



**PUBLIC CONSULTATION
DEVELOPMENT REGULATIONS AMENDMENT
No. 33, 2024**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 33, 2024.

Development Regulations Amendment No. 33, 2024 proposes to rezone a portion of property at No. 1552A Portugal Cove Road from **Residential Medium Density (RMD)** to **Residential Small Lot (RSL)** to accommodate a potential future extension of the Murrays Pond Estates residential subdivision. This amendment also proposes to include a condition to the Residential Small Lot Land Use Zone requiring stormwater management infrastructure to be engineered to address water quality impacts of development (i.e. contaminants, pollutants), in addition to water quantity control (i.e. zero net-run off).

Council encourages residents to view the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 33, 2024, which shall be on display from January 17 to February 1, 2024, on the Town's website at www.pcsp.ca. The public can provide any comments or concerns 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., Thursday, February 1, 2024.

For more information, please contact the Town Office.

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



**DEVELOPMENT REGULATIONS AMENDMENT No. 33,
2024**

**“Residential Medium Density” (RMD) to
“Residential Small Lot” (RSL)**

Portugal Cove Road

JANUARY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 33, 2024
DEVELOPMENT REGULATIONS, 2014-2024**

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. 33, 2024.

Adopted by the Town Council of Portugal Cove-St. Philip's on the day of, 2024.

Signed and sealed this _____ day of _____ 2024.

Mayor _____

Town Clerk _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 33, 2024, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)

**Town of Portugal Cove-St. Philip's
Development Regulations Amendment No. 33, 2024**

PURPOSE

The Town of Portugal Cove-St. Philip's Development Regulations 2014-2024 came into legal effect on October 17, 2014. The Development Regulations outlines the use of land in the use zones and the Town is divided into use zones which are illustrated on the Land Use Zoning Map.

The Town Council of Portugal Cove-St. Philip's is in receipt of a request to rezone an area of land to accommodate a potential future expansion of a fully-serviced residential subdivision at 1552A Portugal Cove Road with lot sizes less than the current Residential Medium Density (RMD) Land Use Zone minimum lot sizes. It is requested that the zoning on this portion of the property be rezoned to Residential Small Lot (RSL) to accommodate the smaller lots proposed for the residential subdivision.

This amendment also proposes to include a condition within the RSL Land Use Zone requiring stormwater management infrastructure to be engineered to address the water quality impacts of development (i.e. contaminants, pollutants), in addition to water quantity control (i.e. zero net-run off).

After due consideration, the Town Council now wishes to consider amending the land use zone of a portion of the private property situated at 1552A Portugal Cove Road from **Residential Medium Density (RMD)** to **Residential Small Lot (RSL)**.

ST. JOHN'S URBAN REGION REGIONAL PLAN 1976

The St. John's Urban Region Regional Plan has the area of the proposed amendment designated as Urban Development. The Urban Development designation accommodates a range of urban uses including residential and open space uses.

No amendment to the Regional Plan is required.

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

The portion of the property under consideration is designated as Residential in the Town of Portugal Cove-St. Philip's Municipal Plan. The Residential designation allows for a range of residential densities and lot sizes which are further defined by the land use zones of the Town of Portugal Cove-St. Philip's Development Regulations. The RSL use zone is one of these land use zones, as follows:

"3.4.1 Residential

Within the areas designated as residential (RES) on the Generalized Future Land Use Map, areas shall be further categorized into the following zones on the Zoning Map:

Residential Small Lot (RSL); Residential Medium Density (RMD); Residential Low Density (RLD); and Residential Rural (RR). The requirements of each of these zones are outlined in Schedule C of the Development Regulations.”

Therefore, this rezoning request will not require an amendment to the Municipal Plan in order to accommodate the development proposal.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in The Telegram newspaper on 2024, and the edition of the Northeast Avalon Times advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website. Residents were invited to view the documents and maps on the Town's website or at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by the deadline. [Update with results of public consultation]

