

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



DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2021

"RESIDENTIAL DEVELOPMENT SCHEME AREA"

To

"RESIDENTIAL MEDIUM DENSITY"

DEVELOPMENT SCHEME AREA #3

CAREW DRIVE/OLD CART ROAD

JUNE 2021

PLAN-TECH



ENVIRONMENT



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2021

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 19, 2021.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 20th day of July, 2021.

Signed and sealed this 22 day of July, 2021.

Mayor:

[Signature] (Council Seal)

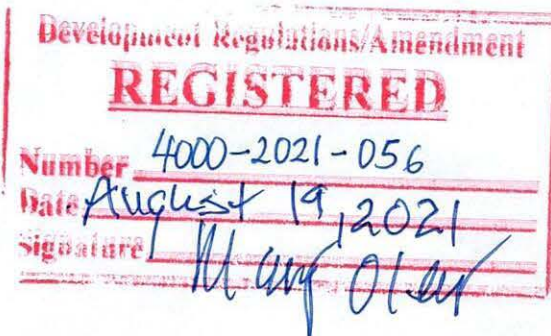
Clerk:

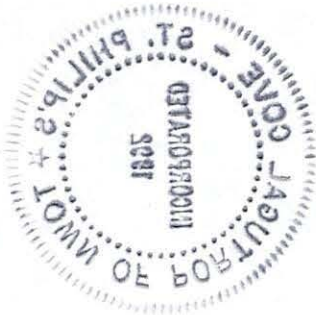
[Signature]



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 19, 2021, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.





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TOWN OF PORTUGAL COVE-ST. PHILIP'S

DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2021

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. Council has received a proposal to develop approximately 20 residential lots on land located off Western Heights. A portion of the land is zoned Residential Medium Density (RMD) with the remaining land zoned as Residential Development Scheme Area #3 (RDSA) Carew Drive/Old Cart Road.

The purpose of this Amendment is to re-zone that portion of property at Civic No. 27 Western Heights, that lies in Residential Development Scheme Area #3, from **Residential Development Scheme Area (RDSA)** to **Residential Medium Density (RMD)** on the Development Regulations Map.

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 June 19, 2021, advertising the proposed amendment 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 June 19, 2021, and July 8, 2021 and to provide any comments or concerns in writing to Council by the July 8, 2021 deadline. Four submissions were received and considered by Council at its regular meeting of July 20, 2021. No further changes to the Amendment were recommended.

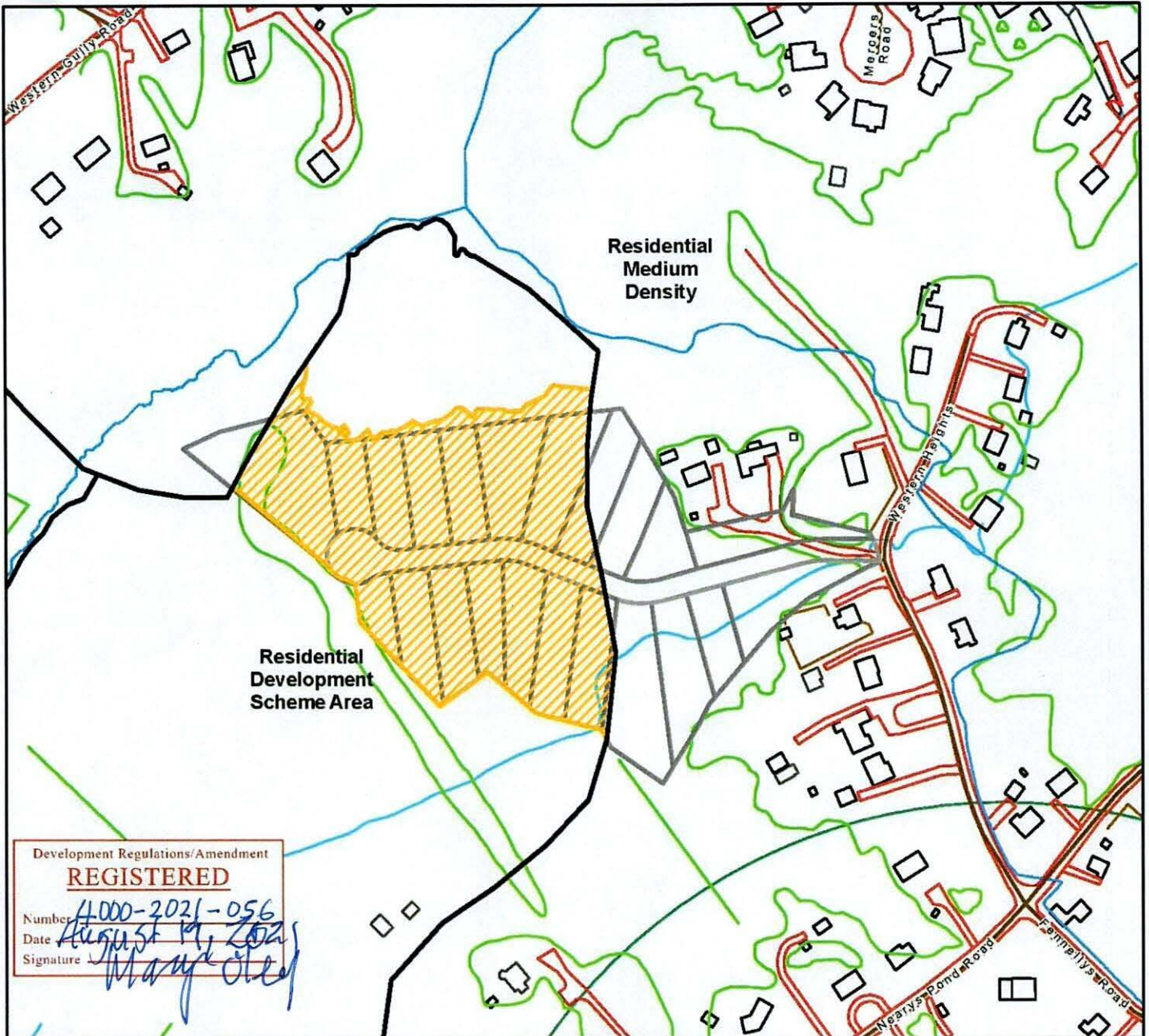
St. John's Urban Region Regional Plan

The proposed Development Regulations Amendment No. 19, 2021 consists of map changes to the 2014-2024 Development Regulations Map 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. 19, 2021

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

- A) *Changing*** land from "**Residential Development Scheme Area (RDSA)**" to "**Residential Medium Density (RMD)**" 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

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

MUNICIPAL PLAN 2014-2024

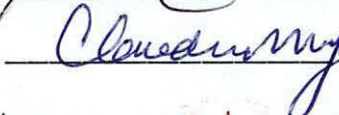
LAND USE ZONING MAP

DEVELOPMENT REGULATIONS
AMENDMENT NO. 19, 2021

 Area to be changed from : "Residential Development Scheme Area" to "Residential Medium Density"

This 22 day of July, 2021.

 Mayor

 Clerk

Seal



PLAN-TECH

ENVIRONMENT

Scale: 1:3,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 19, 2021 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

