



**Portugal Cove
St. Philip's**

**PUBLIC CONSULTATION
DEVELOPMENT REGULATIONS AMENDMENT
No. 18, 2021**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 18, 2021.

The purpose of Development Regulations Amendment No. 18, 2021 is to add development standards to the Residential Medium Density (RMD), Residential Low Density (RLD), Residential Rural (RR), Traditional Community (TC) and Mixed Use (MIX) Land Use Zones listing standards for non-residential discretionary uses.

Council encourages residents to view the Portugal Cove-St. Philip's Development Regulations Amendment No. 18, 2021, which shall be on display from May 29 to June 11, 2021 on the Town's website at www.pcsp.ca. The public can provide submissions on the proposed amendment to the Town Office in writing before Council considers proceeding with adoption.

The deadline for written comments shall be 4:00 pm., June 11, 2021.

For more information, please contact the Town Office.

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

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



DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2021

**Amendment To
Residential Medium Density (RMD), Residential Low Density
(RLD), Residential Rural (RR), Traditional Community (TC)
and Mixed Use (MIX) Land Use Zones, Schedule C**

MARCH 2021

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2021**

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. 18, 2021.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ___th day of ___, 2021.

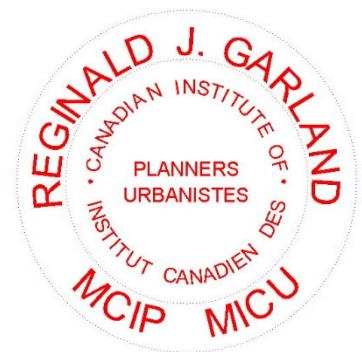
Signed and sealed this _____ day of _____, 2021.

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. 18, 2021, 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. 18, 2021

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Residential Medium Density (RMD), Residential Low Density (RLD), Residential Rural (RR), Traditional Community (TC) and Mixed Use (MIX) Land Use Zone Tables list standards for residential development. Other non-residential discretionary uses may be permitted. Unfortunately, there are no standards listed for non-residential discretionary uses.

The purpose of this amendment is to add development standards to the Residential Medium Density (RMD), Residential Low Density (RLD), Residential Rural (RR), Traditional Community (TC) and Mixed Use (MIX) Land Use Zones listing standards for non-residential discretionary uses.

PUBLIC CONSULTATION

St. John's Urban Region Regional Plan

The proposed Development Regulations Amendment No. 18, 2021 consists of text changes to 2014-2024 Development Regulations and conforms to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is not required.

DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2021

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

- A) **Adding** a column for *Non-Residential Building* to all Development Standards tables in the Residential Medium Density (RMD) Land Use Zone Table, Schedule C, as shown below:

RMD DEVELOPMENT STANDARDS

| RMD Fully-Serviced Lots (municipal water & municipal sewer) | | | | | | | | | |
|--|------------------|------------------------------------|--------------------|--------------|---------------------|----------|------------|-----------|---------------------------------|
| STANDARDS | Single Dwellings | | Multiple Dwellings | | Apartment Buildings | | | | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | Row Dwelling | One Bdrm | Two Bdrm | Three Bdrm | Four Bdrm | |
| Min. Lot Area (m ²) | 470 | 3,000 | 390* | 350* | 200* | 200* | 250* | 300* | 500 |
| Min. Floor Area (m ²) | 80 | 80 | 80* | 65* | 40* | 40* | 50* | 60* | 80 |
| Min. Frontage (m) | 15 | 30 | 13* | 12* | 36 | | | | 15 |
| Min. Pond Frontage (m) | | 30 | | | | | | | |
| Min. Front Yard (m) | 6 | 6 | 6 | 6 | 8 | | | | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 | 32 | | | | 32 |
| Min. Side Yard (m) | 2.5 & 1 | 6 | 2.5 | 2.5 | 5 | | | | 5 |
| Min. Distance Between Dwellings (m) | 3.5 | | | | | | | | |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 | 14 | | | | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 | 33 | 33 | | | | 33 |
| Max. Height (m) | 10 | 10 | 10 | 10 | 10 | | | | 10 |

