

Municipal Plan Review & Update

BACKGROUND REPORT



Portugal Gove
St. Philip's



TRACT

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1.0 Introduction

1.1 Geography and History

The Town of Portugal Cove-St. Philip's is one of the most desirable and sought after communities to live in the province. Located on the west side of Conception Bay, its close proximity to the international airport, direct access to the TransCanada Highway, magnificent coastal views, rural setting, and continued improvements to municipal infrastructure (i.e., waste water treatment facility) and amenities (i.e., Voisey's Brook Park) have contributed to an influx of residents to the Town.

In addition to being one of the fastest growing municipalities in the Province, it is also one of the geographically largest. The Town's 8,415 residents (Census 2021) are spread out across a vast municipal territory of 59.7 square kilometers. However, despite its geographic size, only a small portion of the Town's land is suitable for development and it is estimated that approximately only about one-third of the municipal territory is available for development. The land base is characterized by the following attributes:

- Steep slopes throughout the community but particularly the coastline;
- Diverse distribution of ponds, streams and wetlands throughout the community;
- Significant agricultural lands, some of which are protected by the provincial government;
- Provincially designated water supplies;
- Proximity to the St. John's International airport to the east;
- Serviced lands within the central area and adjacent southerly locations and linear patterns of semi and non-serviced residential developments;
- Historic community coves within Portugal Cove - St. Philip's;
- Ferry transportation terminal to Bell Island;

Due to the challenging topography and historical roots related to the coastline, the town has its origins in separate communities, rather than as one comprehensively-planned community. Portugal Cove - St. Philip's traces its history back to the 1500s, when Portuguese explorer Gaspar Corte Real stopped in the area to bury two of his crew who died at sea. St. Philip's (at the time, known as Broad Cove) was settled in the 1750s by the first permanent residents. The Town still has many old, standing churches and cemeteries. Horse Cove Road, the main Town thoroughfare, was completed in 1831, connecting Broad Cove to St. John's and reducing the isolation. Residents could travel more easily and directly to St. John's to sell fish and produce and to purchase supplies. Given the location on the southern shore of Conception Bay, fishing remained the primary means of employment and survival within the two outpost fishing villages for decades. As fishing is seasonal, local men also worked in the Bell Island ore mines during the winter.

In 1992 the towns of Portugal Cove and St. Philip's amalgamated to create the Town of Portugal Cove - St. Philip's, one of the physically largest municipalities in Newfoundland and Labrador. Portugal Cove - St. Philip's has evolved into largely a commuter town, with the majority of the Town's working population travelling outside of the Town to work. Residents are attracted to the Town because of its rural environment, rich culture and proximity to lifestyle amenities that are easily accessible either within the community or in the region. The accessibility of employment and amenities is due to the fact that the Trans-Canada Highway is within a five-minute drive; the St. John's International Airport is a ten-minute drive, and it is a twenty-minute drive to downtown St. John's.

For the most part, development is lightly distributed across the municipality, separated by large tracts of rural land and open space. Low density ribbon development along many of the Town's roads contrasts to the denser historical residential areas such as Portugal Cove Harbour. The Town is served by a loose network of winding arterial and collector routes, including Portugal Cove Road, Thorburn Road, Indian Meal Line, Bauline Line Extension, Beachy Cove Road, Tuckers Hill Road and Witch Hazel Road. A number of local roads provide access to residential areas and subdivisions. The main collector road system, Portugal Cove Road, is provincially owned and operated.

Agriculture is a traditional industry in the Town continues to be a strong part of the community identity as well as providing a source of employment. With pressure for continued new residential development, the issue of preserving agricultural lands and dealing with the possible nuisance and other environmental impacts of agricultural activities are still a concern.

In the 30 years since amalgamation in 1992, the Town of Portugal Cove-St. Philip's has grown at a significantly faster pace than the provincial average. As a result, the Town has had to find ways to address the needs of its long-standing residents with those of more recent arrivals; that is, how to preserve the Town's rural charm in the face of increased pressures to suburbanize.

The challenge for the Town will be to effectively manage and encourage growth and development in a manner that reflects economic realities and efficient use of infrastructure and services, and ensures that the rural character and livability of the community is maintained and enhanced.

1.2 Planning context: Regional and Municipal Planning Areas

The Town is part of the North East Avalon region consisting of the City of St. John's and 12 other communities: the city of Mount Pearl and the towns of Conception Bay South, Paradise, Portugal Cove-St. Philip's, Torbay, Logy Bay-Middle Cove-Outer Cove, Pouch Cove, Flatrock, Bay Bulls, Witless Bay, Petty Harbour-Maddox Cove and Bauline. Since 1976, this regional has been subject to the St. John's Urban Region Regional Plan. The Town borders the City of St. John's on the east and the Town of Paradise on the west.

The map below shows the location of the Town within this regional context.



Source: Northeast Avalon Plan, Issues and Analysis Report, 2009. Prepared for the Newfoundland and Labrador Department of Municipal Affairs and Northeast Avalon Region Municipalities. CBCL, Hemson & D.W. Knight.

Note that the Municipal Boundary for the Town under the *Municipalities Act, 1999* is the same as the Municipal Planning Area boundary established under the *Urban and Rural Planning Act 2000*.

REGIONAL POPULATION TRENDS: NORTH EAST AVALON

	2011	2016	2021	% CHANGE
Urban Core Communities				
• Conception Bay South	24,848	26,199	27,168	9%
• Mount Pearl	24,284	23,120	22,477	Loss of 7%
• Paradise	17,695	21,389	22,957	29%
• PCSP	7366	8,147	8,415	14%
• St. John's	106,172	108,860	110,525	4%
• Torbay	7,397	7,899	7,852	5%
Rural/suburban communities				
• Bay Bulls	1,283	1,500	1,566	
• Bauline	397	452	412	
• Flatrock	1,457	1,683	1,722	
• Holyrood	1,995	2,463	2,471	
• Logy Bay-Middle Cove-Outer Cove	2,098	2,221	2,364	
• PHMC	924	960	947	
• Pouch Cove	1,866	2,069	2,063	
• Wabana	2,346	2,146	1,815	
• Witless Bay	1,179	1,619	1,640	

The following map shows the boundaries of the Municipal Planning Area for the Town under the *Urban and Rural Planning Act, 2000*. Land Use Atlas, dated January 2, 2022: administered by the Surveys and Mapping Division of the Government of Newfoundland and Labrador.



1.3 Town Strategic Plan & Planning Issues

1.3.1 Introduction and Vision Statement

The Town commissioned the preparation of a Strategic Plan in the Fall of 2022 to assist Town Council and staff in decision making and budgeting over the next five years in order to meet the needs of residents within the limits of available fiscal and human resources. This Plan is based on: a review of relevant documents, a comprehensive consultation process (including an online resident survey with over 400 respondents), interviews with key stakeholders, a Town staff survey, public sessions and a review of ten benchmark communities with successful strategic plans.

The elements of the Strategic Plan that fall within the scope of the Municipal Plan will be summarized here and then incorporated into the objectives and policies of the Municipal Plan and Development Regulations. As the Municipal Plan has a ten-year scope, it is imperative that when the five-year Strategic Plan is updated, that any changes in direction are also reflected in the Municipal Plan.

A key result of the strategic planning process was the Vision Statement, as follows:

Portugal Cove-St. Philip's offers a vibrant heritage with safe and inclusive neighborhoods for residents of all means and abilities, while preserving our rural character. The health and wellness of our residents and sustaining our natural environment are core values, ensuring that families, youth and seniors can thrive.

This Vision Statement will be incorporated into Municipal Plan.

1.3.2 Strategic Plan Recommendations and the Municipal Plan

The strategic action areas identified in the Strategic Plan represent goals that will be incorporated into the objectives of the Municipal Plan. However, not all of the specific initiatives can be delivered by the policies of the Municipal Plan and provisions of the Development Regulations.

Using the helpful summary in the 'Strategic Plan Recommendations At-A-Glance' document, a column was added to indicate the type of supportive tools that can be provided in the Municipal Plan and Development Regulations to achieve these initiatives.

The following key explains the terms used in the column:

- Zoning: to ensure that appropriate land is zoned for the purpose; or that this use is included in existing zones in a manner to facilitate the initiative;
- Policy: to ensure that the Municipal Plan policies enable the desired type or standards of development;
- MA, 1999: this indicates where a regulation under the Municipalities Act, 1999 (MA,1999) would provide a more appropriate tool for this initiative;
- Town: this would indicate that the Town has other programs or actions for this project.

Strategic Action Area	Strategy Goal	Specific Initiatives	
A) Enhancing Our Parks, Recreation and Culture Assets	Provide Parks and Recreation Facilities	1. develop the Lifestyle Centre	zoning
		2. implement the Trails Master Plan	policy
		3. develop ATV policy, including consideration of an ATV Trail	MA, 1999
	Expand Events, Programs and Community Services	4. work with community to refine existing events and develop new ones	Town
		5. implement initiatives of the Heritage Committee	policy
B) Maintaining Our Rural / Urban Balance	Improve the Overall Appearance and Aesthetics of the Community	6. continue the tree-planting program for PCSP	Policy & Ma, 1999
	Pursue Economic Growth and Development Opportunities While Preserving the Town's Rural Character Overall	7. investigate feasibility of encouraging commercial centre / hub in the community	Policy & Zoning
	Protect the Local Agricultural Sector	8. support Chamber in the implementation of the Strategic Agriculture Plan	Policy & Zoning
C) Ensuring Accessibility, Equity and Access for All	Provide a Public Transit Service	9. investigate possibility of transit link to St. John's with Metrobus	Town
	Ensure Diversity, Equity and Inclusion in All Activities	10. develop & apply an 'inclusion lens' through which all Council decisions are considered	Policy
	Attract New Residents to the Community	11. continue to advocate for the high school, as included in the last provincial budget	Town
	Provide a Range of Housing and Neighbourhood Types	12. investigate incentives for developers to provide a range of housing types including affordable units	Policy & Zoning
		13. develop additional seniors' housing	
		14. loosen regulations regarding apartments	
	Provide a range of social, cultural and heritage amenities	15. support Chamber of Commerce to develop a Cultural Centre for PCSP	Zoning
16. pursue the PCSP Library becoming affiliated with the Provincial Public Library network		Town	
D) Protecting and Repairing Our Environment	Protect the Environment	17. support initiatives of Advisory Committee on the Environment	Policy & Zoning
		18. enact Planning Regulations to ensure more appropriate residential site development	
	19. actively encourage more recycling and composting	Town	
	20. do more to protect wetlands	Policy & Zoning	
E) Providing Responsive, Responsible and Cost-Effective Services	Ensure Safety and Security of Property and People	21. improve Town-owned roads	Town
		22. widen road shoulders to accommodate bike lanes and increase safety	Town & Policy
		23. investigate feasibility of assuming all roads in Town, with possibly a joint management arrangement for provincial roads	Town
	Increase levels of Service for Public Works Operations	24. expand the Works Depot or build new one	Policy & Zoning
		25. update / implement the Asset Management Plan	Town

1.4 Consultations

As part of the efforts to anticipate the planning needs for the next ten years, a community survey was undertaken and comments and ideas from a variety of sources were compiled.

