

The Town of Portugal Cove – St. Philip's
MUNICIPAL PLAN 2014-2024



MUNICIPAL PLAN AMENDMENTS

No. 7, 2018

AMENDMENTS TO:
GENERALIZED FUTURE LAND USE MAP(S)

October 2018

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE - ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT
No. 7, 2018

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove - St. Philip's:

- a) Adopted the Portugal Cove - St. Philip's Municipal Plan Amendment No. 7, 2018 on the ____ day of _____, 2018.
- b) Gave notice of the adoption of the Town of Portugal Cove - St. Philip's Municipal Plan Amendment No. 7, 2018 by advertisement inserted on the _____ day and the ____ day of _____, 2018 in *The Telegram* newspaper.
- c) Set the ____ day of _____, 2018 at ____ p.m. at the Town Hall, Portugal Cove - St. Philip's for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove - St. Philip's approved the Town of Portugal Cove - St. Philip's Municipal Plan Amendment No. 7, 2018 as adopted (or as amended).

SIGNED AND SEALED this ____ day of _____, 2018

Mayor: _____

(Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE - ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT
No. 7, 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 Municipal Plan Amendment No. 7, 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 Municipal Plan Amendment No. 7, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: 
Lydia M. Lewycky, MCIP, CSLA



Town of Portugal Cove – St. Philip’s
Municipal Plan 2014-2024 Amendments
Generalized Future Land Use Map
No. 7, 2018

Background

The Town Council of Portugal Cove - St. Philip’s proposes to amend its Municipal Plan 2014-2024 by changing the land use designation of specific parcels of land. The purpose of the proposed amendment is to allow a potential future development of a residential subdivision. The intent of the proposed amendment is to re-designate properties located at civic #432, #450-452, #460-466, and #478C Old Broad Cove Road and civic #34 Jonathan Heights from Agricultural to Residential on the Generalized Future Land Use Map.

The proposed amendment will adjust the Generalized Future Land Use Map(s) as follows:

- re-designate land currently designated as Agricultural (AG) to Residential (RES)

Municipal Plan Amendment No. 7, 2018

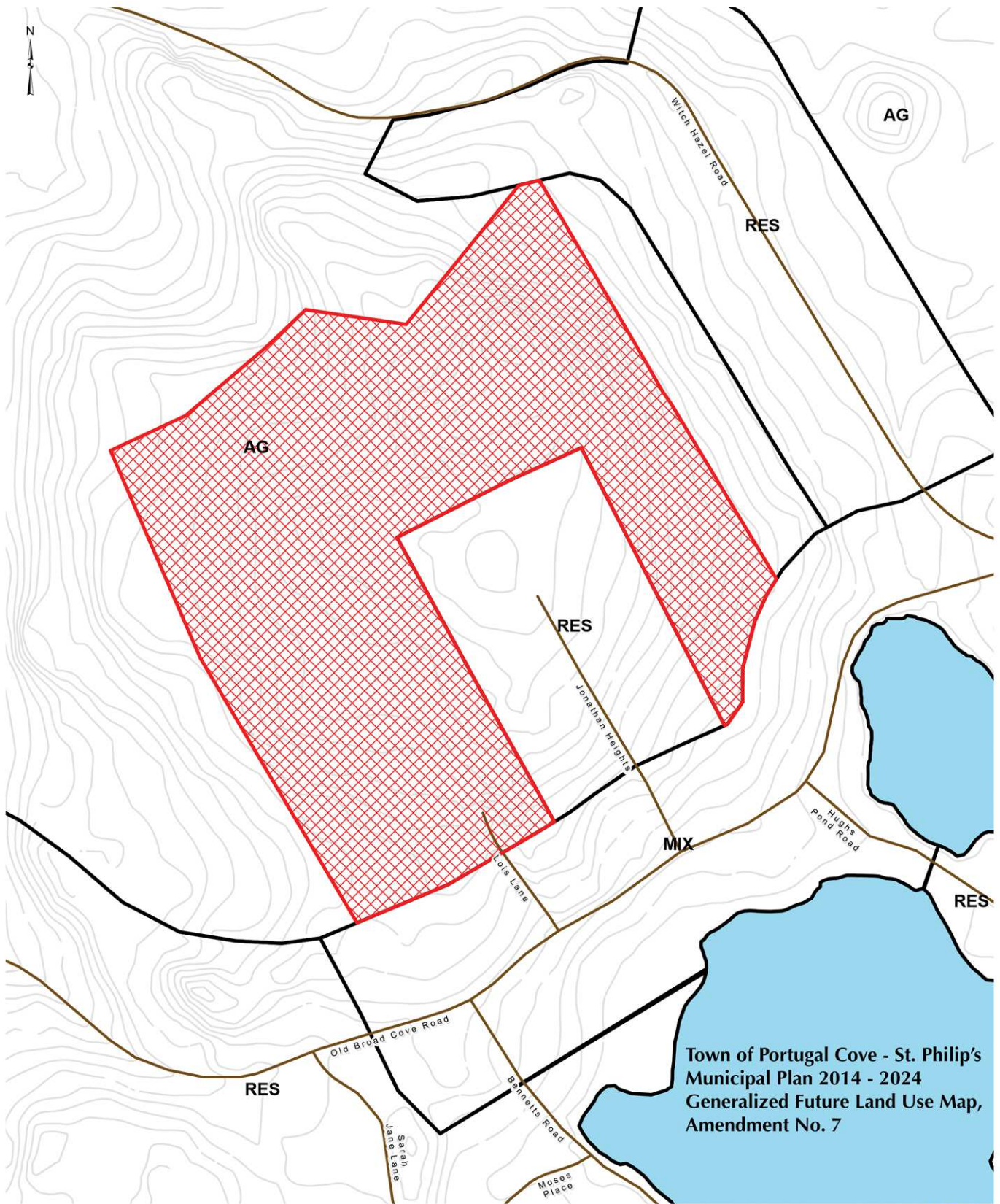
The Town of Portugal Cove - St. Philip’s Municipal Plan 2014-2024 is amended by:

- a) Re-designating the highlighted areas of AG land use to RES land use, as illustrated on the attached section of the Town of Portugal Cove - St. Philip’s Generalized Future Land Use Map.

St. John’s Urban Region Regional Plan, 1976

The proposed Municipal Plan 2014-2024 Amendment No. 7, 2018 requires amendments to the Generalized Future Land Use Map that re-designates land uses.

Currently, the St. John’s Urban Region Regional Plan indicates lands affected by this re-designation are designated Rural. It is determined that an amendment to the St. John’s Urban Region Regional Plan is required in order to bring the proposed Municipal Plan Amendment No. 7, 2018 into conformity with the Regional Plan.



**Town of Portugal Cove - St. Philip's
Municipal Plan 2014 - 2024
Generalized Future Land Use Map,
Amendment No. 7**



Agricultural to Residential

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 7, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



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



**DEVELOPMENT REGULATIONS AMENDMENTS
No. 8, 2018**

**AMENDMENTS TO:
DEVELOPMENT REGULATIONS MAP**

October 2018

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE - ST. PHILIP'S
DEVELOPMENT REGULATIONS
No. 8, 2018

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove - St. Philip's:

- a) Adopted the Portugal Cove - St. Philip's Development Regulations Amendment No. 8, 2018 on the ____ day of _____, 2018.
- b) Gave notice of the adoption of the Town of Portugal Cove - St. Philip's Development Regulations Amendment No. 8, 2018 by advertisement inserted on the ____ day and the ____ day of _____, 2018 in *The Telegram* newspaper.
- c) Set the ____ day of _____, 2018 at ____ p.m. at the Town Hall, Portugal Cove - St. Philip's for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove - St. Philip's approved the Town of Portugal Cove - St. Philip's Development Regulations Amendment No. 8, 2018 as adopted (or as amended).

SIGNED AND SEALED this ____ day of _____, 2018

Mayor: _____

(Council Seal)

Clerk: _____

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

No. 8, 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. 8, 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. 8, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: _____


Lydia M. Lewycky, MCIP, CSLA



Town of Portugal Cove – St. Philip's

Development Regulations 2014-2024

Development Regulations Map

Amendment No. 8, 2018

Background

The Town Council of Portugal Cove - St. Philip's proposes to amend its Development Regulations 2014-2024 by changing the land use zoning of specific parcels of land. The purpose of the proposed amendment is to allow a potential future development of a residential subdivision. The intent of the proposed amendment is to re-zone properties located at civic #432, #450-452, #460-466, and #478C Old Broad Cove Road and civic #34 Jonathan Heights from Agricultural (AG) to Residential Low Density (RLD) on the Development Regulations Map(s).

