

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



**MUNICIPAL PLAN AMENDMENTS**  
**No. 6, 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. 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 Municipal Plan Amendment No. 6, 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. 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 Municipal Plan 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**  
**MUNICIPAL PLAN 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 Municipal Plan 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 Municipal Plan 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**  
**Municipal Plan 2014-2024 Amendments**  
**Generalized Future Land Use Map(s)**  
**No. 6, 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 comprised of two cul-de-sac streets with access from Witch Hazel Road. The intent of the proposed amendment is to re-designate the rear portion of properties located at civic #256 and civic #270-282 Witch Hazel Road on the Generalized Future Land Use Map(s).

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. 6, 2018**

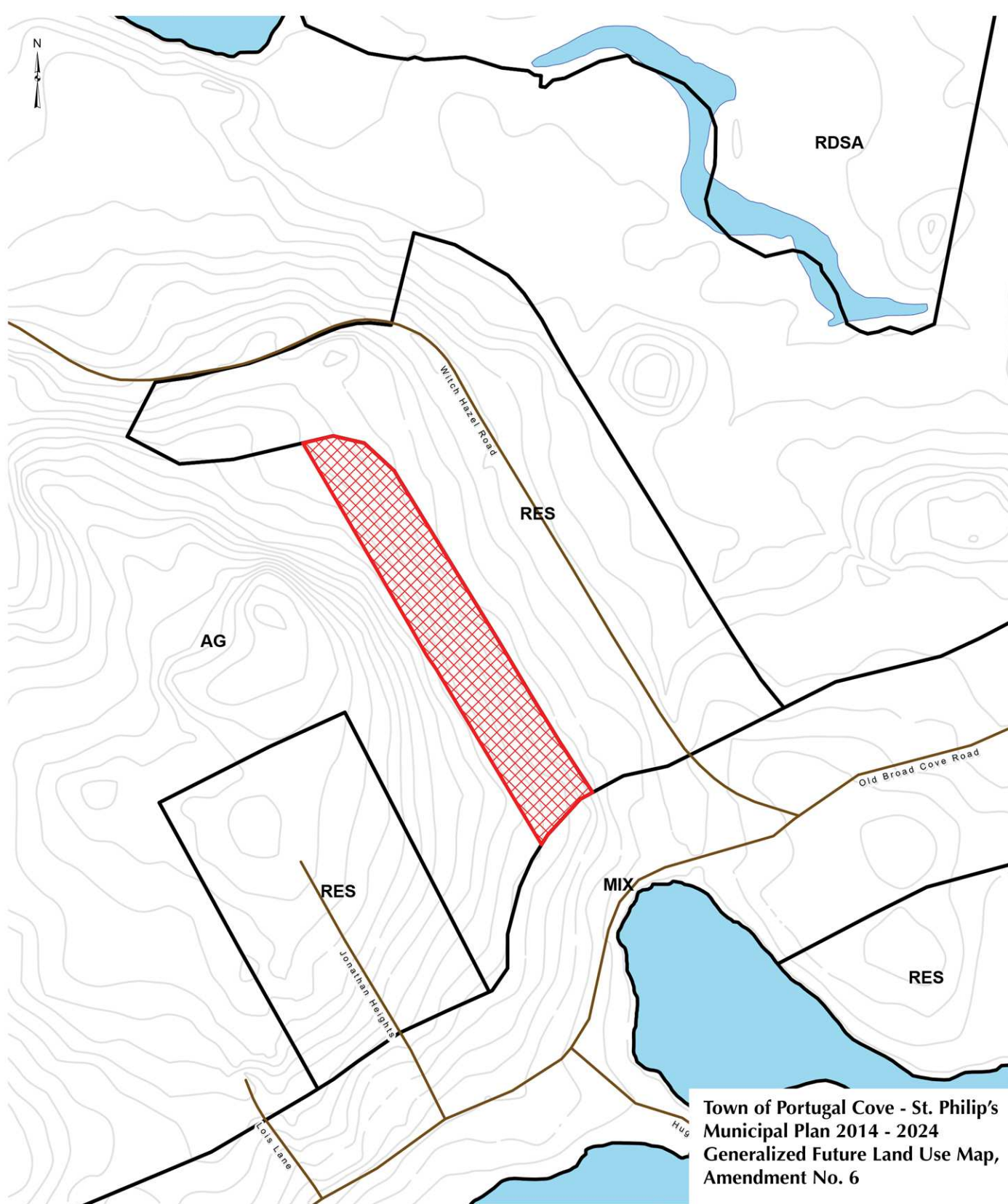
The Town of Portugal Cove - St. Philip's Municipal Plan 2014-2024 is amended by:

- 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. 6, 2018 requires amendments to the Generalized Future Land Use Map that re-designates land uses.

Currently, the St. John's Urban Region Regional Plan Map 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. 6, 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. 6**



Agricultural to Residential

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 6, 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. 7, 2018**

**AMENDMENTS TO:  
DEVELOPMENT REGULATIONS MAP  
SCHEDULE C – USE ZONE TABLES**

**October 2018**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF PORTUGAL COVE - ST. PHILIP'S**  
**DEVELOPMENT REGULATIONS**  
**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 Development Regulations Amendment No. 7, 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. 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 Development Regulations 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**  
**DEVELOPMENT REGULATIONS 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 Development Regulations 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 Development Regulations 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**  
**Development Regulations 2014-2024 Amendments**  
**Development Regulations Map**  
**Amendment No. 7, 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 comprised of two cul-de-sac streets with access from Witch Hazel Road. The intent of the proposed amendment is to re-zone the rear portion of properties located at civic #256 and civic #270-282 Witch Hazel Road 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. 7, 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. 7, 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-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 Development Regulations Amendment No. 7, 2018 into conformity with the Regional Plan.

**Town of Portugal Cove - St. Philip's**  
**Development Regulations 2014-2024**  
**Schedule C – Use Zone Tables**  
**Amendment No. 7, 2018**

**Background**

Town Council wishes to amend the Town of Portugal Cove - St. Philip's Development Regulations 2014-2024, Schedule C – Use Zone Tables. Town Council wishes to amend Residential Low Density (RLD) to alleviate apparent inconsistencies in the current RLD standards associated with development on new streets.