It is anticipated that this section will be expanded as the consultations begin in 2023. Concerns and issues expressed to date are provided in the text below.

1.4.1 Community Survey

A community survey was circulated via Facebook and the Town website in order to reach out to residents before hosting the public consultation session. The issues set out in the questions were reviewed by Town Council and staff in order to ensure that they were relevant to the future of the Town in the next ten years.

Detailed tables and responses to open-ended questions are set out in a separate report.

There were a total of **205 individuals who responded** to the Municipal Plan Review Community Survey that was made available for the period of September 15 to October 7, 2022.

Overall, respondents were consistent in placing high value on the rural character of the community in both the structured and open-ended questions. They desired more recreation opportunities, accessibility for active living and community connectivity, and transparency in decision-making. Highlights of the results for each question of the community survey are provided below.

Question 1: What is your age?

- About 33% were between 35-44 years of age and 26% were 45-54 (total of 59% combined)
- About 15% were either 25-34 and 15% 55-65 years of age

This means that the respondents consisted predominantly of mature individuals; as compared to only <10% seniors and 2% youth.

Question 2: What best describes your household?

- 60% of households consisted of adults and Children
- 36% were Adults with no children

Question 3: How long have you lived in Portugal Cove-St. Philip's?

- 28% - 10-20 years and 26% 20-50 years
- 34% -Less than 10 years

Question 4: How important are the following factors in improving your community?

In terms of the weighted average strength of support for 13 factors, it is important to see which factors received the most support and which did not; therefore, the full table is provided.

Q4. How important are the following factors in improving your community?	
FACTOR	Weighted Average¹
1. Improving the aesthetics/ appearance of the community through tree planting and streetscaping	8.34
2. More citizen engagement in community development	8.18
3. More control of development in the Town	8.14
4. More parks/ recreation/ leisure opportunities	7.87
5. Environmental protection	7.77
6. Creating options for more of a mix of housing types in a neighbourhood, such as townhouses, apartments, semi-detached houses	7.72
7. Creating a Town Centre in Portugal Cove-St. Philip's for commercial & public uses	7.31
8. Local food security and self-sufficiency	7.15
9. More sidewalks in the community	6.5
10. Walking and biking trails	6.43
11. Allow tiny homes in existing residential neighbourhoods	5.97
12. Providing more senior's housing	4.7
13. Access to retail and commercial services	3.68

Question 5: Relevant issues facing the Town

Q5. What do you think are the most relevant issues facing the Town of Portugal Cove-St. Philip's in the next 10 years?	
Issues	Weighted Average
1. Protection of Natural features/ landscape (topography, scenery, views)	7.93
2. Municipal taxes/ town services	7.77
3. Access to coastline and waterfront by residents and tourists	7.59
4. Developing Sense of Place and community pride	7.08
5. Protecting and developing the agriculture sector	7.06
6. Youth retention	6.83
7. Cultural and social amenities	6.71
8. Heritage protection	6.23
9. More local shopping choice/ access to goods & services	5.9
10. Attracting tourism	5.85
11. Providing public transit	5.83
12. Jobs and economic growth	5.71

¹ What Is Weighted Average?

Weighted average is a calculation that takes into account the varying degrees of importance of the numbers in a data set. In calculating a weighted average, each number in the data set is multiplied by a predetermined weight before the final calculation is made.

A weighted average can be more accurate than a simple average in which all numbers in a data set are assigned an identical weight.

Question 6: Environmental issues

Q6. In your opinion, what are the most important environmental issues that should be addressed in the Town's Municipal Plan?	
Environmental issues	Weighted Average
1. Conserving undeveloped natural areas, forests, and green spaces	8.08
2. Sewer outfalls into ocean	8.07
3. Protecting water bodies, including: ponds, rivers, streams	8.04
4. Protecting wildlife habitat	8.01
5. Coastal erosion	7.67
6. Climate change	7.48
7. Energy conservation in public buildings	7.36
8. ATV damage to environment	7.03

Question 7: Business and economic development issues

Q7. In your opinion, what are the most important business and economic development issues to be addressed by the Town in the Municipal Plan?	
Business & Economic issues	Weighted Average
1. Work with nearby towns to share the cost of municipal services	7.26
2. Work with other municipalities in the region to promote cooperation and regional economic development	7.03
3. Make the community more attractive for new residents	6.33
4. Encourage more home business opportunities	6.1
5. Create a Town Centre with commercial and retail opportunities as well as public uses	6.08
6. Focus on developing tourism attractions and products	5.63
7. Open up more lands for commercial development	4.79
8. Open more lands for industrial development	3.78

Question 8: Suggestions to improve Town control over development?

Respondents often commented on more than one issue; therefore, the comments from the 106 respondents were broken down and categorized by topic resulting in a total of 155 comments captured in the list. The frequency that respondents commented on each topic is listed below:

- 22-Landscaping;
- 12-Enforcement;
- 11-Low density housing;
- 10-Active living (walk/trail/bike);
- 9-Setbacks;
- 8-Recreation facilities;
- 6-Accessory buildings; High density residential, subdivisions,
- 5-Surface runoff;
- 4-Backland/backlot, coast, flood, transparency, waterbodies & wetlands;

3-Agriculture, not like Paradise, unsightliness,
 2-development standards, equity, parking, regulations, traffic resulting from development, utilities,
 1-Ditches, electric vehicles, energy conservation, ferry, infill, fewer controls, on-site sewage, play area, Portugal Cove road-ugly backhoe parking, development near steep slopes, street light, tourism;

Question 9: Is there something you like about another town or area that you feel Portugal Cove-St. Philip's could benefit from or learn from?

Respondents often commented on more than one issue; therefore, the comments from the 99 respondents were broken down and categorized by topic resulting in a total of 111 comments captured in the list. The frequency that respondents commented on each topic is listed below:

16-Recreation facilities;
 9-trails & walkable (connectivity)
 7- Rural character and sense of place; sidewalks;
 4-Grocery store;
 3-Green spaces; High school; Seniors; Urban agriculture; Do not become Paradise;
 2- Arena; ATV; Bike paths; enforcement; landscaping; municipal services; onsite services; playgrounds; subdivisions; Town centre;
 1-Accessory building; Boardwalk by the water; Childcare centre; coast access; commercial development; sense of community; composting; lowers fees; food-sharing; garbage collection; green power plan; assistance to developers; heritage; variety of housing; Lifestyle centre; No controls; No retail; No suburban development; public transportation; recycling area; small business; street lamps; tourism, traffic-calming; traffic control; unsightly; waterfront development;

Question 10: (187 answered)

- 40% of respondents are very or extremely satisfied, and a further 26% are somewhat satisfied for a total of **66% those express levels of satisfaction**;
- Note that only 20% are very or extremely dissatisfied;

Question 11: Additional comments

Respondents often commented on more than one issue; therefore, the comments from the 59 respondents were broken down and categorized by topic resulting in a total of 68 comments captured in the list. The frequency that respondents commented on each topic is listed below:

5-Green space;
 4-Municipal services; Recreation facilities; Roads; Trails,
 3- Enforcement; Rural character; Transparency,
 2-arena/ice rink; concern about leadership; Sidewalks, Traffic control, Urban Agriculture,
 1-active living; ATV trail; coast; community centre; composing; development constraints; environmental issues; fiscal responsibility; Heritage and harbourfront; High school, High taxes, landscaping, municipal taxes; no controls, noise control, onsite water, partnerships, pesticide regulations, playgrounds, Portugal Cove Road unsightliness; Public consultation, public

transportation, Seniors, Town spending choices, Sunset Landing, Sustainable community, swimming pool, Youth programs

1.4.2 Consultation with the Town

1.4.2.1 Summary of Planning Issues in Town reports

Following is the result of a review of relevant background documents, with a list of key issues having relevance to the Portugal Cove-St. Philip's Municipal Plan.

Integrated Community Sustainability Plan (2010)

Key issues related to municipal planning (only):

- need to accommodate a range of family incomes and housing types that are appropriate to the rural character of the community (including those for an aging population);
- land use conflicts between existing agricultural and new residential lands;
- need to balance existing traditional rural character with the changing needs of a newer population;
- many long-time residents having difficulties with soaring assessed values and taxation;
- need to keep children in the community (need to address high school students leaving Town to attend school).
- The Town has rich cultural values and tradition and it must determine how best to balance its traditional cultural landscapes while adapting to new cultural opportunities:
- need for new recreation facilities and improvements to existing facilities;
- need for new open space development and natural linear trail system;
- need to maintain Portugal Cove-St. Philip's as a rural alternative to urban St. John's;

PCSP Trails Master Plan, August, 2022:

- Guiding principles: o Improve connectivity & access to local destinations & surrounding communities o Protect the natural environment and rural character o Create a trail network that provides year-round recreation opportunities o Prioritize sustainability in implementation of the Plan.
- Recommendations for development or enhancement of 19 trails and sites throughout the Town, including river banks, pole lines, pond loops, Princes Mountain Lookout, Blast Hole Ponds Biking Area and several connector trails.

