

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



DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2019

“AGRICULTURE” to “RESIDENTIAL LOW DENSITY”

Neary's Pond Road and Portugal Cove Road

APRIL, 2019



URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2019

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

- a) Adopted the Portugal Cove-St. Philip's Development Regulations Amendment No. 10, 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. 10, 2019, by advertisement inserted on the 8th day and the 15th day of February, 2020, in *The Telegram* newspaper.
- c) Set the 26th day of February, 2020 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*, the Town Council of Portugal Cove-St. Philip's approved the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 10, 2019, as adopted (or as amended).

SIGNED AND SEALED this 27 day of May, 2020



Mayor: _____

(Council Seal)

Clerk: _____



URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 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. 10, 2019.

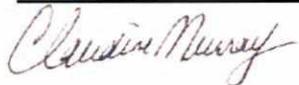
Adopted by the Town Council of Portugal Cove-St. Philip's on the 4th day of February, 2020.

Signed and sealed this 27 day of May, 2020.



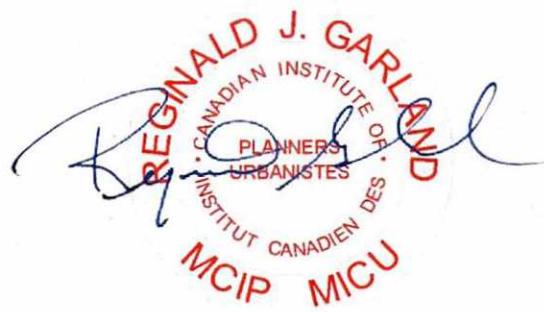
Mayor: _____ (Council Seal)

Clerk: _____



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 10, 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. 10, 2019

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Report of the St. John's Urban Region (Agriculture) Development Area Review Commission was adopted by Government on June 7, 2013. For the Town of Portugal Cove-St. Philip's, the Review Commission recommended six (6) areas for deletion of lands from St. John's Urban Region (Agriculture) Development Area. In total, approximately 450 hectares (1100 acres) were deleted in the Town of Portugal Cove-St. Philip's.

Recommendation No. 5 of the Report recommended "*the deletion of all those lands, measuring approximately 808 acres (327 ha), currently within the Agricultural Zone west of Portugal Cove Road, between Old Broad Cove Road, Beachy Cove Road, Beachy Cove Brook and Pond and Neary's Pond Road and Round Pond road*".

The land defined by this Amendment is presently zoned as Agriculture on the Portugal Cove-St. Philip's Development Regulations Land Use Map. The purpose of this Amendment is to re-zone properties located at Civic Nos. 93-101 and 119-123, Neary's Pond Road, and Civic Nos. 1557-1571C and 1573-1577A Portugal Cove Road, approximately 46 acres (18.6 ha) of land located within the area of Recommendation No. 5, from **Agriculture to Residential Low Density**.

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 where possible, existing traditional agriculture use shall be allowed to continue. ILUC also recommends that any unserviced subdivisions conform to the "*Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells*".

St. John's Urban Region Regional Plan

The proposed Development Regulations Amendment No. 10, 2019 consists of map changes to 2014-2024 Development Regulations Land Use Zone Map and is contrary to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is required in order to bring the proposed Development Regulations Amendment No. 10, 2019 into conformity with the Regional Plan.

