density"**. This Development Regulations Amendment No. 11, 2019, now reflects Recommendation No. 4 of the Commissioner's Report.

SIGNED AND SEALED this 7 day of July, 2021

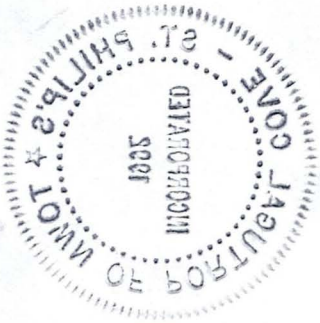
Mayor:

 (Council Seal)

Clerk:







**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019**

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. 11, 2019.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 4th day of February, 2020.

Signed and sealed this 28 day of May, 2020.

Mayor:

Carol McQuill

(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. 11, 2019, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Portugal Cove-St. Philip's Development Regulations 2014-2024 came into effect in 2014. The new Development Regulations rescinded and replaced the 1994-2004 Development Regulations.

The purpose of this Amendment is to allow for potential future residential subdivision development. The intent of the proposed amendment is to re-zone properties located at Civic Nos. 121B, 137-141A, and 137B Tucker's Hill Road from **Residential Development Scheme Area** to **Residential Low Density**, **Rural** to **Residential Low Density** and **Rural** to **Recreational Open Space** on the Development Regulations Map

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. 11, 2019, 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. 11, 2019, into conformity with the Regional Plan.

Interdepartmental Land Use Committee (ILUC)

This Amendment has been reviewed by the Interdepartmental Land Use Committee (ILUC) and received Conditional Approval on August 28, 2019. The ILUC comments received are more related to development conditions and are better addressed as part of a Development Permit and do not form part of this Amendment. However, the ILUC Project 1741 - Report recommends that any unserviced subdivisions conform to the *"Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Served by Individual Private Wells."*

Public Consultation

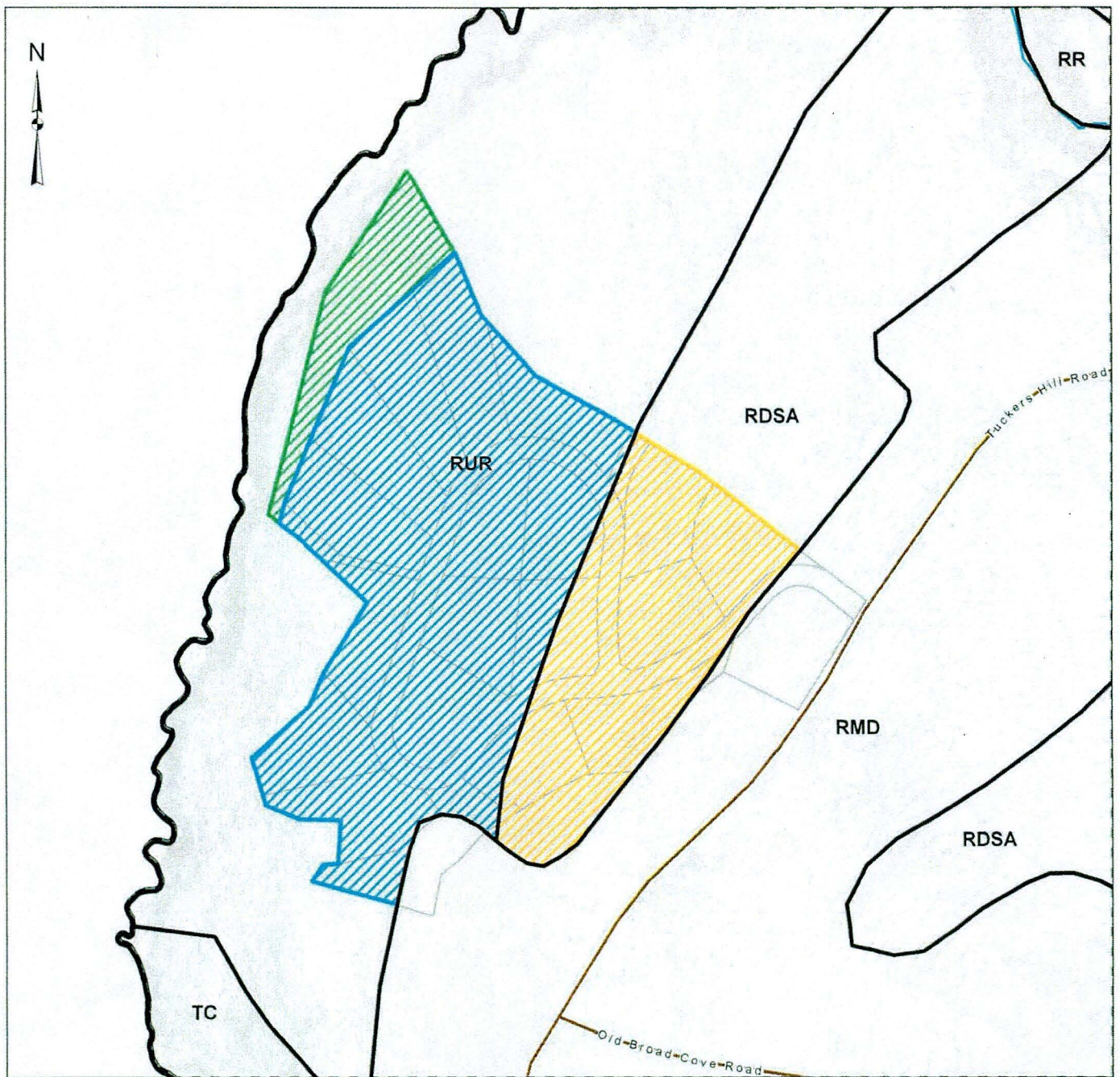
During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed amendment. The Town Council of Portugal Cove-St. Philip's published a notice in *The Telegram* newspaper on August 24, 2019, advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website and the draft amendments were placed on display at the Town Council office.

Residents were invited to view the documents between August 24, 2019, and September 6, 2019 and to provide any comments or concerns in writing to Council by the September 6, 2019 deadline. Written comments or objections were received and addressed at a regular meeting of Council.

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019

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

- A) ***Changing*** land from “**Residential Development Scheme Area**” to “**Residential Low Density**”;
- B) ***Changing*** land from “**Rural**” to “**Residential Low Density**”; and
- C) ***Changing*** land from “**Rural**” to “**Recreational Open Space**” 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
Development Regulations

Development Regulations Map

Amendment No. 11, 2019

- Residential Development Scheme Area to Residential Low Density
- Rural to Residential Low Density
- Rural to Recreation Open Space
- Proposed Concept

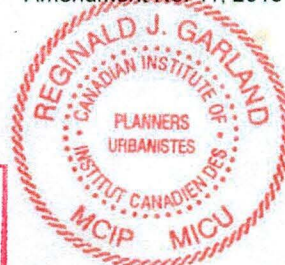
Development Regulations/Amendment

REGISTERED

Scale: 1:4,000 Number 4000-2021-054

Date 23/07/21

Signature [Signature]



Dated at Portugal Cove-St. Philip's

This 28 day of May, 2020.

[Signature] Mayor
[Signature] Town Clerk

I CERTIFY THAT THE DEVELOPMENT REGULATIONS
AMENDMENT HAS BEEN PREPARED IN ACCORDANCE
WITH THE REQUIREMENTS OF THE URBAN AND
RURAL PLANNING ACT, 2000.

[Signature] MCIP

