

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



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

**“Agriculture” to “Residential Low Density”
East of Windsor Heights, Portugal Cove Road**

APRIL 2015

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015**

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. 1, 2015, on the 6th day of September, 2016.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 1, 2015, by advertisement inserted on the 10th day and the 17th day of September, 2016 in *The Telegram* newspaper.
- c) Set the 28th day of September at 7:30 p.m. at the Recreation Centre, 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. 1, 2015, as adopted (or as amended).

SIGNED AND SEALED this 7th day of November, 2016

Mayor:

Mr. Zucker

(Council Seal)

Clerk:

Judy Jones

Development Regulations/Amendment

REGISTERED

Number 4000-2017-046

Date February 17 2017

Signature C. Jones

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015**

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. 1, 2015.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 6th day of September, 2016.

Signed and sealed this 7th day of November, 2016.

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. 1, 2015, 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. 1, 2015

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to implement Development Regulations Amendment No. 1, 2015. 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) are deleted in the Town of Portugal Cove-St. Philip's.

Recommendation No. 4 of the Report recommended "the deletion of all those lands, measuring approximately 74.5 acres (30 ha), north of Portugal Cove Road and immediately west of the Windsor Heights residential development area in the Town of Portugal Cove-St. Philip's."

The land is presently zoned as Agriculture in the Portugal Cove-St. Philip's Development Regulations. The purpose of this Amendment is to re-zone land located within the area of Recommendation No. 4, from **Agriculture** to **Residential Low Density**.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated the land proposed in Development Regulations Amendment No. 1, 2015, as Rural on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to bring the proposed Development Regulations Amendment No. 1, 2015, into conformity with the Regional Plan.

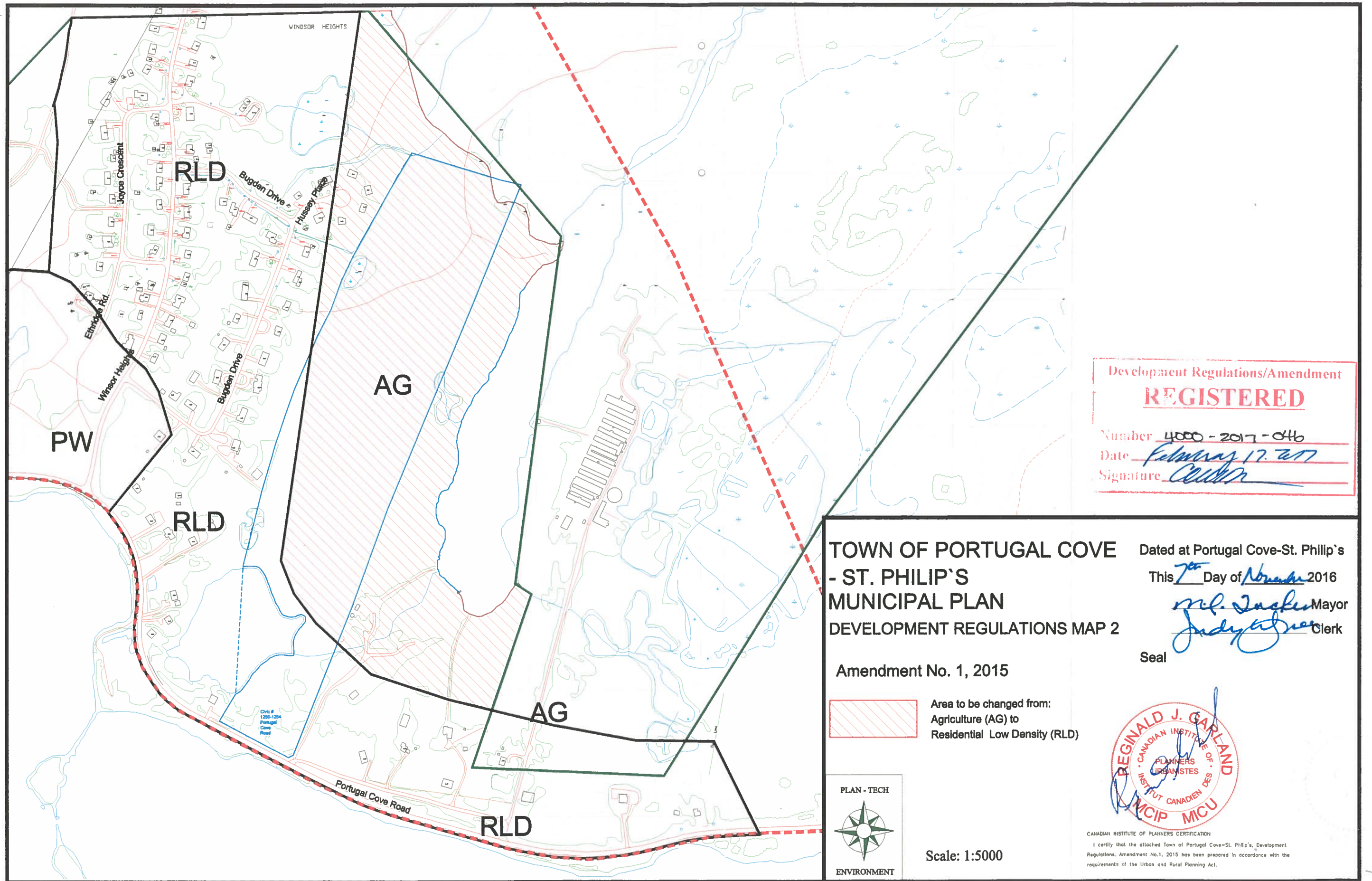
PUBLIC CONSULTATION

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 May 17, 2015, 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 amendment was placed on display at the Town Council office. Residents were invited to view the documents between May 19, and May 29, 2015 and to provide any comments or concerns in writing to Council by the May 29, 2015 deadline. No written comments or objections were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

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 Development Regulations Map 2.



Development Regulations/Amendment
REGISTERED
Number 4000 - 2017 - 046
Date February 17, 2017
Signature [Signature]

**TOWN OF PORTUGAL COVE
- ST. PHILIP'S
MUNICIPAL PLAN
DEVELOPMENT REGULATIONS MAP 2**

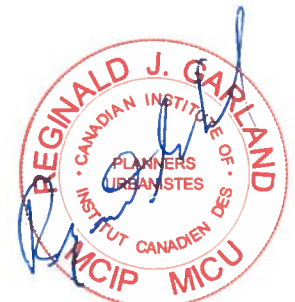
Dated at Portugal Cove-St. Philip's
This 7th Day of November 2016
[Signature] Mayor
[Signature] Clerk
Seal

Amendment No. 1, 2015

 Area to be changed from:
Agriculture (AG) to
Residential Low Density (RLD)



Scale: 1:5000



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION
I certify that the attached Town of Portugal Cove-St. Philip's, Development Regulations, Amendment No.1, 2015 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.