



## **PUBLIC CONSULTATION**

### **MUNICIPAL PLAN AMENDMENT No. 11, 2020, DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2020, 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 Amendment No. 11, 2020 and Development Regulations Amendment No. 16, 2020.

The purpose of these amendments is to re-designate and rezone an area of land between Old Broad Cove Road, Portugal Cove Road and Round Pond Road to create the Old Broad Cove Road East Residential Development Scheme Area.

The Minister of Environment, Climate Change and Municipalities 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 and Protected Watershed, and Protected Watershed to Urban Development.

Council encourages residents to view the draft Portugal Cove-St. Philip's Municipal Plan Amendment No. 11, 2020 and Development Regulations Amendment No. 16, 2020, which shall be on display from January 30, 2021 to February 23, 2021 on the Town's website at [www.pcsp.ca](http://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., Tuesday, February 23, 2021.

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

Planning and Development Department  
Town of Portugal Cove-St. Philip's  
1119 Thorburn Road  
Portugal Cove-St. Philip's, NL A1M 1T6  
Tel: 895-8000 Fax: 895-3780  
E-mail: [planning@pcsp.ca](mailto:planning@pcsp.ca)

**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN 2014 - 2024**



**MUNICIPAL PLAN AMENDMENT No. 11, 2020**

**Amendment to Plan Policy RDSA-4**  
**“Agriculture” to “Residential Development Scheme Area”**  
**“Agriculture” to “Residential”**  
**“Agriculture” to “Mixed Use”**  
**“Residential” to “Mixed Use”**  
**“Agriculture” to “Protected Watershed”, and**  
**“Protected Watershed” to “Residential Development Scheme**  
**Area”**

**Old Broad Cove Road East**

**MARCH 2020**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 11, 2020**

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

a) Adopted the Portugal Cove-St. Philip's Municipal Plan Amendment No. 11, 2020, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 11, 2020, by advertisement inserted on the \_\_\_\_<sup>th</sup> day and the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020 in *The Telegram* newspaper.

c) Set the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020 at 7:00 p.m. at the Town Office, 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. 11, 2020, as adopted (or as amended).

SIGNED AND SEALED this \_\_\_\_ day of \_\_\_\_\_, 2020

**Mayor:** \_\_\_\_\_ (Council Seal)

**Clerk:** \_\_\_\_\_

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO ADOPT**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 11, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 11, 2020.

Adopted by the Town Council of Portugal Cove-St. Philip's on the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**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. 11, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.





## TOWN OF PORTUGAL COVE-ST. PHILIP'S MUNICIPAL PLAN AMENDMENT No. 11, 2020

### BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan. The Report of the St. John's Urban Region (Agriculture) Development Area Review Commission was adopted by Government on June 7, 2013. For the Town of Portugal Cove-St. Philip's, the Review Commission recommended six (6) areas for deletion of lands from St. John's Urban Region (Agriculture) Development Area. In total, approximately 450 hectares (1100 acres) were deleted in the Town of Portugal Cove-St. Philip's.

Recommendation No. 5 of the Report recommended *"the deletion of all those lands, measuring approximately 808 acres (327 ha), currently within the Agricultural Zone west of Portugal Cove Road, between Old Broad Cove Road, Beachy Cove Road, Beachy Cove Brook and Pond and Neary's Pond Road and Round Pond Road."*

This Amendment proposes to amend Plan Policy RDSA-4 by adding a new Development Scheme Area #11, "Old Broad Cove Road East". The Amendment will also re-designate six areas on the Generalized Future Land Use Map:

1. Approximately 193 acres (78 ha) of land located within the area of Recommendation No. 5 is to be re-designated from **Agriculture** to **Residential Development Scheme Area** to establish the Old Broad Cove Road East Residential Development Scheme Area on the Generalized Future Land Use Map.
2. Over time, non-conforming residential development has occurred on the west side of Maggie's Place and at the end of Druken's Lane. Along with a small area of private land north of Murray's Garden Centre, this Amendment will re-designate these three areas from **Agriculture** to **Residential**.
3. Two small areas of land off Old Broad Cove Road, containing existing non-conforming development, will be re-designated from **Agriculture** to **Mixed Use** to allow existing development to conform.
4. Two small areas of Old Broad Cove Road along with land associated with Murray's Garden Centre, located on the west side of Portugal Cove Road, is designated as Residential. To allow more flexibility with future land uses, this land is proposed to be re-designated from **Residential** to **Mixed Use**.