* per unit

| RMD Semi-Serviced Lots (municipal water and on-site sewer) | | | |
|---|-----------------|------------------------------------|---------------------------------|
| STANDARDS | Single Dwelling | | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | |
| Min. Lot Area (m ²) | 1,860 | 3,000 | 1,860 |
| Min. Floor Area (m ²) | 80 | 80 | 80 |
| Min. Frontage (m) | 23 | 30 | 23 |
| Min. Pond Frontage (m) | | 30 | |
| Min. Front Yard (m) | 6 | 9 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | |
| Min. Side Yard (m) | 2.5 | 6 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 |
| Max. Height (m) | 10 | 10 | 10 |

RMD Semi-Serviced Lots

| (on-site water and municipal sewer) | | | |
|--|------------------------|---|---------------------------------|
| STANDARDS | Single Dwelling | | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | |
| Min. Lot Area (m²) | 1,400 | 3,000 | 1400 |
| Min. Floor Area (m²) | 80 | 80 | 80 |
| Min. Frontage (m) | 23 | 30 | 23 |
| Min. Pond Frontage (m) | | 30 | |
| Min. Front Yard (m) | 6 | 9 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 |
| Min. Side Yard (m) | 2.5 | 6 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 |
| Max. Height (m) | 10 | 10 | 10 |

| RMD Un-Serviced Lots (on-site water AND on-site sewer) | | | |
|---|-------------------------|---|---------------------------------|
| STANDARDS | Single Dwellings | | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | |
| Min. Lot Area (m²) | 1,860 | 8,000 | 1860 |
| Min. Floor Area (m²) | 80 | 80 | 80 |
| Min. Frontage (m) | 23 | 30 | 23 |
| Min. Pond Frontage (m) | | 30 | |
| Min. Front Yard (m) | 9 | 9 | 9 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 |
| Min. Side Yard (m) | 3 | 6 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 25 | 25 | 33 |
| Max. Height (m) | 10 | 10 | 10 |

B) *Deleting* Condition 4(b) (Convenience Stores and Take-out Food Services) from the Residential Medium Density (RMD) Land Use Zone, Schedule C, and ***Replacing*** with the following:

4(b) *A freestanding convenience store or take-out food service on a separate lot shall comply with the development standards tables established for non-residential buildings.*

- C) **Adding** a column for *Non-Residential Building* to all Development Standards tables in the Residential Low Density (RLD) Land Use Zone Table, Schedule C, as shown below:

RLD DEVELOPMENT STANDARDS

| RLD Fully-Serviced Lots (municipal water & municipal sewer) | | | | |
|--|------------------|------------------------------------|--------------------|---------------------------------|
| STANDARDS | Single Dwellings | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m ²) | 690 | 3,000 | 1,400* | 690 |
| Min. Floor Area (m ²) | 80 | 80 | 80* | 80 |
| Min. Frontage (m) | 23 | 30 | 23* | 23 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 6 | 9 | 6 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 2.5 | 6 | 3 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 25 | 25 | 25 | 25 |
| Max. Height (m) | 10 | 10 | 10 | 10 |
| * per unit | | | | |

| RLD Semi-Serviced Lots (municipal water and on-site sewer OR municipal sewer and on-site water) | | | |
|--|------------------|------------------------------------|---------------------------------|
| STANDARDS | Single Dwellings | | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | |
| Min. Lot Area (m ²) | 1,860 | 8,000 | 1860 |
| Min. Floor Area (m ²) | 80 | 80 | 80 |
| Min. Frontage (m) | 30 | 30 | 30 |
| Min. Pond Frontage (m) | | 30 | |
| Min. Front Yard (m) | 9 | 9 | 9 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 |
| Min. Side Yard (m) | 3 | 6 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 25 | 25 | 25 |
| Max. Height (m) | 10 | 10 | 10 |

| RLD Un-Serviced Lots (on-site water AND on-site sewer) | | | |
|---|------------------|------------------------------------|---------------------------------|
| STANDARDS | Single Dwellings | | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | |
| Min. Lot Area (m ²) | 1,860 | 8,000 | 1860 |
| Min. Floor Area (m ²) | 80 | 80 | 80 |
| Min. Frontage (m) | 30 | 30 | 30 |
| Min. Pond Frontage (m) | | 30 | |
| Min. Front Yard (m) | 9 | 9 | 9 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 |
| Min. Side Yard (m) | 3 | 6 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 25 | 25 | 25 |
| Max. Height (m) | 10 | 10 | 10 |