Killick Coast Strategic Agriculture Plan 2022 – 2027

- Agriculture and food sustainability
- Enterprise expansion
- Policy (Small Farm-Food Producers Policy & the Provincial Regional Planning Model).

PCSP Community Lifestyle Recreation Centre, Business Case, January 15, 2019:

- a 2016 community survey by MQO Research and existing facilities suggest a strong need and desire for a lifestyle centre in PCSP.
- proposed cost of \$14.2M, and annual operating financial statement estimated total annual expenses of \$807,302.00 and revenues of \$795,170.

- The conclusion included the statement that ‘community centres generally do not make positive net returns and that careful attention must always be paid to maximizing program revenues while carefully managing all expenses’.

PCSP Community Work Plan (Placebuilder), June, 2016

- In the words of then Mayor Moses Tucker, the plan provided “an opportunity to identify potential projects which will help the Town to build a common vision, based on input from our residents”.
- The Plan made a series of recommendations in the following areas:
 - Land use planning
 - Infrastructure (subdivision standards, trail network, etc.)
 - Preservation of community character
 - Preservation of habitat & agricultural land
- Eight physical developments were recommended: a Town Centre on Portugal Cove Road; a commercial area in Rainbow Gully Park, harbour front developments in Portugal Cove & St. Philip’s, three recreation developments and a farmers’ market.

PCSP Municipal Asset Management Plan, May 31, 2016

- To maximize benefits, manage risk and provide satisfactory levels of service to the public in a sustainable manner.
- Mapping of the infrastructure and capital works plans, particularly new services are of interest

PCSP Habitat Conservation Plan, March, 2014

- Five management units were proposed; Voisey’s Brook Park, wetlands south of Blast Hole Ponds and the Main River, Beachy Cove Brook and Broad Cove River Gullies.
- Stewardship Agreement signed by Council on June 19, 2015

PCSP Parks & Recreation Master Plan March, 2007

Key recommendations include:

- A multi-purpose Edu-Rec Centre at Beachy Cove Elementary,
- Park development at Rainbow Gully, Voisey’s Brook, etc.,
- Gateway park development at Portugal Cove Wharf,
- Heritage park development at St. Philip’s Anglican and Holy Rosary Catholic Churches,
- Blast Hole Pond Outdoor Adventure Centre development,
- Freshwater Forest Cottage development, and
- a Farmers’ Market.
- refine, formalize and integrate walking trails, ATV/snowmobile trails and linear park systems,

Climate Change Integration Plan

Highlights of the Town Climate Change Integration Plan which will be part of the Municipal Plan and Development Regulations Review are set out below:

- Objective #2: Improve local food security and self-sufficiency
 - Action 2.1 - Improve access to healthy food and raise awareness concerning food security issues.

- Encourage backyard farming/gardening for local residents
 - Develop and establish local farmers markets
- Action 2.2 - Utilize municipal planning policies to support local food producers to maintain and grow their operations where feasible
 - Consider developing a flexible approach to food production in open space zones in the Town Plan, Development Regulations, and appropriate bylaws
 - Review existing Town bylaws to identify current barriers to agriculture and food production
 - Promote and support local agriculture businesses
 - Promote animal production in suitable zones following humane practices and enviro friendly;
- Section 4.1- coastal vulnerability: this can be addressed by implementing recommended coastal buffer according to the provincial government Geological Survey Division.
- Section 5.1- flood-risk mapping: this will be accommodated in the provincial requirement to incorporate the Flood Risk mapping into the Municipal Plan and Development Regulations;
- Section 5.2 - incorporate climate adaptation and resilience standards into urban and strategic Planning, design, and development approval processes.
- Section 9.1 - incorporate of Low Impact Development features and green infrastructure into new development and redevelopment projects. Note that on-site storm water management (e.g. LID and other green infrastructure technologies) and the preservation of natural features to during development and redevelopment, as well as enforcement of existing development regulations regarding a “no net increase” in stormwater runoff.
- Section 9.2- expand tree Planting, streetscaping, and other strategies to increase shade, cooling, and drainage, including the Planting of strategic Plant species (e.g. native trees, pollinators, etc.) on private and public land.
- Section 12.1- incorporate language into the Municipal Plan to support the implementation of the Community Climate Adaptation Plan.

1.4.2.2 Consultation with Council Committees

Tract also met with each of the following Council Committees:

1. Economic Development, Marketing, Communications and Tourism Committee
2. Public Works & Safety Committee
3. Planning and Development Committee
4. Administration and Finance Committee
5. Recreation and Community Services Committee

The research and discussions with these Committees is ongoing.

1.4.3 Summary of Comments made at Public Consultations

There were two public consultation sessions held; the first on 31 January 2023 at the Recreation Centre in Rainbow Gully and the second on 1 February 2023 at the Murray's Pond Fishing and Country Club. Each session was about 2 ½ hours in length.

At each session there were approximately 30 participants.

The staff from the Planning and Development Department were available as well; they provided technical expertise and identified issues raised when the participants had the opportunity to review and mark paper copies of the Land Use Zoning maps.

A PowerPoint presentation (see Appendix) was made by Anna Myers of Tract Consulting Inc. which outlined the three components of the Agenda for the Public Consultation Session. These sessions were part of the information-gathering stage of the planning process where the public is invited to express any input into the planning process in the Town of Portugal Cove-St. Philip's.

In the first component, Ms. Myers provided an overview of planning, what it means, how the public can participate and the stages of planning as well as an overview of the zones in the current Municipal Plan and Development Regulations, 2014-2024. Many of the public comments, as set out below, were questions and comments on this background information.

In the second component, participants were encouraged to participate in a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of the three major categories of land use in the Town: Residential (all residential zones were listed), Employment-Generating/commercial lands (Mixed Use, Agriculture, Rural), and Public Use/Recreation and Environmental land uses. Flip charts for each set up for people to record their observations and comments (see summary below).

As the third component of the evening, participants were also invited to review the Land Use Zoning maps for the Town and provide comments on areas of value, concern, changes to zoning and anything else that they wished to identify for consideration in this review process. Pictures of the maps are provided at the end of this section to provide examples of the input received.

The following sections itemize the unedited comments made by participants for each of the three components of the public consultation.



1.4.3.1 Public Comments

To respect individual privacy, the names of the participants is not recorded in this document. The following text represents the comments made during the Question and Answer part of evening after the PowerPoint presentation, as recorded by a Tract team member.

PUBLIC CONSULTATION SESSION #1

Participant

- Common set of bylaws and approaches to development
- Common environmental approach throughout surrounding communities; We should not have communities competing with one another; We should be able to work together;

Participant

- Is there any reason why the Town of PCSP cannot zone crown land as conservation land;

Participant

- Definition for conservation
- No land use designated as conservation; There should be a land use zone for conservation;
- The Crown land in the area of Beach Cove Brook, Beachy Cove Hill, Grayman's Beard Hill and area Princes Mountain should be designated as conservation zone; No Development allowed;
- Current regulations do not have environmental protection; Beachy Cove brook system is being polluted; No fish passage, no spawning gravel; Increase in algae; Studies have from MUN and MI have shown these effects;
- Buffers around our stream and ponds are not sufficient;
- Maps do not encompass all of the wetland areas;
- An environmental scientist and geologist Should look at these areas;
- Protect streams and ponds;
- Recommends that regulations should stipulate that the maps are guidelines because they do not show the entire size of the wetland areas;

Participant (Commercial Farm Owner)

- Urban Agriculture, what is the definition?
- If residents have appropriate lot sizes then people should be to have animals (chickens), grow vegetables;
- People can have three dogs, two cats, but cannot have chickens; People should be treated equal; This needs to be addressed;

Participant

- There are lot of books available describing lot sizes;
- We need to look at the impact on land with development;
- The residential picture that was shown in the PowerPoint of the treed landscape along the roadway – this will become an issue in the future with the tree falling, corroding the asphalt;
- Beautification of land – We need to be forward thinking, when planting trees we need to consider their size in not 10 years, 25, even 50 years;

Participant

- Appeal Re: chickens; 50 foot lots; Bring back the traditional community areas; Look at community as neighbourhoods-need to have amenities at that level;

Participant

- Environmental changes need to be considered;
- We need a basic set of regulations to be developed; W cannot keep stripping out trees from our landscape; Trees are critical to maintain the watershed and aid in preventing flooding;

Participant

- We have to look at the environment for the longer term;
- Town needs to consider the protection of wetlands/headlands;
- New zone for conservation
- Look at the sensitive areas, protect watersheds/headlands;
- Protect the natural buffer zones around the wetlands;

Participant

- Tract Consulting development the Placebuilder Model for the Town a few years back will that be considered in the development of the new Municipal Plan & Development Regulations;

Participant

- Currently a farm owner, do everything to protect the land; No pesticides; We implement best practices in our operations; Work with existing agriculture lands/watersheds;

Participant

- Traditional community zone is very important;
- Another participant has a tutorial on this;

Participant

- From the recreation component of this development; The Town are putting in splash pads, and recreational fields but have not provided any shades areas for the public;

Participant

- Flood zone areas on the maps; How have these areas been calculated-is tree cover considered?
- Anna explained that these maps are from the Water Resource Management division from the provincial government;

PUBLIC CONSULTATION SESSION #2

Participant

- The Climate Change Plan which the Town has developed should be incorporated into the plan and regulations;
- We are not paying attention of climate and environmental factors;
- The Town should have a professional landscape plan to adhere to when addressing development applications;
- Referenced a 1,000 m buffer around his farm that is not being dealt with the proposed development before the Town that is adjacent to his historically important farm;