DEVELOPMENT REGULATIONS AMENDMENT No. 33, 2024

TEXT AMENDMENT

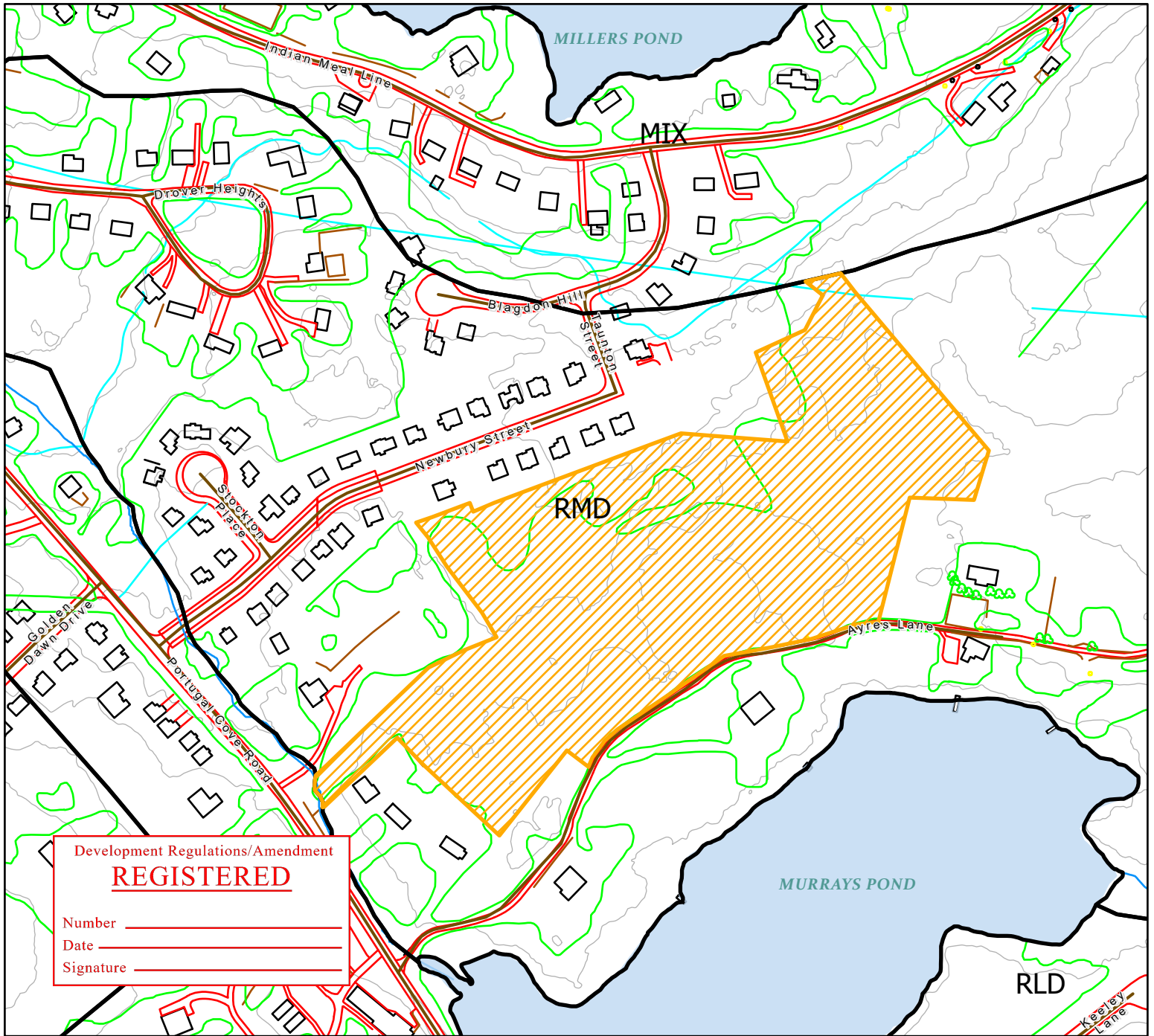
Add the following text to Schedule C: Residential Small Lot:

(12) Stormwater Management

In addition to the requirements outlined in Regulation 67 of these Development Regulations and any other specifications and standards adopted by Council, stormwater management infrastructure for new subdivisions shall be designed by a professional engineer and constructed to address the water quality impacts of development (i.e. contaminants, pollutants), in addition to water quantity control (i.e. zero net-run off).

MAP AMENDMENT

The Development Regulations Map of the Town of Portugal Cove-St. Philip's Development Regulations, 2014-2024 is amended as shown on the following map.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

Dated at Portugal Cove-St. Philip's, Newfoundland and Labrador

MUNICIPAL PLAN 2014-2024


This ____ day of _____, 2024.

DEVELOPMENT REGULATIONS MAP

Mayor

DEVELOPMENT REGULATIONS
AMENDMENT NO. 33, 2023

Clerk

 Area to be rezoned from "Residential Medium Density" to "Residential Small Lot"

Seal



Scale: 1:4,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 33, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.