

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



**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2019**

**RESIDENTIAL LOW DENSITY (RLD)  
TO  
RESIDENTIAL MEDIUM DENSITY (RMD)**

**JULY 2019**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO ADOPT**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2019**

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. 14, 2019.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 20<sup>th</sup> day of August, 2019.

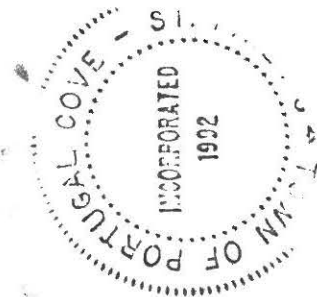
Signed and sealed this 21 day of August, 2019.

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. 14, 2019, 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. 14, 2019**

### **BACKGROUND**

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Portugal Cove-St. Philip's Development Regulations 2014-2024 came into effect in 2014. The new Development Regulations rescinded and replaced the 1994-2004 Development Regulations.

The purpose of this Amendment is to allow for potential future residential subdivision development. The intent of the proposed amendment is to re-zone properties in the area of Civic No. 185-187 Old Broad Cove Road from **Residential Low Density** to **Residential Medium Density** 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 Regulations Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in *The Telegram* newspaper on July 20, 2019, 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 July 22, 2019, and August 2, 2019 and to provide any comments or concerns in writing to Council by the August 2, 2019 deadline. No written comments or objections were received.

### **St. John's Urban Region Regional Plan**

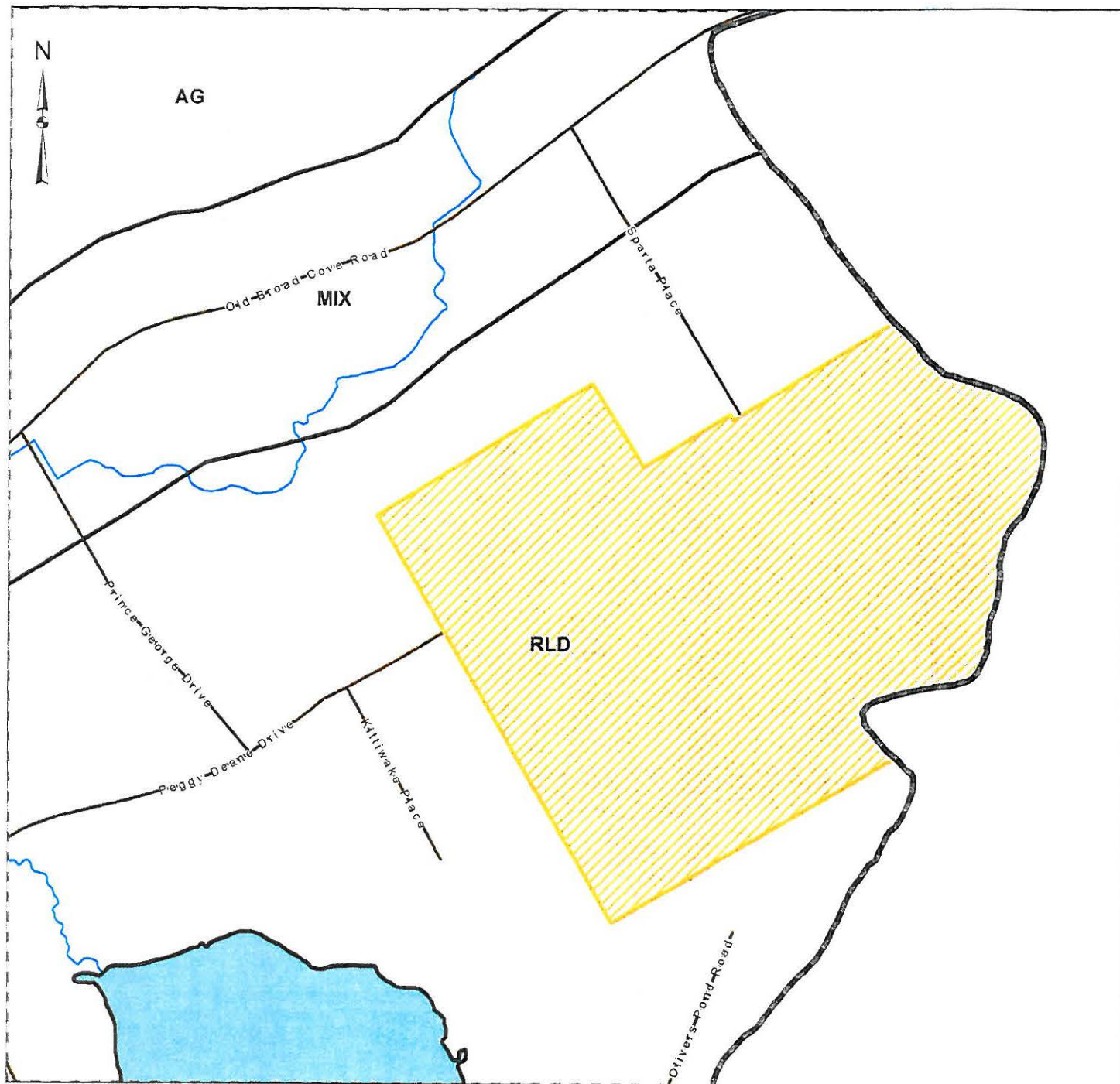
The proposed Development Regulations Amendment No. 14, 2019 consists of map changes to 2014-2024 Development Regulations Map and conforms to the St. John's Urban Region Regional Plan. It is concluded that no Regional Plan Amendment is required.

## DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2019

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

- A) *Changing*** land from “**Residential Low Density**” to “**Residential Medium Density**”, 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  
Development Regulations

Development Regulations Map

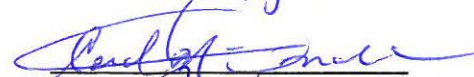

Amendment No. 14, 2019

 Residential Low Density to Residential Medium Density

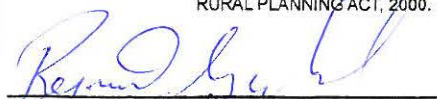


Dated at Portugal Cove-St. Philip's

This 21 day of August, 2019.

  
Mayor  
  
Acting  
Town Manager

I CERTIFY THAT THE DEVELOPMENT REGULATIONS  
AMENDMENT HAS BEEN PREPARED IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE URBAN AND  
RURAL PLANNING ACT, 2000.

  
Reginald J. Garland, MCIP

**AFFIDAVIT – OBJECTIONS**

**NEWFOUNDLAND**


**CANADA**


**TO WIT**

I, Claudine Murray, hereby make Oath and say that:

1. In accordance with Sections 24 and 35(5), the Town Council of Portugal Cove-St. Philip's gave notice of the intent of the proposed Portugal Cove-St. Philip's Development Regulations Amendment No. 14, 2019, by advertisement inserted in *The Telegram* newspaper on July 20<sup>th</sup>, 2019.
2. Six pieces of correspondence with respect to the Portugal Cove-St. Philip's Development Regulations Amendment No. 14, 2019, were received at the Portugal Cove-St. Philip's Town Office within the time stipulated in the notice and considered by Council at its regular meeting.
3. The Town of Portugal Cove-St. Philips adopted the Portugal Cove-St. Philips Development Regulations Amendment No. 14, 2019, on the 20<sup>th</sup> day of August, 2019.
4. The attached Portugal Cove-St. Philip's Development Regulations Amendment No. 14, 2019, is a correct copy of the Portugal Cove-St. Philip's Development Regulations Amendment No. 14, 2019, adopted by the Town Council of Portugal Cove-St. Philip's.

SWORN to at Portugal Cove-St. Philips  
this 22 day of August, A.D. 2019  
before me

  
\_\_\_\_\_  
Notary Public, Justice of the Peace,  
Commissioner of Oaths

  
\_\_\_\_\_  
Town Clerk

A Commissioner for Oaths  
in and for the Province, being  
the Mayor of Portugal Cove-St. Philip's.



**From the Regular Public Council meeting held on August 20, 2019:**

**#3.2 - Development Regulations Amendment No. 14, 2019 (Old Broad Cove Road RLD to RMD)**

The Committee discussed a proposed amendment to the Town's Development Regulations 2014-2024 to rezone an area of land off Old Broad Cove Road from Residential Low Density to Residential Medium Density.

A public consultation notice was published in The Telegram (as per the Urban and Rural Planning Act, 2000), and 70 notices were forwarded to property owners within a 200 m offset of the area proposed to be rezoned (in accordance with Motion 2014-184). Five pieces of correspondence were received as a result of these notices.

Motion 2019-240

Moved by Darryl J. Harding; Seconded by Madonna Stewart-Sharpe

*Resolved that Council adopt Development Regulations Amendment No. 14, 2019 and forward the amendment documents and correspondence received to the Department of Municipal Affairs and Environment for review and registration.*

CARRIED. Unanimously

**TOWN OF PORTUGAL COVE - ST. PHILIP'S**

**CERTIFIED TRUE COPY**

SUBJECT: Development Reg. Amendment

DATE: August 21, 2019

TOWN CLERK: Claudia Murray