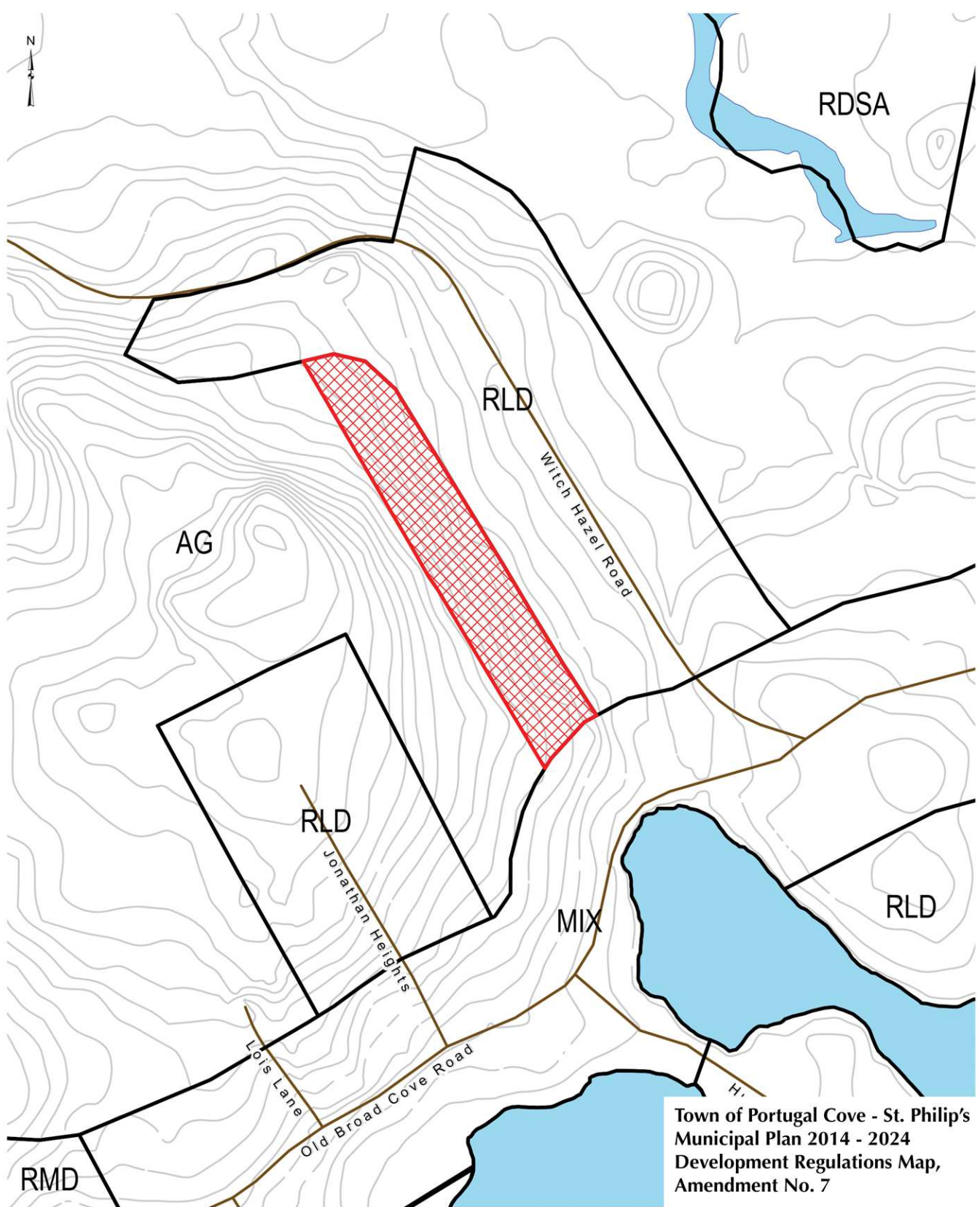
**Development Regulations Amendment No. 7, 2018**

The Town of Portugal Cove - St. Philip's Development Regulations 2014-2024, Schedule C – Use Zone Tables, Residential Low Density (RLD) is amended by:

Under RLD Semi-Serviced Lots:

- i) Under Single Dwellings, deleting Min. Frontage (m) 30 and replacing it with 23 as illustrated in red in the following chart titled RLD Semi-Serviced Lots;
- ii) Deleting in its entirety, the column titled New Streets as illustrated in red in the following chart titled RLD Semi-Serviced Lots.

<b>RLD Semi-Serviced Lots (municipal water and on-site sewer OR municipal sewer and on-site water)</b>			
<b>STANDARDS</b>	<b>Single Dwellings</b>		
	<b>Existing Streets</b>	<b>New Streets</b>	<b>Pond Frontage</b>
<b>Min. Lot Area (m<sup>2</sup>)</b>	1,860	3,000	8,000
<b>Min. Floor Area (m<sup>2</sup>)</b>	80	80	80
<b>Min. Frontage (m)</b>	30- 23	30	30
<b>Min. Pond Frontage</b>			30
<b>Min. Front Yard (m)</b>	9	9	9
<b>Max. Front Yard (m)</b>	32	32	See General Provision 10
<b>Min. Side Yard (m)</b>	3	3	6
<b>Min. Rear Yard (m)</b>	9	9	9
<b>Max. Lot Coverage (%)</b>	25	25	25
<b>Max. Height (m)</b>	10	10	10



Town of Portugal Cove - St. Philip's  
Municipal Plan 2014 - 2024  
Development Regulations Map,  
Amendment No. 7



Agricultural to Residential Low Density

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