5. In consultation with the City of St. John's, and containing new mapping information for the Windsor Lake watershed boundary, a small area of land will be re-designated from **Agriculture** to **Protected Watershed**.
6. In keeping with proposed change #5 above, two small areas will be redesignated from **Protected Watershed** to **Residential Development Scheme Area**.

### **St. John's Urban Region Regional Plan**

The proposed Municipal Plan Amendment No. 11, 2020 consists of text and map changes to the 2014-2024 Municipal Plan and is contrary to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is required in order to bring the proposed Municipal Plan Amendment No. 11, 2020, into conformity with the Regional Plan.

### **MUNICIPAL PLAN AMENDMENT No. 11, 2020**

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

**A) Adding** the following to **Plan Policy RDSA-4** as shown below:

Council shall require development schemes for the following sites within Portugal Cove-St. Philip's, as indicated on the Generalized Future Land Use Map:

- Anglican Cemetery Road
- Farm Road/Churchills Road
- Carew Drive/Old Cart Road
- Neary's Pond/Western Round Pond
- Old Broad Cove Road West
- Mitchell's Pond/Hugh's Pond
- Thorburn Road/Skinner's Road
- St. Thomas Line
- Tucker's Hill
- Voisey's Brook Park
- **Old Broad Cove Road East**

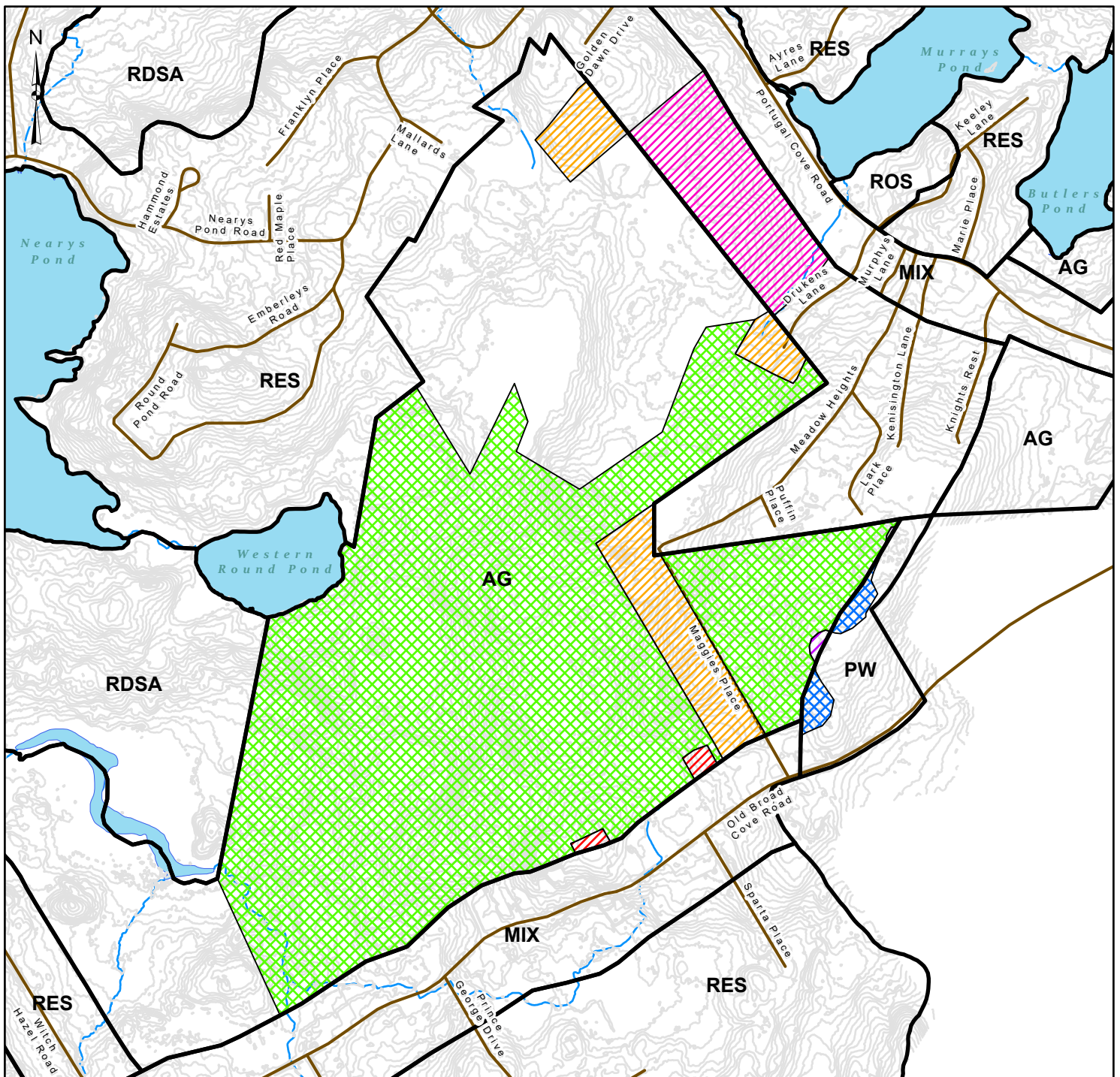
**B) Adding** a new Development Scheme Area #11 to Plan **Policy RDSA-4** as shown below:

