

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



DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2021

“Agriculture (AG)” to “Residential Medium Density (RMD)”

“Agriculture (AG)” to “Mixed Use (MIX)”

“Residential Medium Density (RMD)” to “Mixed Use (MIX)”

“Protected Watershed (PW)” to “Agriculture (AG)”

“Agriculture (AG)” to “Protected Watershed (PW)”

Old Broad Cove Road East

JUNE 2021

**PLAN-TECH
ENVIRONMENT**

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2021

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. 16, 2021, on the 8th day of February, 2022.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 16, 2021, by advertisement inserted on the 12th day and the 19th day of February, 2022 in *The Telegram* newspaper.
- a) The Department of Municipal and Provincial Affairs has temporarily waived the requirement to hold physical public hearings. The Town Council of Portugal Cove-St. Philip's advertised the proposed Amendments and set the 15th day of March, 2022, as the deadline for receiving submissions to consider objections and representations to the Portugal Cove-St. Philip's Development Regulations Amendment No. 16, 2021.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Portugal Cove-St. Philip's approves the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 16, 2021, as adopted (or as amended).

SIGNED AND SEALED this 7 day of April, 2022.

Mayor: *Frank Delaney* (Council Seal)

Clerk: *Claudia Murray* ~~2022~~ | Amendment

REGISTERED	
Number	4000 - 2022 - 057
Date	1 JUNE 2022
Signature	<u><i>Frank Delaney</i></u>

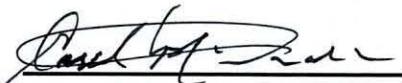


URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2021

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. 16, 2021.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 8th day of February, 2022.

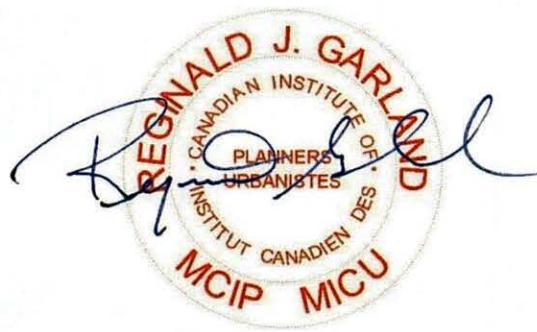
Signed and sealed this 7 day of April, 2022.

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. 16, 2021, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2021

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. This Amendment proposes to re-zone five (5) areas on the Development Regulations Map:

1. Over time, non-conforming residential development has occurred on the west side of Maggie's Place and Druken's Lane. Also, a small area of private land north of Murray's Garden Centre has been identified for future residential development with connection to Portugal Cove Road. This Amendment proposes to re-zone these three areas from **Agriculture** to **Residential Medium Density**.
2. Two small areas of land off Old Broad Cove Road, containing existing non-conforming development, will be re-zone from **Agriculture** to **Mixed Use** to allow existing development to conform.
3. An area of land associated with Murray's Garden Centre, located on the west side of Portugal Cove Road, is zoned as **Residential Medium Density**. To allow more flexibility with future land uses, this land is proposed to be re-zone from **Residential Medium Density** to **Mixed Use**.
4. In consultation with the City of St. John's, and containing new mapping information for the Windsor Lake watershed boundary, a small area of land will be re-zoned from **Agriculture** to **Protected Watershed**.
5. In keeping with proposed change #4 above, two small areas will be re-zoned from **Protected Watershed** to **Agriculture**.

St. John's Urban Region Regional Plan

The proposed Development Regulations Amendment No. 16, 2021 consists of map changes to the 2014-2024 Development Regulations 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. 16, 2021, into conformity with the Regional Plan.

