

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



DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2023

**Amendments to Double Dwelling Development Standards
in the Residential Medium Density (RMD) Zone and
Traditional Community (TC) Zone**

SEPTEMBER 2023

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 29, 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 Development Regulations Amendment No. 29, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 28th day of November, 2023.

Signed and sealed this 1 day of December, 2023.

Mayor: Paula P. Riley (Council Seal)

Clerk: Claudia Myers

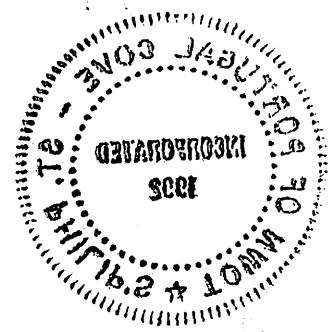


CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I, Anna Myers, MCIP, certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 29, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	4000-2023-063
Date	14 DEC 2023
Signature	<u>Anna Myers</u>



TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2023

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The growing demand for affordable housing and changing market conditions has led to an increase in demand for smaller homes combined with smaller lots. Currently, residential development in Portugal Cove-St. Philip's is predominately single-family dwellings on medium to large sized lots. To help meet the demand for affordable housing, the Town has reviewed the development standards for fully-serviced double dwellings in the Residential Medium Density (RMD) and Traditional Community (TC) Zones. In both zones, a double dwelling is a discretionary use.

The purpose of this amendment is to revise the development standards for fully-serviced double dwellings as follows: in the Residential Medium Density (RMD) Zone, to reduce the minimum lot area from 390 m² per unit to 377 m² per unit, and the minimum lot frontage from 13 metres per unit to 10 metres per unit; and, in the Traditional Community (TC) Zone, to reduce the minimum lot area from 390 m² per unit to 285 m² per unit, and the minimum lot frontage from 20 metres per unit to 10 metres per unit.

Accommodating an appropriate mix of housing types within the Town is supported by the policies of the Municipal Plan 2014-2024:

"Policy RES-1:

Council shall permit single-detached housing as the predominant use of land in areas designated Residential. Group homes and subsidiary apartments may be considered by Council as discretionary uses within single unit dwellings. Subsidiary apartments are typically secondary dwelling units that are located within the basement of a single unit residential home. Council may also consider granny suites as a type of subsidiary apartment where the secondary dwelling unit is built as an attachment to the main floor of the principal single unit home. Subsidiary apartments and granny suites are to provide for a firewall separation to the principal use in accordance with the National Building Code, and as secondary residential uses, are limited in floor area size in accordance with the provisions of the applicable use zones. Other types and densities of discretionary housing such as double dwelling, or duplex, may also be permitted, as detailed in Schedule C of the Development Regulations. Where higher density residential uses for apartments and townhouses are proposed as discretionary uses, Council may require site design information related to streetscape appearance, building and landscaping design, parking configuration and access, transition treatments to adjacent land uses and neighbourhood fit."

“Policy TC-2:

A diverse array of discretionary uses is also available for Council’s consideration in the designated Traditional Community historical cores of the community, including:

- Varied residential uses including boarding house residential, infill residential, commercial residential, double dwellings, group homes and subsidiary apartments;...”

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulation Amendment. The Town Council of Portugal Cove-St. Philip’s published a notice in *The Telegram* newspaper on September 16, 2023 and in the September edition of the Northeast Avalon Times, advertising the proposed amendment and seeking comments or representations from the public. A copy of the public notice and draft amendment documents were posted on the Town’s website. Residents were invited to view the documents between September 13 and September 25, 2023, and to provide any comments or concerns in writing to Council by the September 25, 2023 deadline.

St. John’s Urban Region Regional Plan

The proposed Development Regulations Amendment No. 29, 2023 consists of text changes to Town of Portugal Cove-St. Philip’s 2014-2024 Development Regulations only; and conforms to the St. John’s Urban Region Regional Plan.

It is concluded that no Regional Plan Amendment is required.

DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2023

CHANGES TO SCHEDULE C: RESIDENTIAL MEDIUM DENSITY ZONE DEVELOPMENT STANDARDS

FROM:

RMD Fully-Serviced Lots (municipal water & municipal sewer)									
STANDARDS	Single Dwellings		Multiple Dwellings		Apartment Buildings				Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	Row Dwelling	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm	
Min. Lot Area (m ²)	470	3,000	390*	350*	200*	200*	250*	300*	500
Min. Floor Area (m ²)	80	80	80*	65*	40*	40*	50*	60*	80
Min. Frontage (m)	15	30	13*	12*	36				15
Min. Pond Frontage (m)		30							
Min. Front Yard (m)	6	6	6	6	8				8
Max. Front Yard (m)	32	See General Provision 10	32	32	32				32
Min. Side Yard (m)	2.5 & 1	6	2.5	2.5	5				5
Min. Distance Between Dwellings (m)	3.5								
Min. Rear Yard (m)	9	9	9	9	14				9
Max. Lot Coverage (%)	33	33	33	33	33				33
Max. Height (m)	10	10	10	10	10				10

* per unit

TO:

RMD Fully-Serviced Lots (municipal water & municipal sewer)									
STANDARDS	Single Dwellings		Multiple Dwellings		Apartment Buildings				Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	Row Dwelling	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm	
Min. Lot Area (m²)	470	3,000	377*	350*	200*	200*	250*	300*	500
Min. Floor Area (m²)	80	80	80*	65*	40*	40*	50*	60*	80
Min. Frontage (m)	15	30	10*	12*	36				15
Min. Pond Frontage (m)		30							
Min. Front Yard (m)	6	6	6	6	8				8
Max. Front Yard (m)	32	See General Provision 10	32	32	32				32
Min. Side Yard (m)	2.5 & 1	6	2.5	2.5	5				5
Min. Distance Between Dwellings (m)	3.5								
Min. Rear Yard (m)	9	9	9	9	14				9
Max. Lot Coverage (%)	33	33	33	33	33				33
Max. Height (m)	10	10	10	10	10				10

* per unit

**CHANGES TO SCHEDULE C:
TRADITIONAL COMMUNITY ZONE DEVELOPMENT STANDARDS**

FROM:

TC Fully-Serviced Lots (municipal water & municipal sewer)				
STANDARDS	Single Dwelling		Multiple Dwellings	Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	
Min. Lot Area (m ²)	470	3,000	390*	500
Min. Floor Area (m ²)	65	65	65*	65
Max. Floor Area (m ²)			see Condition 3	
Min. Frontage (m)	15	30	20*	15
Min. Pond Frontage (m)		30		
Min. Front Yard (m)	6	6	6	8
Max. Front Yard (m)	32	See General Provision 10	32	32
Min. Side Yard (m)	1	6	1	5
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	33%	33	33%	33
Max. Height (m)	8	8	8	8

* per unit

TO:

TC Fully-Serviced Lots (municipal water & municipal sewer)				
STANDARDS	Single Dwelling		Multiple Dwellings	Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	
Min. Lot Area (m ²)	470	3,000	285*	500
Min. Floor Area (m ²)	65	65	65*	65
Max. Floor Area (m ²)			see Condition 3	
Min. Frontage (m)	15	30	10*	15
Min. Pond Frontage (m)		30		
Min. Front Yard (m)	6	6	6	8
Max. Front Yard (m)	32	See General Provision 10	32	32
Min. Side Yard (m)	1	6	1	5
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	33%	33	33%	33
Max. Height (m)	8	8	8	8

* per unit