#### ***Development Scheme Area #11: Old Broad Cove Road East***

- ***Road linkages with Portugal Cove Road, Old Broad Cove Road, Neary's Pond Road, Maggies Place, Meadow Heights, Druken Lane and Golden Dawn Drive;***
- ***Site design that is sensitive to and preserves wetlands;***
- ***Appropriate transition between existing residential and agriculture uses to new residential development; and***
- ***Diverse development offering a range of housing options for moderate income households, support "age in place" objectives, and multi-***

*generational households with varied needs.*

- C) Re-Designating** land from “**Agriculture**” to “**Residential Development Scheme Area**”;
- D) Re-Designating** land from “**Agriculture**” to “**Residential**”;
- E) Re-Designating** land from “**Agriculture**” to “**Mixed Use**”;
- F) Re-Designating** land from “**Residential**” to “**Mixed Use**”;
- G) Re-Designating** land from “**Agriculture**” to “**Protected Watershed**”; and
- H) Re-Designating** land from “**Protected Watershed**” to “**Residential Development Scheme Area**” as shown on the attached copy of the Town of Portugal Cove-St. Philip’s Generalized Future Land Use Map 1.



# Town of Portugal Cove-St. Philip's Municipal Plan

Dated at Portugal Cove-St. Philip's







This \_\_\_\_ day of \_\_\_\_\_, 2020.

## Generalized Future Land Use Map

Amendment No. 11, 2020

Mayor

Town Clerk

-  Agriculture to Mixed Use
-  Residential to Mixed Use
-  Agriculture to Residential
-  Agriculture to Protected Watershed
-  Agriculture to Residential Development Scheme Area
-  Protected Watershed to Residential Development Scheme Area

I CERTIFY THAT THE MUNICIPAL PLAN AMENDMENT  
HAS BEEN PREPARED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE URBAN AND RURAL  
PLANNING ACT, 2000.

, MCIP

**TOWN OF PORTUGAL COVE-ST. PHILIP'S  
MUNICIPAL PLAN 2014 - 2024**



**DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2020**

**Amendment to the Residential Development Scheme Area  
Land Use Zone Table, Schedule C**

**“Agriculture” to “Residential Development Scheme Area”**

**“Agriculture” to “Residential Medium Density”**

**“Agriculture” to “Mixed Use”**

**“Residential Medium Density” to “Mixed Use”**

**“Agriculture” to “Protected Watershed”, and**

**“Protected Watershed” to “Residential Development Scheme  
Area”**

**Old Broad Cove Road East**

**MARCH 2020**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2020**

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

- a) Adopted the Portugal Cove-St. Philip's Development Regulations Amendment No. 16, 2020, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.
  
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 16, 2020, by advertisement inserted on the \_\_\_\_\_<sup>th</sup> day and the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020 in *The Telegram* newspaper.
  
- c) Set the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020 at 7:00 p.m. at the Town Office, 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 Development Regulations Amendment No. 16, 2020, as adopted (or as amended).

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_, 2020

**Mayor:** \_\_\_\_\_ (Council Seal)

**Clerk:** \_\_\_\_\_

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF PORTUGAL COVE-ST. PHILIP'S  
DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 16, 2020.

Adopted by the Town Council of Portugal Cove-St. Philip's on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**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. 16, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# TOWN OF PORTUGAL COVE-ST. PHILIP'S

## DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2020

### BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Report of the St. John's Urban Region (Agriculture) Development Area Review Commission was adopted by Government on June 7, 2013. For the Town of Portugal Cove-St. Philip's, the Review Commission recommended six (6) areas for deletion of lands from St. John's Urban Region (Agriculture) Development Area. In total, approximately 450 hectares (1,100 acres) were deleted in the Town of Portugal Cove-St. Philip's.

