

## CITY OF ST. JOHN'S

Ken O'Brien, MCIP, Chief Municipal Planner

Mar. 15

**NOTICE OF REGISTRATION  
AMENDMENT TO NEW-WES-VALLEY  
MUNICIPAL PLAN  
AMENDMENT NO. 2 AND  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 3**

TAKE NOTICE that the TOWN OF NEW-WES-VALLEY MUNICIPAL PLAN AMENDMENT NO. 2 and DEVELOPMENT REGULATIONS AMENDMENT NO. 3, adopted on the 5<sup>th</sup> day of December 2023 and approved on the 23<sup>rd</sup> day of January 2024, have been registered by the Minister of Municipal and Provincial Affairs.

The purpose of these amendments is to change the zoning of approximately 27 hectares of land in the Newtown and Templeman area, 30 hectares along both sides of Wesleyville Ridge Road, and 120 hectares along both sides of Water Line Road in Valleyfield from RURAL to MIXED DEVELOPMENT.

These amendments come into effect on the day that this notice is published in *The Newfoundland and Labrador Gazette*. Anyone who wishes to inspect a copy of the documents may do so at the Glovertown Town Office during normal business hours.

TOWN OF NEW-WES-VALLEY  
Marilyn Kelloway, Town Clerk

Mar. 15

**NOTICE OF REGISTRATION  
TOWN OF PORTUGAL COVE-ST. PHILIP'S  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 33, 2024**

TAKE NOTICE that the TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2024, as adopted by Council on the 20<sup>th</sup> day of February, 2024, has been registered by the Minister of Municipal and Provincial Affairs.

IN GENERAL TERMS, DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2024, will rezone a portion of property at No. 1552A Portugal Cove Road from Residential Medium Density (RMD) to Residential Small Lot (RSL) to accommodate a potential future extension of the Murrays Pond Estates residential subdivision. This

amendment also proposes to include a condition to the Residential Small Lot Land Use Zone requiring stormwater management infrastructure to be engineered to address water quality impact of development (i.e. contaminants, pollutants), in addition to water quantity control (i.e. zero net-run off).

THE TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2024, comes into effect on the day that this notice is published in *The Newfoundland and Labrador Gazette*. Anyone who wishes to inspect a copy of the TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT NO. 33, 2024, may do so by contacting the Town Office at (709) 895-8000 extension 4 or planning@pcsp.ca.

TOWN OF PORTUGAL COVE-ST. PHILIP'S  
Claudine Murray, Town Clerk

ADDRESS FOR SERVICE:  
1119 Thorburn Road  
Portugal Cove-St. Philip's, NL  
A1M 1T6

Mar. 15

**NOTICE OF REGISTRATION  
TOWN OF PORTUGAL COVE-ST. PHILIP'S  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 34, 2024** ✓

TAKE NOTICE that the TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT NO. 34, 2024, as adopted by Council on the 20<sup>th</sup> day of February, 2024, has been registered by the Minister of Municipal and Provincial Affairs.

IN GENERAL TERMS, DEVELOPMENT REGULATIONS AMENDMENT NO. 34, 2024, will provide flexibility regarding the definition of a Townhouse to increase the number of dwelling units that can be developed within one building and address the location of parking for these larger developments. The amendment also proposes to reduce the minimum lot frontage requirement for townhouses in the Residential Medium Density Land Use Zone only from 12 metres per unit to 10 metres per unit and add a condition regarding a further reduction in the minimum lot frontage requirement for a townhouse development on a single parcel of land.