

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



MUNICIPAL PLAN AMENDMENTS

No. 5, 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. 5, 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. 5, 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. 5, 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*, the Town Council of Portugal Cove-St. Philip's approved the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 5, 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. 5, 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. 5, 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. 5, 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
Municipal Plan 2014-2024 Amendments
Generalized Future Land Use Map
No. 5, 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 on its Generalized Future Land Use Map(s). The intent of the proposed amendment is to allow for the adjustment of land use designation boundaries to reflect the appropriate location of the Traditional Community Zone as recommended by the Town’s Planning and Development Committee. The proposal was reviewed by the Town’s Heritage Advisory Committee who provided additional input and favoured the suggestion that would more accurately represent the traditional community of years past. Town Council reviewed and accepted the recommendations proposed by the Planning and Development Committee on June 12, 2018.

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

- re-designate land currently designated as Residential (RES) to Traditional Community (TC);
- re-designate land currently designated as Rural (RUR) to Traditional Community (TC).

Municipal Plan Amendment No. 5, 2018

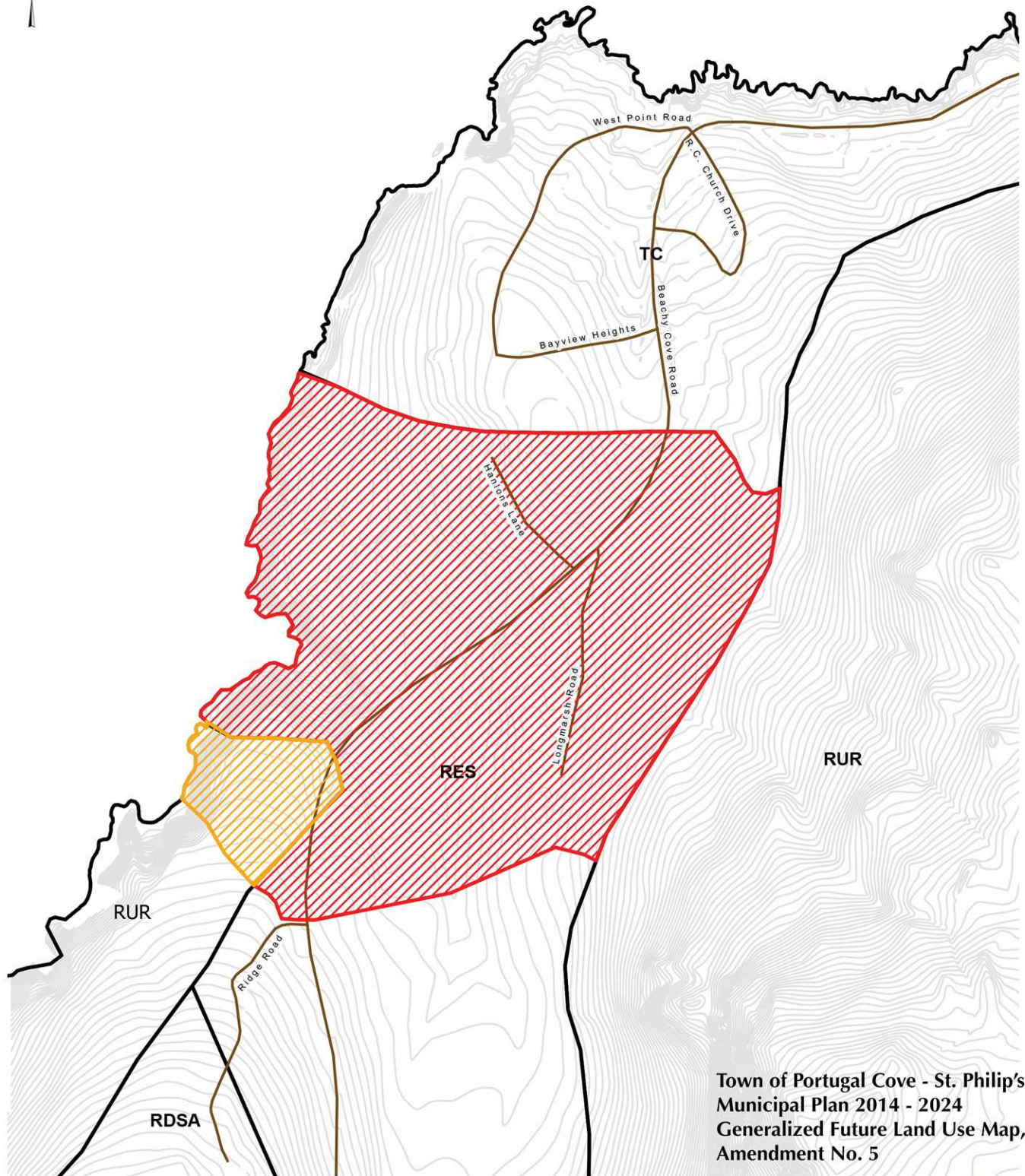
The Town of Portugal Cove - St. Philip’s Municipal Plan 2014-2024 is amended by:

- a) Re-designating the highlighted areas of RES land use to TC land use, as illustrated on the attached section of the Town of Portugal Cove - St. Philip’s Generalized Future Land Use Map;
- b) Re-designating the highlighted areas of RUR land use to TC 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. 5, 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 Urban Development and 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. 5, 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. 5**



Residential to Traditional Community



Rural to Traditional Community

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 5, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Dated at the Town of Portugal Cove - St. Philip's this _____ Day of _____ 2018

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



**DEVELOPMENT REGULATIONS AMENDMENTS
No. 6, 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 AMENDMENT

No. 6, 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. 6, 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. 6, 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. 6, 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. 6, 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. 6, 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. 6, 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. 6, 2018

Background

The Town Council of Portugal Cove - St. Philip's proposes to amend its Development Regulations 2014-2024 by changing the land use zones of specific parcels of land on its Development Regulations Map(s). The intent of the proposed amendment is to allow for the adjustment of the land use zone boundaries to reflect the appropriate location of the Traditional Community Zone as recommended by the Town's Planning and Development Committee. The proposal was reviewed by the Town's Heritage Advisory Committee who provided additional input and favoured the suggestion that would more accurately represent the traditional community of years past. Town Council reviewed and accepted the recommendations proposed by the Planning and Development Committee on June 12, 2018.

