

**The Town of Portugal Cove – St. Philip's
DEVELOPMENT REGULATIONS 2014-2024**



**DEVELOPMENT REGULATIONS AMENDMENTS
No. 9, 2018**

**AMENDMENTS TO:
Part IV – Subdivision of Land**

October 2018



URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE - ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT

No. 9, 2018

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. 9, 2018.

Adopted by the Town Council of Portugal Cove - St. Philip's on the 27th day of NOVEMBER, 2018.

Signed and sealed this 28th day of NOVEMBER, 2018.

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. 9, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Lydia M. Lewycky, MCIP, CSLA

Development Regulations/Amendment

REGISTERED

Number 4000-2019-048

Date 7 Jan 2019

Signature Lydia M. Lewycky



**Town of Portugal Cove - St. Philip's
Development Regulations 2014-2024**

Part IV – Subdivision of Land

Amendment No. 9, 2018

Background

The Town of Portugal Cove - St. Philip's proposes to amend its Development Regulations in order to extend the permitted length of a cul-de-sac. Council wishes to increase the allowed maximum length of a cul-de-sac from 300 metres to 450 metres at its furthest point, for fully-serviced, semi-serviced and unserviced (on site water well and septic) lands. A motion of Council supporting this proposal was passed on June 26, 2018.

Development Regulations Amendment No. 9, 2018

The Town of Portugal Cove - St. Philip's Development Regulations 2014-2024, Development Standard 90. Subdivision Design Standards is amended by the text illustrated in red in the following manner:

Part IV – Subdivision of Land

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:

- (a) The finished grade of streets shall not exceed 12 percent;
- (b) Cul de sacs shall have a turning circle with a driving surface diameter of not less than 30.0 metres (98.4 feet);
- (c) The maximum length of any cul de sac shall be:
 - i) ~~300.0m (656.2 feet)~~ **450.0m (1476.38 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;
 - ii) ~~300.0m (984.2 feet)~~ **450.0m (1476.38 feet)** in areas not served by or planned to be served by municipal piped water and sewer services; and
 - iii) greater in length as described in Regulation 90(2)(ii) **90(C)(ii)** where it can be determined that the cul de sac will round out an existing subdivision only and where no alternative means of access can be acquired;
 - iv) determined at the discretion of Council to a maximum of ~~300.0 m (984.2 feet)~~ **450.0m (1476.38 feet)** in areas served by or planned to be served by only one municipal service (semi-serviced development).