

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



DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2017

**AMENDMENT TO GENERAL REGULATION 90
"SUBDIVISION DESIGN STANDARDS"**

NOVEMBER 2017

PLAN-TECH



ENVIRONMENT

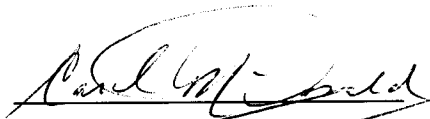
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2017

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. 4, 2017.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 5th day of December, 2017.

Signed and sealed this 06 day of DEC, 2017.

Mayor:

 (Council Seal)

Clerk:



Development Regulations/Amendment

REGISTERED

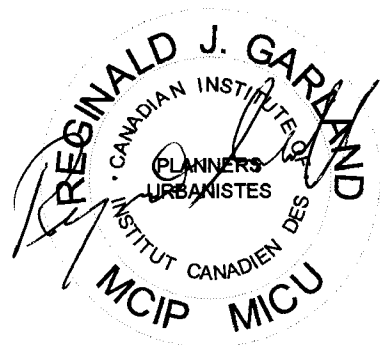
Number 4000-2017-047

Date Dec 18/17

Signature Eddie Joyce

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 4, 2017, 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. 4, 2017

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to implement Development Regulations Amendment No. 4, 2015. The purpose of this Amendment is to make changes to general Regulation 90, Subdivision Design Standards, to extend the maximum length of a serviced cul de sac to 300 metres from 200 metres.

St. John's Urban Region Regional Plan

The proposed Development Regulations Amendment No. 4, 2017 consists of text changes to 2014-2024 General Development Regulations 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. 4, 2017

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

- A)** Deleting ~~with highlighted strikeout~~ and **Adding** the following to **General Development Regulation 90 (Subdivision Design Standards)** as shown below:

90. Subdivision Design Standards

No permit shall be issued for the development of subdivided land under these Regulations unless the design of the subdivision conforms to the following standards:

- (c) The maximum length of any cul de sac shall be:
 - i) ~~200.0m (656.2 feet)~~ **300m (984.3 feet)** in areas served by or planned to be served by municipal piped water and sewer services, as shown in the map and letter of agreement signed by the Municipality and the Minister in connection with municipal five-year capital works program eligibility;