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

- re-zone land currently zoned as Residential Medium Density (RMD) to Traditional Community (TC);
- re-zone land currently zoned as Rural (RUR) to Traditional Community (TC)

Development Regulations Amendment No. 6, 2018

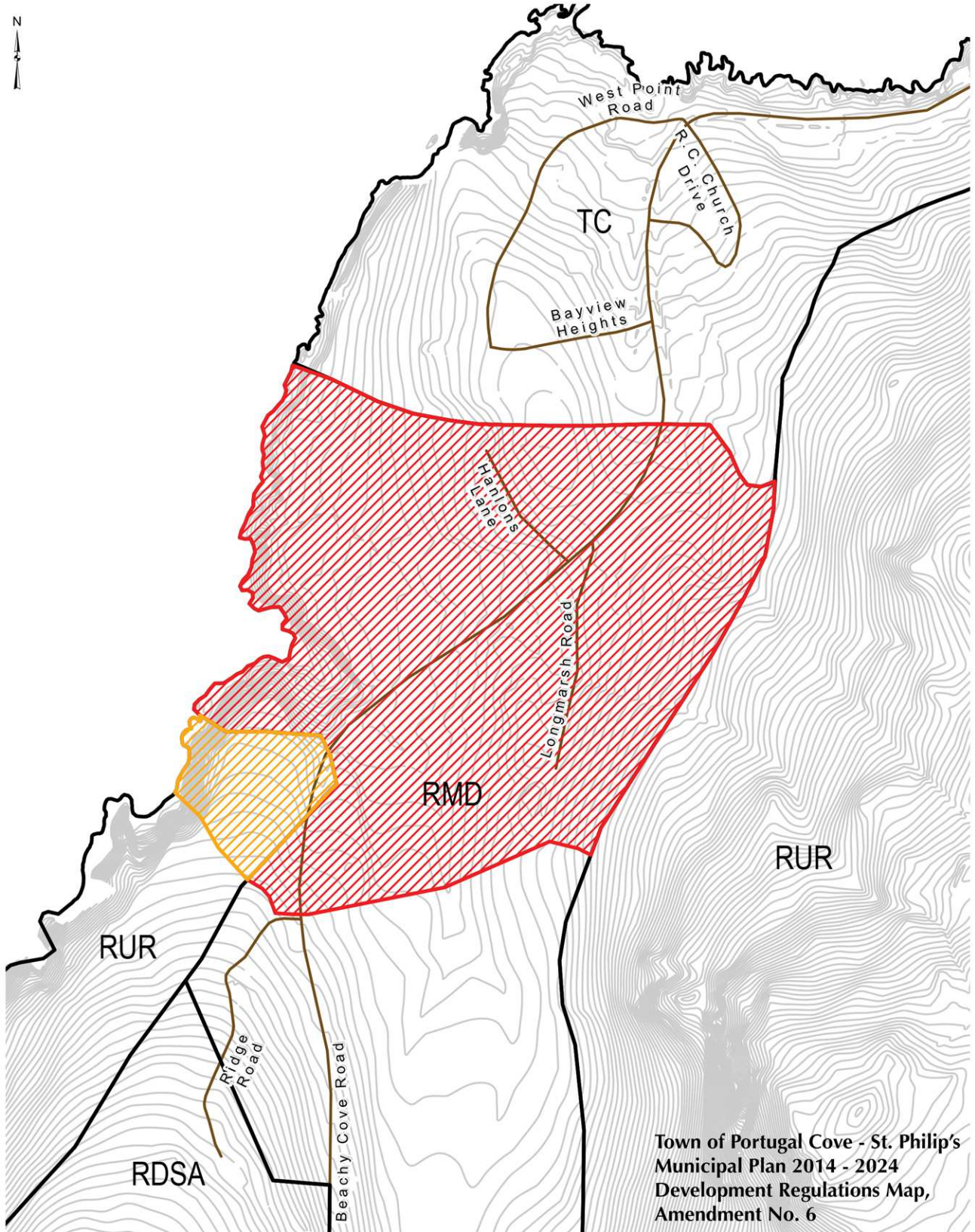
The Town of Portugal Cove - St. Philip's Development Regulations 2014-2024 is amended by:

- a) Re-zoning the highlighted areas of the RMD zone to TC zone, as illustrated on the attached section of the Town of Portugal Cove - St. Philip's Development Regulations Map;
- b) Re-zoning the highlighted areas of the RUR zone to TC zone, 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. 6, 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 Urban Development and Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to bring the proposed Development Regulations Amendment No. 6, 2018 into conformity with the Regional Plan.



**Town of Portugal Cove - St. Philip's
Municipal Plan 2014 - 2024
Development Regulations Map,
Amendment No. 6**



Residential Medium Density to
Traditional Community



Rural to Traditional Community

I certify that the attached Town of Portugal Cove-St. Philip's
Development Regulations Amendment No. 6, 2018, has been
prepared in accordance with the requirements of the *Urban
and Rural Planning Act, 2000*.



Dated at the Town of Portugal Cove - St. Philip's this _____ Day of _____ 2018