



PUBLIC CONSULTATION

MUNICIPAL PLAN AMENDMENTS No. 5, 6 and 7, 2018, DEVELOPMENT REGULATIONS AMENDMENTS No. 6, 7 and 8, 2018, and St. John's Urban Region Regional Plan Amendment

The general public is invited to view draft copies of the Town of Portugal Cove-St. Philip's Municipal Plan and Development Regulations Amendments.

The purpose of Municipal Plan Amendment No. 5, 2018 and Development Regulations Amendment No. 6, 2018, is to re-designate and rezone an area of land within the community to reflect the appropriate location of the Traditional Community Zone as recommended by the Town's Planning and Development Committee and Heritage Advisory Committee.

The purpose of Municipal Plan Amendment No. 6, 2018 and Development Regulations Amendment No. 7, 2018, is to re-designate and rezone the rear portion of properties located at Civics 256 and 270-282 Witch Hazel Road to allow for potential future residential subdivision development. Development Regulations Amendment No. 7, 2018 also proposes to amend the semi-serviced development standards within the Residential Low Density zone.

The purpose of Municipal Plan Amendment No. 7, 2018 and Development Regulations Amendment No. 8, 2018, is to re-designate and rezone an area of land located at Civics 432, 450-452, 460-466 and 478C Old Broad Cove Road and Civic 34A Johnathan Heights to allow for potential future residential subdivision development.

The Minister of Municipal Affairs and Environment has requested consultation on a proposed Amendment to the St. John's Urban Region Regional Plan to re-designate land as described in the above Amendments from Rural to Urban Development.

Council encourages residents to view the draft Portugal Cove-St. Philip's Municipal Plan Amendments No. 5, 6 and 7, 2018 and Development Regulations Amendments No. 6, 7 and 8, 2018, which shall be on display from May 4 to May 15, 2019, 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 amendments to the Town Office in writing before Council proceeds with adoption.

The deadline for written comments shall be 4:00 pm., May 15, 2019.

For more information please contact the Town's Planning and Development Department.

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COR/2019/01032

Mr. Les Spurrell
Planning Coordinator
Town of Portugal Cove-St. Philip's
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Portugal Cove-St. Philip's, NL
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Dear Mr. Spurrell,

Re: Proposed Amendment to the St. John's Urban Region Regional Plan

The Minister has reviewed three requests by Mayor McDonald to amend the St. John's Urban Region Regional Plan ("SJURRP"), all involving regional re-designation of lands in the Town of Portugal Cove-St. Philip's ("PCSP") from "Rural" to "Urban Development". Each of these requests are to accommodate mapping changes Council wishes to make to its Municipal Plan and Development Regulations to enable local changes to the future land use designations and land use zones that allow for residential and community type "Urban Development".

I wish to inform you that the Minister has consented to undertake the consultation process to amend the Regional Plan. The Town may proceed with public consultation as required by Section 14 of the *Urban and Rural Planning Act, 2000* (the *Act*). As far as practicable, it would seem most efficient and appropriate to undertake the process for the three mapping amendment proposals as a single regional amendment to the SJURRP map. The SJURRP amendment area is limited to re-designation of the specifically requested parcels of land within Portugal Cove-St. Philip's to 'Urban Development'; specifically:

1. PCSP Municipal Plan Amendment 5 and Development Regulations Amendment 6, 2018
 - Proposed SJURRP re-designation from "Rural" to "Urban Development" to accommodate the Town's intent to re-designate and re-zone from Rural ("RUR") and Residential ("RES") to Traditional Community ("TC") to reflect the appropriate boundaries of the TC zone.
2. PCSP Municipal Plan Amendment 6 and Development Regulations Amendment 7, 2018
 - Proposed SJURRP re-designation from "Rural" to "Urban Development" to accommodate the Town's intent to re-designate and re-zone lands from Agriculture ("AG") to RES, to accommodate a residential subdivision comprised of two cul-de-sac streets with access from Witch Hazel Road.
3. PCSP Municipal Plan Amendment 7 and Development Regulations Amendment 8, 2018
 - Proposed SJURRP re-designation from "Rural" to "Urban Development" to accommodate the Town's intent to re-designate and re-zone from AG to Residential (Residential Low Density; "RLD") to allow future development of a residential subdivision (at civic #'s 432, 450-452, 460-466, 478C Old Broad Cove Road, and civic #34 Jonathan Heights).

Please note that Council must arrange and pay all costs associated with the proposed SJURRP amendment. Consultation for the proposed SJURRP amendment should be concurrent and referenced with that required for the Town's amendments of its Municipal Plan and Development Regulations.

As provided by the *Act*, the Minister will require that you consult with the public and the other 14 municipalities that are subject to the SJURRP in relation to the proposed amendment.

Upon completion of the consultation process, please provide the Minister with a summary of the consultation along with any representations received by the Town.

Sincerely,



Kim Blanchard, MCIP
Senior Planner

copy: Mayor and Council, Town of Portugal Cove-St. Philip's
Planning consultant: Lydia Lewycky, MCIP, CSLA (EDM)