PUBLIC CONSULTATION

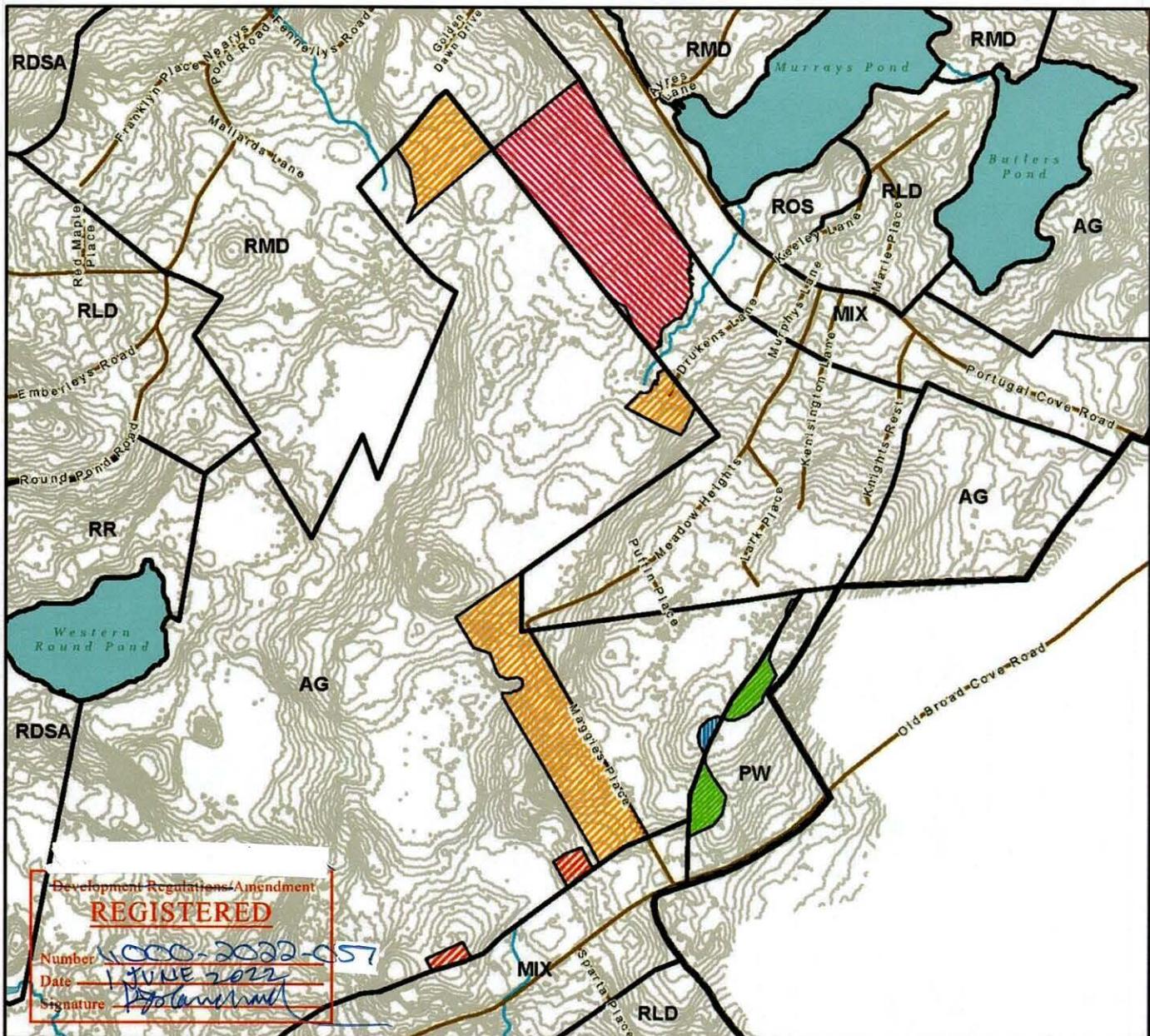
During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in *The Telegram* newspaper on January 30, 2021, advertising the proposed amendments seeking comments or representations from the public. The Town Council placed the proposed amendments on display on the Town's website from January 30 to February 23, 2021, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendments. 18 letters or objections were received by the Town during the public consultation period. As a result of the submissions received from the public consultation, Council revised the amendment documents.

The Town Council of Portugal Cove-St. Philip's published a notice in *The Telegram* newspaper on June 26, 2021, advertising the proposed revised amendments seeking comments or representations from the public. The Town Council placed the proposed amendments on display on the Town's website from June 26 to July 16, 2021, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendments. Seven letters or objections were received by the Town during the second public consultation period.

DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2021

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

- A) *Changing* land from “Agriculture (AG)” to “Residential Medium Density (RMD)”.**
- B) *Changing* land from “Agriculture (AG)” to “Mixed Use (MIX)”.**
- C) *Changing* land from “Residential Medium Density (RMD)” to “Mixed Use (MIX)”.**
- D) *Changing* land from “Agriculture (AG)” to “Protected Watershed (PW)”;** and
- E) *Changing* land from “Protected Watershed (PW)” to “Agriculture (AG)” 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

MUNICIPAL PLAN 2014-2024

LAND USE ZONING MAP

DEVELOPMENT REGULATIONS
AMENDMENT NO. 16, 2021

- Area to be changed from: "Agriculture" to "Residential Medium Density"
- Area to be changed from: "Residential Medium Density" to "Mixed Use"
- Area to be changed from: "Protected Watershed" to "Agriculture"
- Area to be changed from: "Agriculture" to "Protected Watershed"
- Area to be changed from: "Agriculture" to "Mixed Use"

PLAN-TECH

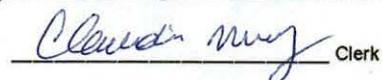


ENVIRONMENT

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

This 7 day of April 2021.

 Mayor

 Clerk

Seal



I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 16, 2021 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.