- Requirement for a professional landscape plan with environmental and climate change lens should be applied up front at the application stage;
- Green plan for the Town;
- Reference to senior ghettos, not required in our Town; Dislike the idea;
- The accumulated effect of development needs to be addressed for those residents down stream;
- Trees are communities; if you leave one tree, it will blow over due to shallow root system;
- Would like to meet individually with Anna Myers;

Participant

- Agreed with above Comments;
- The Town is allowing developers to clear out all the trees on a lot; There are up behind Murrays Farm where a development is currently taking place filling in the Wetlands;

Participant

- When the Town is considering the best lot size for developments, they need to consider factors like slopes, land drop offs; These slopes create problems in the future and for neighbours down over the hill;
- In the long run development on steep slopes causes problems;

Participant

- Totally agree with first participant's comments;
- Hillsides are being cleared, removing all the trees;
- Developers are clearing trees right to water/pond edges; There are no consequences to contractors for doing so;
- Town should have the authority to issue fines when contractors clear cut tree from lots;

Participant

- The town needs to provide prevention, so this lot clearing does not happen;

Participant– East Coast Trail

- She is from Torbay;
- LBOMC is doing a fantastic job in how they are allowing development to happen in their town;
- The Town has the authority to not allow contractors to remove all trees from the lots;

Participant

- Advise residents to make Council or any of its Committees aware of any issue you are experiencing;
- Glass jar – showing the population [of invasive vegetation] that is happening in our ponds and streams; (i.e.; Prince George, Voisey's Brook system)
- People are over fertilizing their lawns so that they look green, harming the waters of our Town;
- People are using pesticides;
- Septic systems are not being looked after;
- We need to change the way we look at development in our Town;
- Chesley Van Heights??? – The ditch is loaded with [a type of growth found in water with too many nutrients]; The excess nutrients are all going downhill;
- Developers are cutting all the tree off the lots;

Participant

- What is the number of zones that currently exist? How many new zones will there be?
- St. John's has a long list of zones;
- Would extra zones, allow control of things happening;
- Maybe a zone like the area referred to by the first participant would help address the issue;

Participant

- Totally supports first participant's comments;
- Standard practices need to be development implemented before any development is allowed to start;
- Professional Landscape plan
- Planning is important; Solving problems before they become an issue;
- References age bracket 25-44, What strategies are being researched/employed to allow affordable housing;

Participant

- Referenced the income stats which are consistent in the Strategic Plan discussions & here in tonight's session; We need to be careful that we are not pricing ourselves out of the market when it comes to affordable housing;
- What is the affordable housing definition for the Town;
- The Town has to be aware that we need to offer affordable housing, offering a mix of housing types that young people can afford;
- Why are developers not coming to our community to develop the different types of housing types that is currently happening in other communities on the Northeast Avalon;

Participant

- Described the Coop Housing development is underway in the Town; Offering mixed housing types for young families, seniors, people with disabilities;
- Very progressive development;
- She started the environmental committee;
- Question: before a permit is given for a development, does someone from the Town physically goes out and look at the lot being considered; Looking at the topography of the lot in person as opposed to on drawings/paper/screens;

Participant

- Referenced a duplex development being turned down; Neighbours did not like it, so the Town turned the application down; the perception was that a discretionary use was advertised, if the neighbours objected, the application was refused
- A small business was turned down as well;
- The Town should have regulations and have authority;

Participant

- Is it possible to show examples of affordable housing – make it more acceptable to people as an alternative housing type that will not detract from existing single dwelling housing;
- Design criteria should be established;
- Examples/pictures [different housing types] would be nice to see;

Participant

- Is it possible to change zones for small or creative types of residential housing (i.e.; Tiny homes, shipping containers or homes with greener living solutions);
- There is a need to accommodate smaller housing types;

Participant

- Active Transportation needs to be considered;
- Need more Water & Sewer services as well;

Participant

- National building codes can be over-ridden by professional architects/engineers who have authority to make changes; (It was really hard to hear this gentleman)

Participant

- We are hoping the Town will develop affordable housing;
- The Town needs dedicated staff and budget to look at best practices;
- We need to find strategies for affordable housing;

Participant

- The Town does not approve the septic systems; The authority is with Service NL; Provincial government needs to deal with older systems that are breaking down and look at areas where there may be too many onsite septic systems

Participant

- If the Town does not allow development and look for ways to increase its tax base, then the cost will be put on its existing residents;
- We need to encourage development;
- Trails are good but they require maintenance which costs money, so we need more revenue generating development for the Town to provide recreation services;

Participant

- Flood zones are an issue; His family had experienced flooding issues in past years;
- Flood zone mitigation was covered by the last plan and will be it cover in this update as well; Is anything going to be done about this issue;
- [REDACTED] is a member of the Volunteer Fire Member; When we joined there were 50 members; People are getting older, and the numbers are declining and there are fewer volunteers;
- Development needs to consider bringing in the young family age group;

As well, there were four written submissions made as part of the Public Consultation outreach:

1. [REDACTED] - conservation related comments
2. [REDACTED] - Site-specific issue-220 Dogberry Hill Road
3. [REDACTED] – Development control issue with 332-346 Old Broad Cove Road
4. [REDACTED] – referencing the importance of the Agricultural plan

1.4.3.2 SWOT Comments

Participants provided comments on the flip charts that were organized in three themes. These comments are listed below under each theme.

Theme: Employment-Generating/commercial land uses

- generate revenue for community
- Amenities for the residents
- Employment opportunities
- Activities for kids
- Activities for seniors
- Active living and diversity and inclusion
- Attraction for tourism specialty services
- Boutique style centre
- A place to live, work and play (well balanced environment)
- Fish & Farm market – Portugal Cove Wharf
- Promote farming and food production
- Consider an environmental Co; Ind; Park and services
- Farming is the biggest new \$\$\$ employer and reduces GHG caused by transport
- Allow estate multiple craft based workshops and supplies, e.g.; furniture wood custom cabinets, tool supplies, etc.;

Theme: Public use – Recreation – Environmental Protection

- Make it a Green Plan
- Take Environment to #1 priority for all planning considerations
- This means protect first rivers, streams, waterways and watersheds, then put development where it does not damage this
- Environmental considerations must be the 1st question
- Pre-plan for a sound environmental watershed a all times
- What is the long-term of control of water conservation if the town keeps on growing?
- Horse-riding paths, cycling
- Health based low impact trails

Theme: Residential

- Allow Back lot development when existing lane are in place and makes sense – we all don't want to live on main roads in ribbon development
- Need affordable house versus \$\$\$\$\$\$ (more expensive real estate)
- Allow tiny homes: Tiny houses can be built to allow future expansion horizontally or vertically
- Protection of scenic view place along roads by the two harbours – no development on seaside of these roads
- Allow different house sizes and types in residential zones
- Diversity and inclusion – mixed housing requirement – seniors, town homes, new home buyer, affordable living, need scale homes
- RDSA concrete jungle out of character
- Do not create senior ghettos!
- Mixed house size especially tiny houses within a development



1.4.3.3 TABLE TOP DISCUSSION TOPICS (land use zoning maps)

Participants had questions related to the following topics:

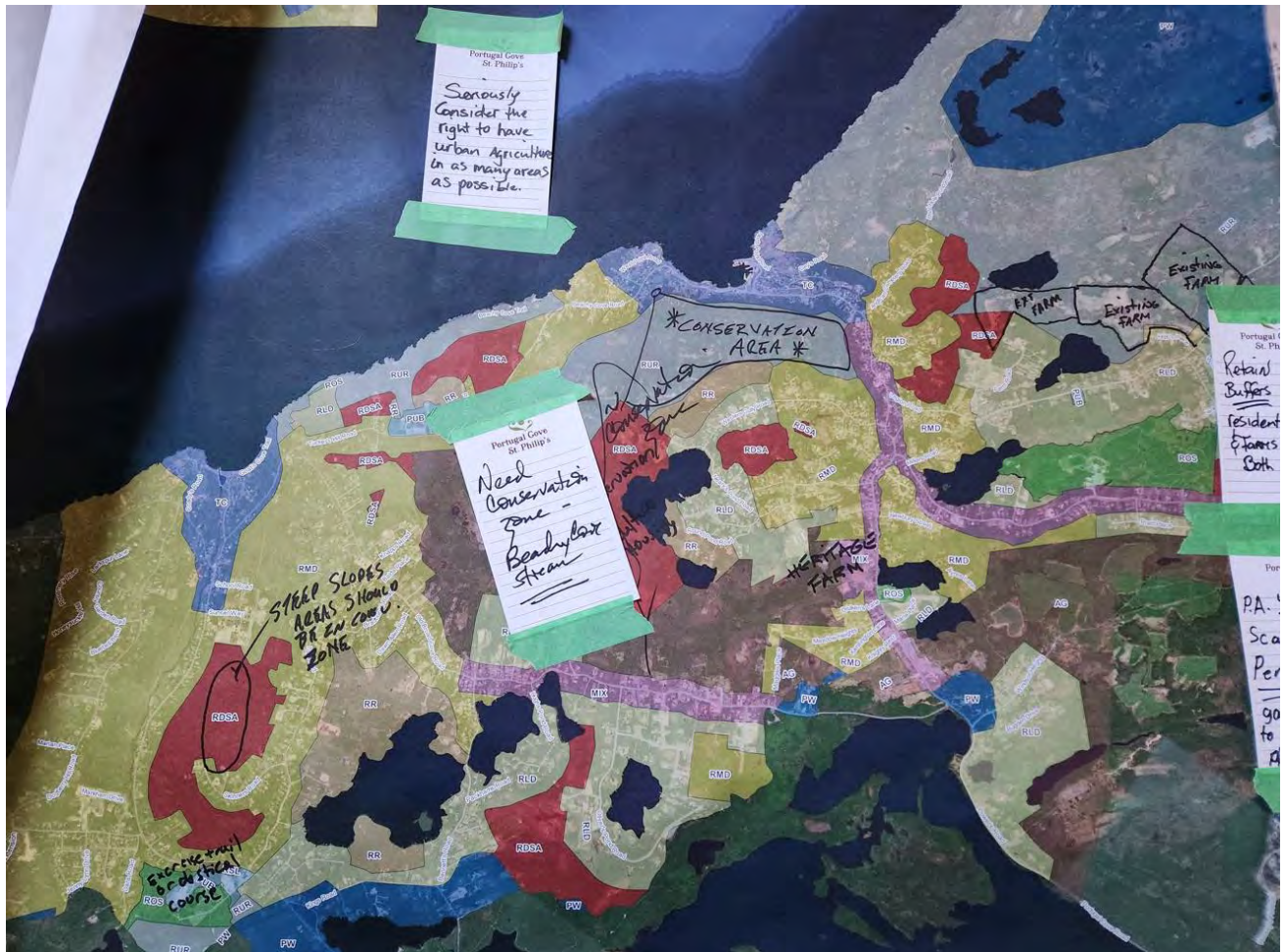
- the creation of regulations to permit dwelling development off existing private lanes/right of ways;
- the location of Land Use
- How their (zoning) location were determined, and;
- Why there are multiple Land Use Zones located on some private properties;
- how one would gain access to the Town's Trails Master Plan;
- specific rezoning of AG land located off Old Broad Cove Road;
- an old quarry activity off Beachy Cove Road and to whether and operation can be reinstated;
- potential water supply (local ponds/lakes) if the Regional System fails or refusal for expand, and;
- location of Crown Land within the Town that may be used for a Conservation Land Use Zone;
- split land use zoning located upon a building lot at Beachy Cove Road;
- the existence of a strip of AG zoned land between Johnathan Heights and Witch Hazel Road;