D) *Deleting* Condition 5(b) (Convenience Stores and Take-out Food Services) from the Residential Low Density (RLD) Land Use Zone, Schedule C, and ***Replacing*** with the following:

5(b) *A freestanding convenience store or take-out food service on a separate lot shall comply with the development standards tables established for non-residential buildings.*

E) *Adding* a column for *Non-Residential Building* to the Development Standards table in the Residential Rural (RR) Land Use Zone Table, Schedule C, as shown below:

RR DEVELOPMENT STANDARDS

| RR Un-Serviced Lots (on-site water & on-site sewer) | | | |
|--|-----------------|------------------------------------|---------------------------------|
| STANDARDS | Single Dwelling | | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | |
| Min. Lot Area (m ²) | 4,000 | 8,000 | <i>4000</i> |
| Min. Floor Area (m ²) | 80 | 80 | <i>80</i> |
| Min. Frontage (m) | 30 | 30 | <i>30</i> |
| Min. Pond Frontage (m) | | 30 | |
| Min. Front Yard (m) | 9 | 15 | <i>9</i> |
| Max. Front Yard (m) | 32 | See General Provision 10 | <i>32</i> |
| Min. Side Yard (m) | 3 | 6 | <i>5</i> |
| Min. Rear Yard (m) | 15 | 15 | <i>15</i> |
| Max. Lot Coverage (%) | 20 | 20 | <i>20</i> |
| Max. Height (m) | 10 | 10 | <i>10</i> |

F) *Deleting* Condition 5(b) (Convenience Stores and Take-out Food Services) from the Residential Rural (RR) Land Use Zone, Schedule C, and ***Replacing*** with the following:

5(b) *A freestanding convenience store or take-out food service on a separate lot shall comply with the development standards tables established for non-residential buildings.*

- G) **Adding** a column for *Non-Residential Building* to the Development Standards table in the Traditional Community (TC) Land Use Zone Table, Schedule C, as shown below:

TC DEVELOPMENT STANDARDS

| TC Fully-Serviced Lots (municipal water & municipal sewer) | | | | |
|---|-----------------|------------------------------------|--------------------|---------------------------------|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m ²) | 470 | 3,000 | 390* | 500 |
| Min. Floor Area (m ²) | 65 | 65 | 65* | 65 |
| Max. Floor Area (m ²) | see Condition 3 | | | |
| Min. Frontage (m) | 15 | 30 | 20* | 15 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 6 | 6 | 6 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 1 | 6 | 1 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33% | 33 | 33% | 33 |
| Max. Height (m) | 8 | 8 | 8 | 8 |
| * per unit | | | | |

| TC Semi-Serviced Lots (municipal water and on-site sewer) | | | | |
|--|-----------------|------------------------------------|--------------------|---------------------------------|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m ²) | 1,860 | 3,000 | 1,400* | 1860 |
| Min. Floor Area (m ²) | 65 | 65 | 65* | 65 |
| Max. Floor Area (m ²) | see Condition 3 | | | |
| Min. Frontage (m) | 23 | 30 | 23* | 23 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 6 | 9 | 6 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 2.5 | 6 | 2.5 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 | 33 |
| Max. Height (m) | 8 | 8 | 8 | 8 |
| * per unit | | | | |

| TC Semi-Serviced Lots (on-site water and municipal sewer) | | | | |
|--|-----------------|------------------------------------|--------------------|---------------------------------|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m ²) | 1,400 | 3,000 | 1,400* | 1400 |
| Min. Floor Area (m ²) | 65 | 65 | 65* | 65 |
| Max. Floor Area (m ²) | see Condition 3 | | | |
| Min. Frontage (m) | 23 | 30 | 23* | 23 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 6 | 9 | 6 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 2.5 | 6 | 2.5 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 | 33 |
| Max. Height (m) | 8 | 8 | 8 | 8 |
| * per unit | | | | |

| TC Un-Serviced Lots (on-site sewer on-site water) | | | | |
|--|-----------------|------------------------------------|--------------------|---------------------------------|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m ²) | 1,860 | 8,000 | 1,500* | 1860 |
| Min. Floor Area (m ²) | 65 | 65 | 65* | 65 |
| Max. Floor Area (m ²) | see Condition 3 | | | |
| Min. Frontage (m) | 30 | 30 | 30* | 30 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 9 | 9 | 9 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 3 | 6 | 3 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 | 33 |
| Max. Height (m) | 8 | 8 | 8 | 8 |
| * per unit | | | | |