Recommendation No. 5 of the Report recommended *"the deletion of all those lands, measuring approximately 808 acres (327 ha), currently within the Agricultural Zone west of Portugal Cove Road, between Old Broad Cove Road, Beachy Cove Road, Beachy Cove Brook and Pond and Neary's Pond Road and Round Pond Road."*

This Amendment proposes to amend the Residential Development Scheme Area Land Use Zone Table, Schedule C, Condition 1(b), by adding a new Development Scheme Area #11, "Old Broad Cove Road East". The Amendment will also re-zone six areas on the Development Regulations Map:

1. Approximately 193 acres (78ha) of land located within the area of Recommendation No. 5 is to be re-zoned from **Agriculture** to **Residential Development Scheme Area** to establish the Old Broad Cove Road East Residential Development Scheme Area on the Development Regulations Map.
2. Over time, non-conforming residential development has occurred on the west side of Maggie's Place and at the end of Druken's Lane. Along with a small area of private land north of Murray's Garden Centre, this Amendment will re-zone these three areas from **Agriculture** to **Residential Medium Density**.
3. Two small areas of land off Old Broad Cove Road, containing existing non-conforming development, will be re-zone from **Agriculture** to **Mixed Use** to allow existing development to conform.
4. Two small areas of Old Broad Cove Road along with land associated with Murray's Garden Centre, located on the west side of Portugal Cove Road, is zoned as



Residential Medium Density. To allow more flexibility with future land uses, this land is proposed to be re-designated from **Residential Medium Density** to **Mixed Use**.

5. In consultation with the City of St. John's, and containing new mapping information for the Windsor Lake watershed boundary, a small area of land will be re-zoned from **Agriculture** to **Protected Watershed**.
6. In keeping with proposed change #5 above, two small areas will be re-zoned from **Protected Watershed** to **Residential Development Scheme Area**.

### **St. John's Urban Region Regional Plan**

The proposed Development Regulations Amendment No. 16, 2020 consists of text and map changes to the 2014-2024 Development Regulations and is contrary to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is required in order to bring the proposed Development Regulations Amendment No. 16, 2020, into conformity with the Regional Plan.

### **DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2020**

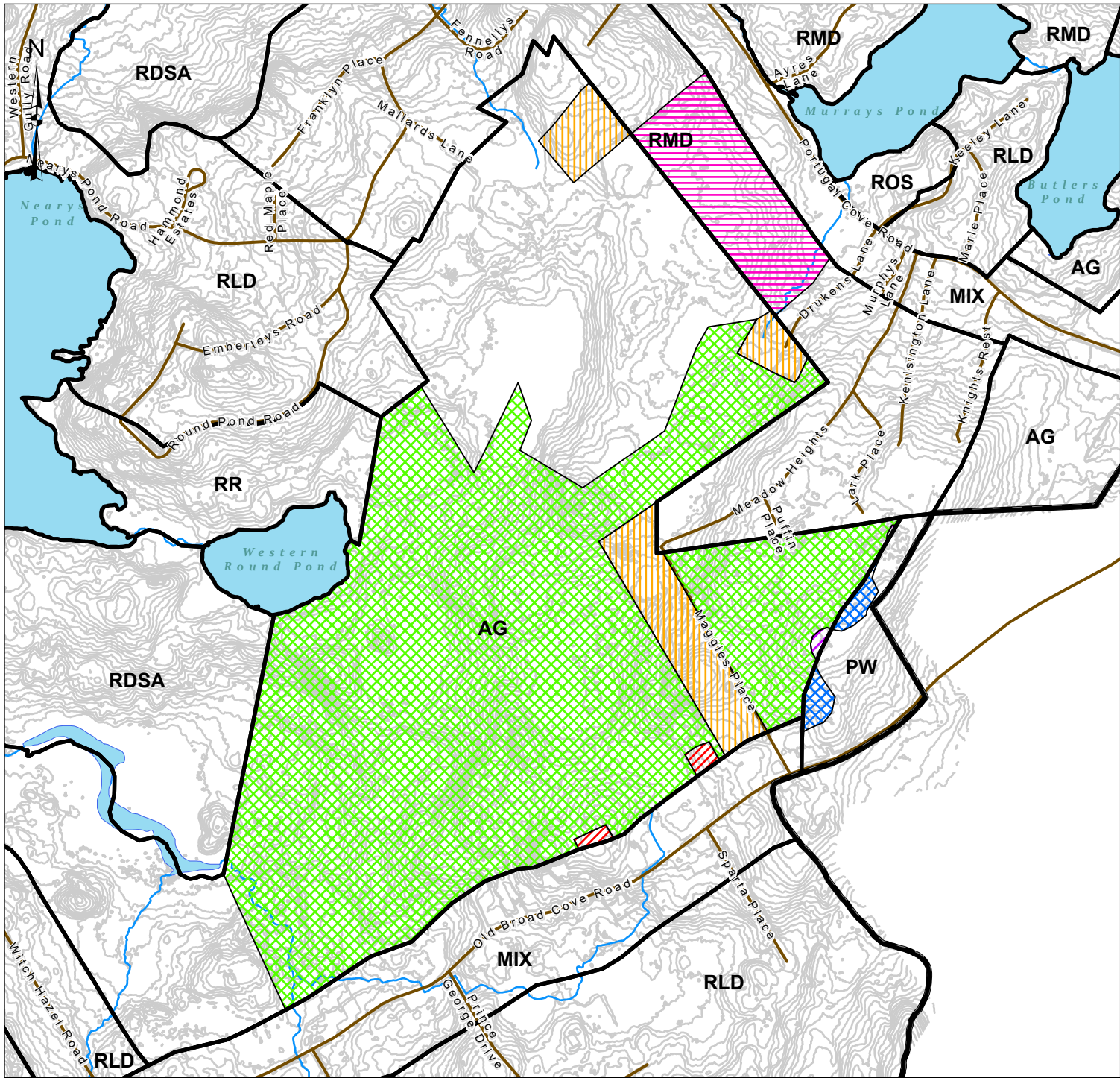
The Town of Portugal Cove-St. Philip's Development Regulations is amended by:

- A) Adding** the following to the **Residential Development Scheme Area Land Use Zone Table, Condition # 1 (B) (Development Scheme and Rezoning Required Prior to Development), Schedule C**, as shown below:

The intended use of each of the affected Areas, as outlined in the Portugal Cove-St. Philip's Municipal Plan, is as follows:

RDSA#	Location	Intended Zone
RDSA1	Anglican Cemetery Road	RMD
RDSA2	Farm Road/Churchill's Road	RMD/RLD
RDSA3	Carew Drive/Old Cart Road	RMD/RLD
RDSA4	Neary's Pond/Western Round Pond	RR
RDSA5	Old Broad Cove Road West	RMD
RDSA6	Mitchell's Pond/Hugh's Pond	RLD/RR
RDSA7	Thorburn Road/Skinner's Road	RMD
RDSA8	St. Thomas Line	RMD
RDSA9	Tucker's Hill	RMD/RLD/TC
RDSA10	Voisey's Brook Park	MIX/RMD/RLD
<b>RDSA11</b>	<b>Old Broad Cove Road East</b>	<b>RMD</b>

- B) *Changing* land from “Agriculture (AG)” to “Residential Development Scheme Area (RDSA)”;**
- C) *Changing* land from “Agriculture (AG)” to “Residential Medium Density (RMD)”;**
- D) *Changing* land from “Agriculture (AG)” to “Mixed Use (MIX)”;**
- E) *Changing* land from “Residential Medium Density (RMD)” to “Mixed Use (MIX)”;**
- F) *Changing* land from “Agriculture (AG)” to “Protected Watershed (PW)”;** and
- G) *Changing* land from “Protected Watershed” to “Residential Development Scheme Area (RDSA)” as shown on the attached copy of the Town of Portugal Cove-St. Philip’s Development Regulations Map.**



# Town of Portugal Cove-St. Philip's Development Regulations

Dated at Portugal Cove-St. Philip's







This \_\_\_\_ day of \_\_\_\_\_, 2020.

## Development Regulations Map

Amendment No. 16, 2020

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

-  Agriculture to Mixed Use
-  Agriculture to Protected Watershed
-  Agriculture to Residential Development Scheme Area
-  Agriculture to Residential Medium Density
-  Protected Watershed to Residential Development Scheme Area
-  Residential Medium Density to Mixed Use

I CERTIFY THAT THE DEVELOPMENT REGULATIONS  
AMENDMENT HAS BEEN PREPARED IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE URBAN AND  
RURAL PLANNING ACT, 2000.

\_\_\_\_\_  
, MCIP