- the existence of two small areas (pockets) of RDSA lands in the area of Philips Hill and Chrisara Place;
- the existence of a small area (pocket) of RDSA land between Neary's Pond Road and Western Gully Road, of which is located in the middle of an RMD land use zone
- ROS zoned land located upon two building lots at Keeley Lane;

Note that any locations in the above text were identified on the table top mapping.

Other comments made to Town representatives included:

- A request to re-designate and re-zone AG back lands located on the west side of Old Broad Cove Road between Witch Hazel Road and Maggie's;
- Duplexes/Triplexes – One resident cannot see Triplexes moving from discretionary to permitted uses, but if Duplexes were to become permitted uses it may be acceptable in the Dogberry Hill side of Town that borders with Paradise
- Conservation Areas – Generally one resident felt that the Protected Watershed to the North become conservation through all the strip between it and the ocean; Also, the undeveloped non-farm Rural lands to the south of that should also be made conservation;
- Additional lands to be zoned Agricultural land (see maps) A large part of the land under their farm lease is Protected Watershed (I believe a watershed for the Town of Torbay); A small part of their land is Residential Development Scheme and another large part is Rural;
- Trails: An individual identified a couple trail links that he thought were important (around Witch Hazel Road); He also suggested an extension of the Traditional Community Zone and drew that on the map;
- Another resident had suggested we encourage more metals well testing and use that information to inform where we prioritize the expansion of water services;





1.4.4 Advisory Committee on the Environment (ACE)

The following text represents the key points and highlights of the submissions made by the Advisory Committee on the Environment (ACE).

KEY POINTS FROM MEETING ON FEBRUARY , 2023:

ACE indicated that the Town needs to look at the environment first, the environment should be given primacy in the Town's new plan.; it should be a green municipal plan. ACE discussed the need for proper preplanning, and the need for a plan or instrument to address trees and woodlands. They discussed the need for a development checklist, and the need for a professional landscape plan for any development. They discussed the need for a strategic plan for urbanization and environmental conservation, and the need for primacy on an environmental lens. ACE discussed the need for a percentage of habitat to be maintained on any lot development, and the need for buffers around developments. They discussed the need for to have a Conservation zone; the need for heritage trees to be marked. They discussed the need for consistency in the Town with respect to food farming, and the need for a change of attitude for healthy eating. ACE discussed protection of agricultural operations, need for buffers to protect farm, need to encourage environmental tourism (i.e., hiking trails blueberry festival); referenced Brigus environmental plan (including composting); spoke about planning for charging stations; need for more recreational green spaces and heritage areas. ACE discussed issues with regard to septic systems and watershed planning.

HIGHLIGHTS FROM ACE SUBMISSIONS

ACE recommends a Statement regarding Portugal Cove-St Philip's Environmental Commitment:

To give paramountcy to environmental concerns prior to making any "development" decisions. With regard to Town Plan policy and philosophy, the Town of PCSP accepts that decisions regarding changes to the Town Plan must be driven by environmental and ecological security. The final Town Plan must be environmentally sound and responsive to ongoing climate-driven changes

Impacts of a new home:

1. New impervious surfaces;
2. New buildings affect air flow patterns;
3. New darker surfaces -adding to global warming;
4. Reduction of vegetation cover-adding to global warming;;
5. Removal of trees enhances run off rates;
6. Septic systems - affect waterways;
7. Gardening may -effects on waterways;
8. Excessive, unnecessary lighting in homes and roadways concentrate night flying insects;
9. New building materials contain noxious chemicals put environment & firefighters at risk when they burn down;
10. Service roads and drainage ditches carry soluble and silt from the building sites;
11. Life-styles/practise impacts: over- fertilized lawns, maintaining, vegetation cover, lighting .

Water Security

- Ensure stability of water flow sources-impacts of alteration of waterbodies;
- Protect water health;
- prevent erosion;
- protect of wetlands;
- control roadside or sub-road drainage;

- control human activities such as fertilization and septic system leachate;
- Resident access to waterbodies : installation of gardens and wharves and so on into riparian area; Beneficial mental effect that waterways have on people recreation and value of the waterways;
- Consider downstream effects & impacts on all of the watershed; manage on a watershed basis.

PCSP care of trees and woodlands

- role as stewards and conservators of PCSP's trees and woodlands: program of arboriculture; identification of heritage trees;
- Protection of wildlife habitat;
- Wellness – nature based recreation, foraging;
- Role of trees in climate change mitigation;
- Role of trees for groundwater and surface water management
- Multi-stakeholder cooperation;
- Tree Bylaw;

Food Security

Principle issues for Town support of food/farm production:

1. Actively support, encourage and promote food/farm production within the municipality
2. Recognize and support the right to farm and the need to strongly support food security
3. Recognize the importance of food/farm production in preservation of the character of the Town and its role in providing mental comfort in a troubled world
4. Set aside and develop suitable sites for allotment rental like the one on Mt. Scio Rd
5. Change discretionary use terminology to permitted use
6. Modify zonal criteria to encourage food/farm production as far as is reasonable on available land within any zone, especially former farmland directly tied to the size and suitability of the specific area. Change wording from discretionary to permitted use and specify accordingly
7. Include rental of idle land for farming, and perhaps encourage it by some form of tax relief with reasonable sensible restrictions related to type of farming as noted in Item 6
8. Recognize the role of farming in supporting the Provincial economy by reducing imports and creating new money
9. Base animal regulations on National animal unit criteria related to available suitable land and practical reasonable issues; re-visit the bee regulations which are inconsistent with sound practise
10. Defer to Provincial and National farming regulations, except for the use of cosmetic pesticides where stricter controls may be needed
11. Reinforce the requirement to respect protection of waterways, wetlands, and riparian zones
12. Permit modest household sale of garden products without charging business fees
13. Strongly support humane extensive animal farming within reasonable animal rights criteria
14. Right of householders to have access to adequate garden space
 - community allotments: different models of control and management;
 - community gardens,
 - required allotments with apartment buildings,
 - within the homeowner's property.

Provision of and planning for Green Space [10% provision within subdivisions]

The following basic premises be observed:

- The area set aside for green space must be based on the size of the whole development regardless of time-lines;

- No protected areas, whether riparian zones, wetlands, waterways, steep slopes, protected watersheds or other such areas, may be provided by the developer in lieu of the developable area;
- Cash settlements must only be accepted as a last resort, and then only if to be used towards the purchase of predetermined green space of peculiar environmental interest for permanent set aside;
- That Council set up a working group to develop a green space program and selection and operating guidelines and policies embracing the considerations of this paper and such other issues as may pertain to it;

Planning and Development

The following principles, if followed, will help maintain a more stable environment.

- Pre-plan the general layout of development within whole watersheds including roads, green/open spaces, walkways, and communal services and centres;
- Require applications to include an environmental plan that provides ways to adapt, mitigate or compensate for the loss of natural vegetation and water-absorbing topsoil from a proposed building of development site;
- Incorporate measures to mitigate or offer adaptive solutions to climate change challenges consistent with the PCSP Climate Change Plan;
- Assess the cumulative effect of housing developments on a specific watershed;
- Require lots to be re-vegetated within a prescribed amount of time to reduce erosion, restore greenhouse gas absorption and improve aesthetics;
- Try to follow contour lines for buildings and roads with roadside drains to allow run-off to enter the ground. Create gentle slopes on downhill connectors by going diagonally across contour lines. Never use under road drainage pipes. They do not allow water to seep into and re-fill water tables. The flow rates are rapid and violent compared with that in undulating, vegetated ditches and immediately overload waterways where they discharge. By the same token, whatever is on the road (e.g., oil, antifreeze, tire crumbs, salt) ends up immediately in the waterways without the benefit of the breakdown and/or absorption and filtration provided by vegetated ditches. Provide shoulders adequate for walkers and cyclists to get off the roads where necessary;
- Make all lots of sufficient size by increasing depth to permit significant tree cover to provide wildlife corridors and slow precipitation run-off between house rows. Provide for green foot paths within wooded green space between back-to-back rows of houses. Require that tree cover be retained or provide for compensatory re-forestation with suitable species. Encourage landscaping that does not over enrich the water tables by excessive fertilization;
- Do not allow the use of septic systems in significantly sloped developments. Even if the slopes of individual lots can be reduced, the underlying geology is the final interface with the enriched water that will run down to the next lot quickly and then to waterways. Keep the use of septic systems to the absolute minimum. They all saturate with fertility and household chemicals over time;
- Make sure that there is sufficient space for long-term septic system use if necessary. The current maximum setback for houses (30m) from the road does not provide sufficient space for the tank, distribution box, field and set back from waterways as all roadside ditches are waterways. This is especially critical where in almost all septic systems on one side of a street are on the roadside due to slope or even both sides if the street runs along a valley. Set up a Town service to provide mandatory regular pumping of septic systems based on current sewage rates;