The proposed amendment will adjust the Development Regulations Map(s) as follows:

- re-zone land currently zoned as Agricultural (AG) to Residential Low Density (RLD)

Development Regulations Amendment No. 8, 2018

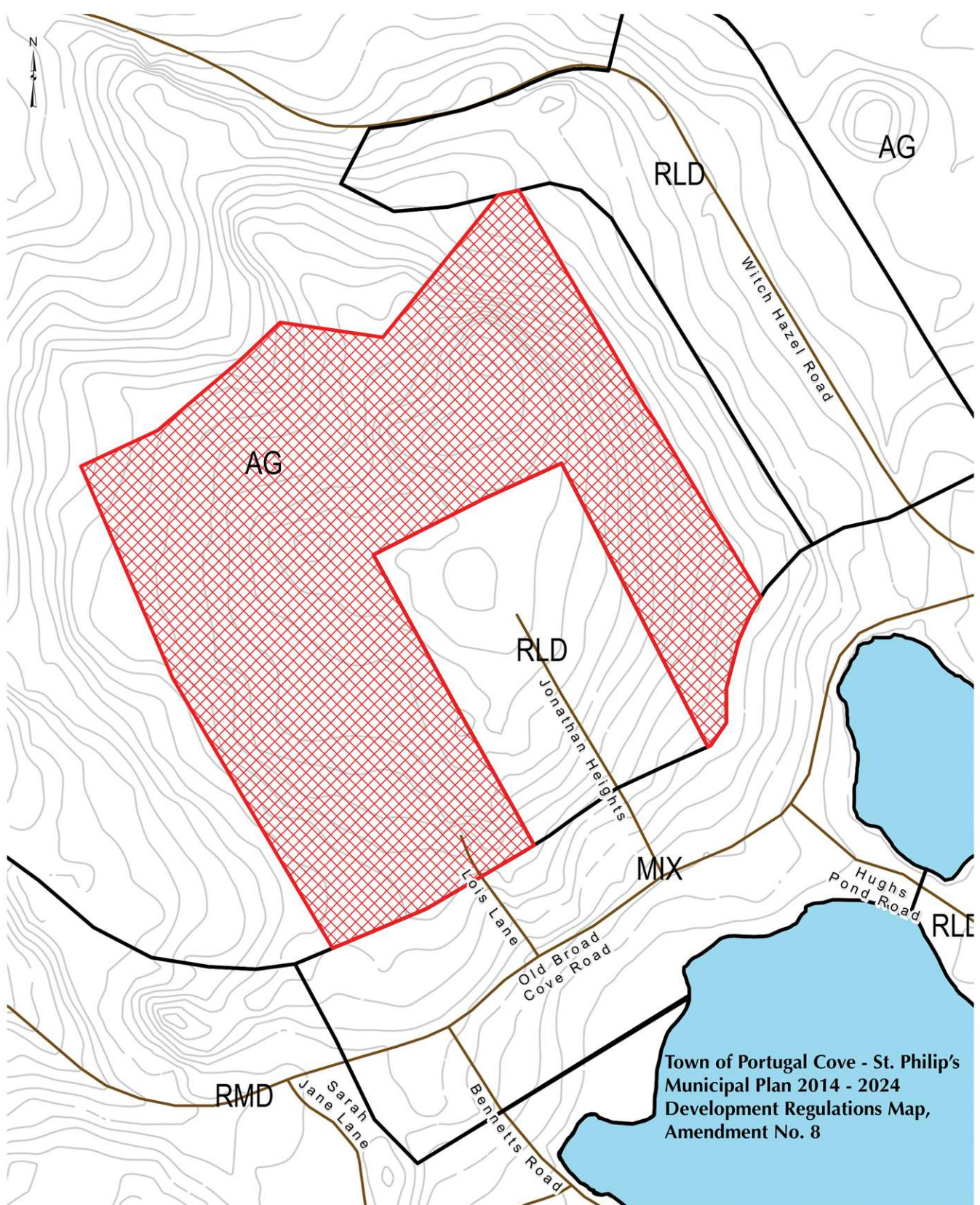
The Town of Portugal Cove - St. Philip's Development Regulations 2014-2024 is amended by:

- a) Re-zoning the highlighted areas of AG land use to RLD land use, as illustrated on the attached section of the Town of Portugal Cove - St. Philip's Development Regulations Map.

St. John's Urban Region Regional Plan, 1976

The proposed Development Regulations 2014-2024 Amendment No. 8, 2018 requires amendments to the Development Regulations Map that re-zones land uses.

Currently, the St. John's Urban Region Regional Plan indicates lands affected by this re-zoning are designated Rural. It is determined that an amendment to the St. John's Urban Region Regional is required in order to bring the proposed Development Regulations Amendment No. 8, 2018 into conformity with the Regional Plan.



Town of Portugal Cove - St. Philip's
Municipal Plan 2014 - 2024
Development Regulations Map,
Amendment No. 8



Agricultural to Residential Low Density

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 8, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

