



**PUBLIC CONSULTATION
DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2018**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 9, 2018.

The purpose of Development Regulations Amendment No. 9, 2018 is to increase the maximum length of fully serviced, semi-serviced, and unserviced cul-de-sacs from 300 metres to 450 metres.

Council encourages residents to view the Portugal Cove-St. Philip's Development Regulations Amendment No. 9, 2018, which shall be on display from November 3 to November 14, 2018, 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 14, 2018.

For more information please contact the Town Office.

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



**Portugal Cove
St. Philip’s**

DEVELOPMENT REGULATIONS AMENDMENTS

No. 9, 2018

AMENDMENTS TO:

Part IV – Subdivision of Land

October 2018



PLANNING SERVICES LTD

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 _____ day of _____, 2018.

Signed and sealed this _____ day of _____, 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
Lydia M. Lewycky, MCIP, CSLA



**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 (984.2 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).