- Limit impermeable cover on building lots in concert with their ability to absorb precipitation whether roofs, decks, or various buildings. Minimize paving on lots and require paving to be permeable. Permit use of paved driveways or parking lots only when they are sloped steeply enough to cause traction difficulty in winter and/or driveway erosion into roadways and ditches;
- During the watershed planning exercise make provision for green space and green walkways/trails within and between housing developments to provide connectivity for humans and other creatures. In some cases, a village green space might be suitable to provide a sense of community, such as that near Churchill Square in St. John's;
- The Town needs to be sensitive to the importance of assessing and accounting for the cumulative effects of wider development;
- Need regulations that encourage pervious surfaces, protects tree cover, encourages connectivity walkways, replenishing of ground waters, personal food production, and the ambiance of a rural community. [Note: This need not compromise cost of servicing and tax bases as longer lots can accommodate the space requirement];

Food security

- Protect PCSP's farming and horticulture which exceeds any other employer within the Town;
- Town of PCSP provide a food production friendly environment, both personal & commercial.

Water and sewage

- Need monitoring of management (including maintenance) and effects of septic systems throughout Town; Town of PCSP must immediately begin planning a sewage system designed to eliminate new septic systems and remediate existing ones;
- Town's provision for remote sewage treatment plants on a developer voluntary basis must be changed to obligatory on a watershed planning basis;

Zones:

- Minimize impact on surrounding zones, i.e., RR & Rural zones around Ag zones;
- **New Zone (Conservation)**
 - Use Town Of Torbay example of CON zone;
 - Conservation Zone definition: An area of land and/or water especially dedicated to the protection and maintenance of biological diversity, and of natural and associated cultural resources; Align with Provincial Protected Areas mandate;
 - Control cutting of Mature Trees-need criteria;
 - Wetland protection-waterfowl habitat;
 - Buffer along conservation trails;
 - There is no Designated Conservation Zone;
 - no provision (mechanism) for donations to the Town toward such areas be it land, a building, or money for specific purposes (i.e., Pippy Park);
 - Prospective area for Conservation zone: Beachy Cove Valley, including a new trail, East the top of the Beachy Cove Portugal Cove Ridge to the East, Neary's Meadows and Beachy Cove itself. This area is central to the settled area of the Town. (East Coast Trail, Princes Mountain Look Out) In short this is a community gem. It is clear from the foregoing that this presents a heaven-sent opportunity for the Town to preserve one of the most naturally diverse and historically characteristic of human activities anywhere in the region;
 - Two other areas: the areas around Blast Hole Ponds; waterways between the Bauline Line Extension and Ore Head;

Accessory Building Height

- Allow taller buildings to reduce the footprint & have less environmental impact;

Accessory Building Locations

- Allow buildings to be located on the most environmentally and aesthetically pleasing area of the lot - this may not always be at the rear or the side as per current regulation;
- Allow more than two accessory buildings as the lot size and aesthetics permit;

Treed Buffers - Native Plants & Habitat

- Significant buffers of native plants and trees would be beneficial to separate agricultural and residential zones. A "buffer" of grass or open fields is simply not sufficient . . . native trees would be most beneficial;
- Require homeowners/developers to maintain a percentage of native trees and habitat on each lot and/or green corridors between lots;
- Require native trees and plants in lieu of lawns;
- Cash in lieu of green space should be discouraged as community green space is essential in every development;

Driveways

- Permeable driveway surfaces should be highly encouraged;

Pesticide Bylaw

- Request for Municipal Pesticide bylaw;
<https://cnla.ca/uploads/pdf/Pesticide-Regulation-Across-Canada.pdf>

Animal Bylaw

- An agricultural permit should not be required to keep any species of a desired animal;
- Only need regulations concerning with animal welfare, noise and nuisance;
- Need limit on number of pets-No animals should be permitted to roam;

Low Speed Vehicle (LSV) Pilot

- PC-SP would be an ideal community to pilot an LSV project for local transportation and supporting seniors. A LSV is a small, lightweight, street legal, electric vehicle with a maximum speed up to 50kph;

Noise Regulations - Peaceful Enjoyment

- To address use of loud gas-powered engine running for hours on end . . . chainsaws, quads, dirt bikes, mowers, grinders, sanders, leaf blowers, pressure washers. -set out hours of operation for renovation or building repairs or vehicle is only permitted during the following hours: Monday to Friday: between 7 a.m.-9 p.m. & Saturday: between 7 a.m. and 5 p.m.

1.4.5 Heritage

Highlights of Meeting with Heritage Committee – February 20, 2023

- Need interdisciplinary approach to incorporate heritage into Recreation and Environment initiatives;
- Need a referral mechanism to consider heritage implications of development before an 'Approval in Principal' is issued;
- Need creative approaches to make heritage accessible, for example an electronic interactive map for walking trails, heritage sites, etc. throughout town (as an app?)
- Need designated heritage sites and landscapes at all levels: federal/provincial/municipal governments;
- Also need Agricultural heritage to be recognized and protected, i.e., 'century farms';
- Major issue for heritage landscapes: ATVs & snowmobiles
- Need to consider protection of traditional 'rights-of-ways';
- Need to consider initiatives of the Partners for the Arts Committee and the Arts, Wellness and Heritage group with regard to the Holy Rosary Church properties;

1.4.6 Inclusion

Highlights of Meeting – February 22, 2023 (5 members in attendance)

- Definition of Inclusion much broader than just accessibility for the mentally or physically handicapped; includes indigenous, children day care, senior's housing and supports, recreation facilities;
- When Town is developing infrastructure and programming, can the Inclusion Committee be consulted to review and have input? Inclusion at Summer Camps, updating playgrounds, Infrastructure, public transportation; help with fundraising (i.e., sound panels in Recreation Centre to assist hearing impaired);
- For any new or renovation of a building that the public would access, accessibility and inclusion needs to be a criteria considered right up front in the design review of the project – should be right on the application form;
- Need more education and awareness regarding barriers and alternative solutions, i.e., gravel parking lots, steps, height of counters, gender-neutral washrooms, door widths, etc.
- Education can be included in Town newsletter; inclusion opportunities need to be part of ongoing town narrative and also reach out to Chamber of Commerce and member businesses;
- Need to incorporate 'empowerment' in design as barriers create anxiety and affect mental health as well as the physical health of the individual;
- Inclusion needs to be more than just a box to be ticked on a list
- Issues of accessibility to buildings and employment need to consider needs of the individual;
- And example of an issue that the Town should consider is how a Municipalities communicated to residents? What if you are blind or have other limitations? Are there alternative formatted for their needs? How to address responsibilities associated with these resident?

- Legislation: The province's Accessibility Act that was introduced in the House of Assembly in October 2021, received Royal Assent and became law on December 3, 2021. This enabling legislation allows the Government of Newfoundland and Labrador to outline the principles and goals for an accessible province. Town needs to incorporate this into the Municipal Plan. Also, as the standards for practice are developed under the Act, these need to be incorporated into the Town operations as well.

1.4.7 Chamber of Commerce

1.4.7.1 Overview of Community issues

Highlights of Meeting On Tuesday, February 21st^h, 2023

The following topics were discussed in general terms and the Chamber will be providing further submissions to elaborate on these themes. Highlights and key points are summarized below.

Theme: Arts, Culture and Tourism:

- Updated Municipal Plan needs to reflect the importance of what arts and culture bring to community;
- Look at how arts were incorporated into MP for Twillingate and Bonavista
- Tourism plan that was done in 2019-Chamber wants to revive and implement: Need to incorporate elements into the Municipal Plan; Chamber wants to revive and implement
- Heritage needs to be recognized-municipal designation; need more municipal money for the Arts;
- Other municipal-led actions could include: Learning opportunities; after-school programs; providing a space for heritage and arts....need space to have focus for arts and crafts springboard for many other recreation ... restaurants, hiking and the arts.... Including performing arts
- Vision of Portugal Cove-St. Philip's in relation to St. John's to be similar to Peggy's Cove in relation to Halifax given the potential economic growth opportunities for B&Bs, guiding companies, boat tours, 2 harbours, rich history; Beautiful location, connection with water features; need interpretation of landscape around us;
- Arts community –brainstorming outcomes: one initiative was the provincial report on the Importance of the Arts in the Community (2014)... Ideas from this report are relevant to the PCSP; initiatives could be the driver to strengthen the arts organization in PCSP;
- Wharf improvements needed to accommodate needs of boat tour operators;

Theme: Environmental concerns:

- Protection of forest and forested lands for ecological functions (climate change and water runoff) as well as landscape and community identity values;
- Buffer zones around riparian zones and protection of vegetation – need enforcement;
- Proposed a location for a conservation zone: Grey man's Beard lookout and Neary Pond area (substantial watershed);
- Issues of rights of property owner with regard to trails: suggested that the Town could support 'waivers' that protects property owner from liability if the public use a trail that crosses private property (check East Coast Trail legislation; off-setting the liability issue);

Theme: Housing:

- affordable housing, accessible and sustainable housing; No senior's ghetto!
- Need more Town leadership in early stages to avoid developer's dictating development design;
- Town needs to set prescription for what the Town needs (pictures to illustrate alternative housing to help reduce resistance to change from single dwellings to new housing options-host symposium on housing possibilities);
- Support new initiatives, such as: cohousing; small homes; infill housing;
- Winding roads and green frontage – community is blessed with native plant frontage, need to encourage buffer along road frontage which has many benefits: privacy between properties, protects rural character of community; Need to have pictures of what we to inspire cooperation;
- Issue of discretionary uses as obstacle for new ideas-some discretionary uses should be permitted uses;

