



**PUBLIC CONSULTATION
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2017**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 4, 2017.

The purpose of Development Regulations Amendment No. 4, 2017 is to increase the maximum length of a fully serviced cul-de-sac from 200 metres to 300 metres.

Council encourages residents to view the Portugal Cove-St. Philip's Development Regulations Amendment No. 4, 2017, which shall be on display from November 18 to November 28, 2017, during normal business hours at the Town Office, Portugal Cove-St. Philip's and on the Town's website at www.pcsp.ca. The public can provide any comments or concerns on the proposed amendment to the Town Office in writing before Council proceeds with adoption.

The deadline for written comments shall be 4:00 pm., November 28, 2017.

For more information please contact the Town Office.

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**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 _____th day of _____, 2017.

Signed and sealed this _____ day of _____, 2017.

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. 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, 2017. 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;