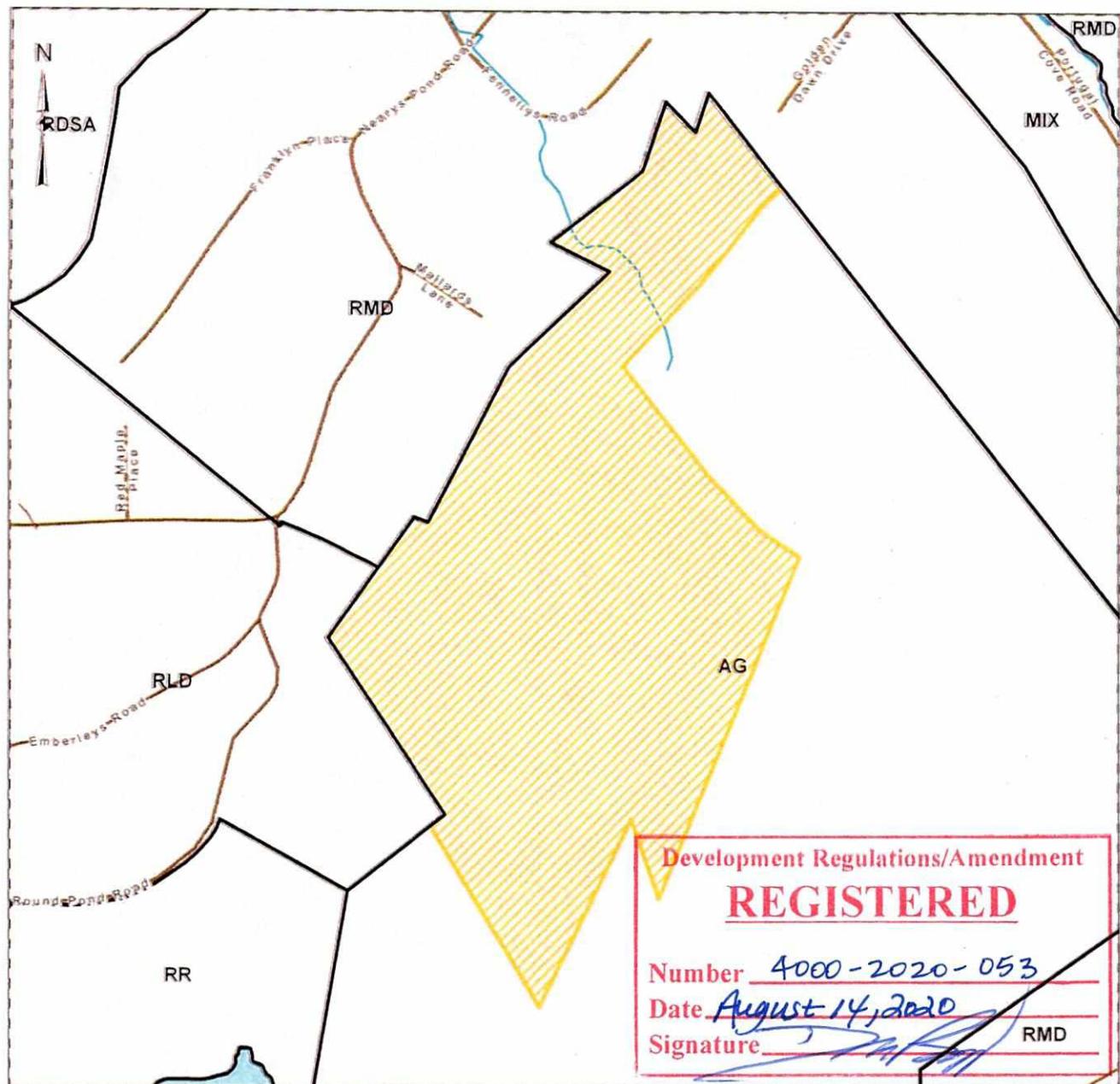
Public Consultation

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. 10, 2019

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

- A) *Changing* land from “Agriculture” to “Residential Low Density”, as shown on the attached copy of the Town of Portugal Cove-St. Philip’s Land Use Zone Map.**



Town of Portugal Cove-St. Philip's
Development Regulations

Development Regulations Map

Amendment No. 10, 2019

Dated at Portugal Cove-St. Philip's

This 27 day of May 2020.

Carl McDonald
Clairine Murray
Town Clerk

Agriculture to Residential Low Density

Scale: 1:5,500



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

Reginald J. Garland, MCIP