H) Deleting Condition 8(b) (Non-Residential Development) from the Traditional Community (TC) Land Use Zone, Schedule C, and **Replacing** with the following:

8(b) Non-Residential Development shall comply with the development standards tables established for non-residential buildings.

I) Adding a column for *Non-Residential Building* to the Development Standards table in the Mixed Use (MU) Land Use Zone Table, Schedule C, as shown below:

MU DEVELOPMENT STANDARDS

| MIX Fully-Serviced Lots (municipal water & municipal sewer) | | | | |
|--|------------------------|---|---------------------------|--|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m²) | 470 | 3,000 | 390* | 500 |
| Min. Floor Area (m²) | 65 | 65 | 65* | 65 |
| Min. Frontage (m) | 15 | 30 | 20* | 15 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 6 | 9 | 6 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 2.5 & 1 | 6 | 2.5 | 5 |
| Min. Distance Between Dwellings (m) | 3.5 | | | |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 | 33 |
| Max. Height (m) | 10 | 10 | 10 | 10 |
| * per unit | | | | |

| MIX Semi-Serviced Lots (municipal water and on-site sewer) | | | | |
|---|------------------------|---|---------------------------|--|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m²) | 1,860 | 3,000 | 1,400* | 1860 |
| Min. Floor Area (m²) | 65 | 65 | 65* | 65 |
| Min. Frontage (m) | 23 | 30 | 23* | 23 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 6 | 9 | 6 | 8 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 2.5 | 6 | 2.5 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 | 33 |
| Max. Height (m) | 10 | 10 | 10 | 10 |
| * per unit | | | | |

| MIX Semi-Serviced Lots (on-site water and municipal sewer) | | | | |
|---|------------------------|---|---------------------------|--|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m²) | 1,400 | 3,000 | 1,400* | 1400 |
| Min. Floor Area (m²) | 65 | 65 | 65* | 65 |
| Min. Frontage (m) | 23 | 30 | 23* | 23 |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 6 | 9 | 6 | 9 |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | 32 |
| Min. Side Yard (m) | 2.5 | 6 | 2.5 | 5 |
| Min. Rear Yard (m) | 9 | 9 | 9 | 9 |
| Max. Lot Coverage (%) | 33 | 33 | 33 | 33 |
| Max. Height (m) | 10 | 10 | 10 | 10 |
| * per unit | | | | |

| MIX Un-Serviced Lots (on-site water and on-site sewer) | | | | |
|---|------------------------|---|---------------------------|--|
| STANDARDS | Single Dwelling | | Multiple Dwellings | <i>Non-Residential Building</i> |
| | Single Dwelling | Single Dwelling with Pond Frontage | Double Dwelling | |
| Min. Lot Area (m²) | 1,860 | 8,000 | 1,500* | <i>1860</i> |
| Min. Floor Area (m²) | 65 | 65 | 65* | <i>65</i> |
| Min. Frontage (m) | 30 | 30 | 30* | <i>30</i> |
| Min. Pond Frontage (m) | | 30 | | |
| Min. Front Yard (m) | 9 | 9 | 9 | <i>9</i> |
| Max. Front Yard (m) | 32 | See General Provision 10 | 32 | <i>32</i> |
| Min. Side Yard (m) | 3 | 6 | 3 | <i>5</i> |
| Min. Rear Yard (m) | 9 | 9 | 9 | <i>9</i> |
| Max. Lot Coverage (%) | 33 | 33 | 33 | <i>33</i> |
| Max. Height (m) | 10 | 10 | 10 | <i>10</i> |
| * per unit | | | | |

J) *Deleting* Condition 5(b) (Non-Residential Development) from the Mixed Use (MU) Land Use Zone, Schedule C, and ***Replacing*** with the following:

5(b) *Non-Residential Development shall comply with the development standards tables established for non-residential buildings.*