Theme: Agriculture

- Conservation and agriculture – look other jurisdictions, i.e., Fraser Valley as a model;
- Agriculture is major employer in PCSP: All farm operations, whether livestock or crop operations, need a protection buffer from encroaching development and potential trespass (particularly ATV/snowmobile) – issue of safety, security and avoiding land use conflicts;
- Note that representatives of the Murray Farm Tim will be presenting concerns regarding 60-unit subdivision adjacent to their heritage farm: They feel that such development needs to be in character with surrounding neighbourhood; and that there should be a requirement as a procedure outlined in MP and DR for Town to provide information and to respond to concerns brought forward by residents in a timely manner;

Theme: Rural character of community

- Consider adoption of “Canadian Landscape Standard: A Guide for Landscape Construction Projects across Canada” as published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association in the same manner as the National Building Code or alternatively embed as a reference document as part of the DR application review process;
- Note that these Landscape standards are endorsed by Public Works Canada and implemented as part of procurement procedures of Public Works Canada;

Theme: Community wellness

- Land use affects wellness of community; The municipal plan need to consider wellness as it relates to mental health services in community and uses that could help; including the need for a Centre;
- Dichotomy in interpretation of health, wellness and inclusion: Broader definition than physical disabilities and accessibility and includes inclusion from a cultural perspective;
- Need investment in non-sport activities to meet the needs of a broader population; people are trying to find a voice for these needs; need services to foster personal development;

Theme: Transportation: No public transit or intra-town or inter-town transport ; Opportunities for solutions might require regional cooperation with other Killick Coast communities;

Theme: Growth Management: Learn from nearby communities which grew too fast and experienced negative effects; PCSP should be a community that develops in a more measured manner and adheres to the ‘good neighbour’ principle;

Other issues: Registration of businesses with Town: The Chamber of Commerce is not responsible for interpretation or enforcement of Town business registry but would encourage Town to create incentives for registration; Chamber acknowledged positive Town initiative to support artists in the community;

1.4.7.2 Strategic Agricultural Plan

Highlights of Meeting with regional sub-committee for Agricultura, February 10 , 2023

Key issues from discussion:

- Protection of farm land & ‘right to farm ‘with clearer permitted and discretionary uses and buffers;
- Encourage homesteading, hobby farms, home gardening on large un-serviced lots;
- Allow people to sell produce from urban agriculture gardens as sales incidental to the use; don’t refer to home gardens as non-commercial as this implies prohibition on sale of surplus produce;
- Clarify residential development on farms: for owner/operator, garden suite, temporary/permanent workers, bed & breakfast;
- Clear up confusion between provincial Animal Units and Town Development Regulations;
- Make Town regulations more open to encourage home gardening, small farms or homesteading;
- Differentiate between pets and farm animals on residential lots;
- Buffers between Agricultural lands and non-Agricultural uses
 - Limitations of Provincial ‘Minimum Separation Distance’ method both due to application by only Livestock/Poultry (smell and nuisance) – not horticulture (chemical drift, spreading manure, trespass/theft, etc.)
 - Need to protect future use of lands zoned for Agriculture use-don’t let incompatible uses infringe on future agricultural use;
- Need regulations to deal with trespass and damage by ATVs and Snowmobiles – perhaps give them another trail so they don’t go onto farmland?
- Reduce or clarify Town role regarding erection of farm buildings and structures: reduce red tape;
- For farm operation activities, rely on Agriculture sector ‘Best Practices’ rather than setting out requirements in the Development Regulations which may be outdated by the time it is printed;
- Nick Fairbridge article was shared which analysed the out-dated, contradictory policies and regulations in Municipal Plans across the province and called for an overhaul;
- Other issues: Climate change; over-use of chemicals and pesticides; over-enrichment of waterways;
- Regulation on Bees in PCSP is not consistent with Best Practices and needs to be revised;
- Animal Welfare standards: refer to National Codes of Practise (for Farm Animals);
- Possible idea to follow up: Community ‘on-line’ Farmer’s Market (i.e., like the ‘Food Hub’ in Corner Brook) rather than a physical location for an outdoor market; might encourage more local food production;
- Encourage people to have urban chickens so that they can feel them their organic waste and reduce waste going to Robin Hood Bay (Denmark example mentioned);
- Chamber circulated a handout regarding Cost/benefit analysis of suburban development: exposing hidden costs and identifying innovations (higher density housing);

Highlights from 2022-2027 Killick Coast Strategic Agricultural Plan

EXCERPT INDICATING TOWN SUPPORT

In 2016, Portugal Cove–St. Philip’s farmers met with town officials about their concerns with respect to the future of farming in their community. The town’s response was that it would “work with the agriculture community to see how best to encourage farming in Portugal Cove-St. Philip’s” (Town of PCSP, 2016). Issues from the meeting included discussions on:

- the Agricultural Development Area and farmland protection,
- farm tax rates and potential exemptions,
- feasibility of a farmer’s market,
- common branding relating the community identity and farm heritage.

CHALLENGES FACING AGRICULTURE IN THE KILLICK COAST:

According to the Strategic Plan, planning-related challenges include:

- Access to some areas is difficult due to lack of roads
- Municipal policy on agriculture structures and permitting must be updated
- Zoning of residential areas backing onto the farms/no buffer zones
- Watershed area constraints (bordering with Torbay)
- Niche and small-scale food production do not receive the same level of recognition when compared to more extensive operations
- Land utilization and environment:
- Restrictions on land use and proper zoning
- Lack of information available on the purchased or leased land
- Leasing obstacles with Crown Land
- Farmland is not necessarily leased in accordance with the commodity's value per hectare – fit the soil with the commodity
- Require farm-friendly policy bridging water resource management and agriculture
- Environmental concerns (i.e. composting, packaging obstacles and carbon)
- There is a lack of enforcement on business operations, environmental protection and ensuring that agricultural land is utilized for farming – no help from the towns to keep snowmobiles, etc. off their land
- Climate change: Wind, flooding, unpredictability
- Quality soil and chemical use
- Image of farming:
- Seen as only an impediment to development and the expanding residential footprint
- Increase in residential–farming conflicts due to lack of awareness and understanding. Not-in-my-backyard (NIMBY) issues
- Farmer apathy in expanding farm operations to include public-oriented events and agritourism
- Encourage small and niche market food production and local processing as a critical component of our direct market economy;
- Providing mechanisms to value agriculture, local food culture and the relationship between food production and waste in communities

PROPOSED INITIATIVES

1.2.2.4 Innovative Community-Farm Living

A. Endorse a Community Farm Program:

Investigate the functionality and municipal policy environment associated with a community farm program as a multi-functional collaboration where the land is held "in trust" for either a municipality or community rather than owned privately. A town, community group or cooperative governs the land use agreements, and agricultural uses of the land are shared by a community of farmers or food producers. The primary focus of a community farm is local food production using sustainable agricultural practices (Farm Folk City Folk Society, 2016)

B. Innovative Housing Collaborations:

Support farm and living arrangement initiatives that respond to the social, economic, and environmental challenges of rural living, such as initiatives that combine the autonomy of private and communal dwellings with the advantages of shared resources, collaborative food production and community living. This may be ideal for immigrant communities to maintain their cultural identity, subsistence lifestyle, social networks and commitment to family.

1.3.1.1 The Killick Coast Inter-Municipal Cooperation Agreement On Agriculture Land Value

A. Establish an inter-municipal agreement that initiates municipal collaboration on planning, regulatory and program strategies to protect farmland and support the viability of the Killick Coast agriculture sector.

The agreement would focus government (provincial and municipal) authorities and private landowners on either protecting farmland from conversion to non-farm uses by prohibiting or restricting development on farmland, permanently protecting those lands, or minimizing conflicts between existing agricultural operations and new development (real estate developments, commercial manufacturing, non-negotiated watershed protection). Pilot strategies to include:

- agricultural zoning and rezoning
- agricultural buffers
- Clear definition of permitted/discretionary uses and a rationale supported by agricultural science
- right-to-farm and process ordinances
- generic agricultural land rental agreements for land sharing of private property
- transfer or purchase of development rights programs
- farmland mitigation requirements
- land conservation and development regulations
- Succession strategies for privately owned agriculture land with incentives for farmers or food producers whose farm equity is their retirement savings

OBJECTIVE 3.1.1 URBAN AND PERI-URBAN AGRICULTURE PROTECTION

Leading municipal leaders by creating and remodelling agriculture-friendly policies

[Note: Peri-urban agriculture is generally defined as agriculture undertaken in places on the fringes of urban areas]

INITIATIVE 3.1.1.1 AN AGRICULTURE GUIDE FOR MUNICIPAL COUNCILLORS AND STAFF

A. Create the Killick Coast Municipal Advisory Council on Urban Agriculture :

All seven Killick Coast towns will make up a collaborative advisory group for this FFC project. Through their planning representative, the project will:

- Identify gaps and uncertainties in the Urban and Rural Planning Act related to agricultural use of lands within municipal planning zones
 - Identify areas in their municipal plans set aside for agricultural, residential, industrial, commercial, recreational and institutional uses. Large contiguous tracts of land designated for agricultural uses are necessary for farming to prosper
 - Identify their zoning or rezoning agricultural land procedures according to their present municipal policies
 - Through a targeted engagement process, consult with existing farmers and food producers to identify measures to reduce or eliminate negative consequences with a municipality
 - Engage a consultant to explore advanced approaches to resolving conflicts with traditional and innovative farming practices Programs and policies developed by councillors and administered by municipal staff with limited knowledge of modern agriculture can inadvertently cause adverse effects to farmers, food producers and their operations. Positive, proactive approaches to enhancing the interface between community and farmers would be part of the research.
 - Each advisory council representative will liaison with their municipal councils and work with the consultant to review their findings, obtain input, and resolve issues with interpretation
- B. Develop and publish a guidebook of policy options for municipal councils and staff**
- As a publication of the Killick Coast Municipal Advisory Council on Urban Agriculture, the guidelines will focus on, but not be limited to, innovation in:
 - Land conversion or fragmentation of large tracks, primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commercial, industrial). Experiment with land use patterns that promote the integrity of prime agricultural land through creative solutions like cluster/conservation design development on a smaller portion of a land parcel where the most negligible impact to agriculture can be achieved. (City of Kamloops, 2013)
 - Regional Agricultural Impact Assessment requirement for rezoning agriculture land
 - Special zoning considerations that would support creative farming/ lifestyle uses such as organic farming cooperatives or eco-villages
 - The inclusion of community gardens and edible landscapes as part of the planning process
 - Municipal-based environmental farm plans and the use of Beneficial Management Practices (BMPs) to minimize conflicts. BMPs improve agricultural operations by providing environmental benefits to the municipality
 - Encouraging new entrants and increasing the productive use of vacant farmland in the municipality. Options for leasing municipal land to urban food producers; examining regulations and guidelines for urban peri-urban agriculture; identifying mechanisms to protect and maintain the healthy ecosystems connected to peri-urban agricultural lands
 - Disclosing agricultural practices at the building permit stage. The disclosure will inform prospective builders that agricultural sights, sounds and smells are expected in farming areas (City of Abbotsford, 2011)
 - More contemporary definition of agriculture, with taxation implications, to support market opportunities in the peri-urban area (City of Abbotsford, 2011)

OBJECTIVE 3.3.2 COMMUNITY GARDENS AND NETWORK

Providing healthy options in neighbourhoods by working together and sharing experiences with growing

INITIATIVE 3.3.2.1 CREATING A RURAL NETWORK OF COMMUNITY GARDENS

- A. Create multiple community gardens in rural areas with a limited population and lack distribution channels for food. Stimulate welcoming outdoor environments focusing on people, sustainable organic gardening, learning, teaching and healthy food choices.
- Community gardens are not a new phenomenon; however, they seem to be more relevant than ever as concerns about food security continue to rise. In a recent study conducted by the PCSP Chamber of Commerce, 58% of respondents said accessibility is the main barrier to enjoying local food, 37% have no space to grow food and 54% do not know how to proceed. The purpose of community gardens is to overcome these obstacles by providing land, learning opportunities, and fostering community engagement that allows neighbours to get to know one another as they work together towards a common goal of taking control of the foods we consume.

1.4.7.3 Arts, Wellness and Heritage

Highlights of Meeting on March 2, 2023

Presentation of key points made in submission to the Municipal Plan review process ‘The importance of Arts and Culture in the development of a thriving community’ are as follows:

- Quotes from Newfoundland and Labrador 2019 Cultural Action Plan:
- “Our cultural industries have a solid track record of contributing to our economic growth. For decades, artists have successfully brought our culture to the national and international stage, allowing us to celebrate their achievements and take pride in what sets us apart.
- “Arts and heritage resources have become significant economic drivers, building social capital through increased networks and creating successful social enterprises. Artistic quality, cultural integrity, sustainability and market access, are integral to ensuring economic stability in this sector.
- “Government has a special responsibility to protect and preserve our cultural resources and support development and promotion. Together, we must ensure our culture remains strong, vibrant, and adaptive to maximize its potential.”
- “Government plays a key role in assisting communities to preserve, create, present, and promote culture through advisory and partnership activities via the Arts and Culture Centres, Provincial Historic Sites, Provincial Archaeology Office, the Arts and Letters Program, The Rooms, ArtsNL and HeritageNL.
- “Government also directly assists communities to develop, promote and celebrate culture through funding programs. The Cultural Economic Development Program provides essential support to cultural events, local museums and archives, arts organizations, and assists in safeguarding Indigenous and intangible cultural heritage, and built heritage maintenance.”
- The Partners for the Arts Committee feel that the Town needs to leverage the support offered in the Newfoundland and Labrador 2019 Cultural Action Plan and integrate it into the new municipal plan for PCSP. The importance of supporting the arts and including it in community infrastructure is well-founded in evidence-based research, as we have presented, and will ensure that we move forward as a community supporting both the physical and mental health of its residents

Suggestions for the new municipal plan:

1. Delegated public spaces that can be used for performances, festivals or outdoor market spaces.
2. An initiative similar to the public easel project in Twillingate that would benefit both residents and visitors and appeal to all ages.
3. A collaborative effort with the arts community and our environmental committee could result in events such as nature/art walks in our conservation areas. -Providing spaces for artists in residence.

4. It is our hope that a conservation zone be part of the town’s revised municipal plan. The rural nature of our community with its natural assets needs to be preserved.
5. The AWH committee, in its acquisition of part of the Holy Rosary Parish property with the intention of building a cultural centre, will work with the town as well as with the provincial and federal governments to move forward with this goal.

Parcel 13A – Holy Rosary Church, Rectory and Hall



Site Summary	
Site Area:	11,56 acres
Street Frontage:	194 feet on Beachy Cove Road
Local Access:	Located in the rural-residential town of Portugal Cove-St. Philip's which is a short driving distance from St. John's. The site has two access points off Beachy Cove Road along the private R.C. Church Drive
Zoning:	TC - Traditional Community (northwest portion comprising Church, Rectory and Parish Hall) RUR - Rural (vacant lands to the southeast behind Church, Rectory and Parish Hall)
Topography:	Site's natural grade rises from Beachy Cove Road and affords good ocean views
Parking:	Large paved parking lot in front of Church, Rectory and Parish Hall
Other Attributes:	- Mature landscaping between the Church and Rectory - Small cemetery located alongside the Church

The former RC properties are in a centralized location for the community, on a hill overlooking beautiful Conception Bay.

As a cultural centre, it will continue to be a gathering place for the community.

Highlights of Discussion:

Partners for the Arts have been in existence for 3 years and receive nominal funding from the Town; Very involved with the acquisition of Holy Rosary Parish property with the intention of building a cultural centre; Propose to build a new building on the site (look at architectural design of the St. Thomas Line Recreation Centre) – and incorporate ‘green technologies’ and climate change mitigative elements; PFTA feel that the proposed new Lifestyle Centre would not be able to achieve the goals that the Partners for the Arts feel that the Town should strive for – creating PCSP as a destination for Artists and Creative tourism;

PFTA feel that there should be equal support for the Arts as for competitive sports in terms of Municipal financial support given the evidence-based benefits of the arts for the wellness of residents as documented in the Canada Council for the Arts report: ‘Impact of the Arts on Canadian Life’ and the provincial ‘Newfoundland and Labrador 2019 Cultural Action Plan’.

The following description is from the document “Arts, Wellness and Heritage -AWH PROPERTY ACQUISITION & CULTURAL CENTRE PROJECT Updated 13 May 2022 PCSP - Phase One: Property Acquisition; Phase Two: Cultural Centre Design and Construction”:

“There is no dedicated cultural centre in the town of Portugal Cove-St. Philip’s, though there are various sports and recreation facilities, as well as extensive walking and hiking trails.....Some of the spaces in the town that have been used provisionally for cultural events and workshops are the Royal Canadian Legion, a café, and the greenhouses of a garden centre. Currently there is no adequate facility in the town designed for such events. We envision an inclusive, multi-use cultural centre for the town of Portugal Cove-St. Philip’s for people of all ages and demographics.

The centre is planned to fulfil the following needs in the community:

- Heritage related space and objectives;
- Arts and Culture related spaces for live-art performances (music, theatre, dance), displays of visual arts, film and video screenings, readings and book launches for the literary arts;
- Workspace for hands-on learning and professional development workshops in all arts disciplines;
- Health, wellness, and mindfulness space;
- Artist residency opportunities for all disciplines.”



An example of the potential operation might be ‘Quidi Vidi Village’, where there are ‘artists in residence’, retail opportunities, space for community activities.

Other examples include Fogo Island, Bonavista and Twillingate facilities for the arts.





An example of the type and scale of the architecture of the building could be the St. Thomas Line Recreation Centre as shown here.

1.4.8 East Coast Trail Association

Highlights of Meeting With East Coast Trail- February 13, 2023

- 20.9 km of ECT in PCSP; MOU with Town in 2018;
- Essential to have conservation zoning for trail corridor;
- Small section of Trail on coastline and possible in Coastal Buffer; rest is well inland on the ridge;
- Treadway – buffer of 100 metres preferred: 50 metres on either side of trail;
- Crown lands provide a 200 metre buffer in barren areas of open space;
- Inland zone: minimum 30 metres (15 metres on either side of trail) or 60-m (30 m each side);
- On Granted lands, ECT tries to get conservation easements; also there are traditional walking paths, pedestrian rights-of-way;
- Location of ECT can be mapped using GPS coordinates (ECT will provide shape files);
- Names to used on the map: ECT prefers that the sections of ECT within the Town would be identified as ECT and not local names of trails as these are very subjective;
- Note that funding for ECT also comes from Trans Canada Trail; so protection and support from the Town is very important to ongoing funding and much appreciated;
- Check ‘walkable’ land definition (LMO)...see Bauline municipal plan;
- Stop cutting trees right to edge of trail

Important policy:

To protect integrity of initial purpose of each segment of ECT to be accessible to wilderness

Locations of interest:

- Goat Cove
- Tucker’s Hill & Beach Cove--stress importance that great care must be taken to protect the ECT corridor and need to protect buffers so that the developed tail does not end up under someone’s deck!
- Note Wards (Wester Point)/Lambwood land – keeps hikers off the road thru St. Philip’s
- Piccos Ridge Path (and Manning monument site),
- Management Units under Stewardship Agreement to include area where ECT is allowed on shoreline;

Trails Master Plan:

- Note that ECT is a pedestrian trail so there is a danger that were Town trails are multi-user, some of the mountain bikes might to onto ECT trails too
- Want connections between ECT and Town trails to be done right; ECT need to be involved from the beginning;
- Neary's Pond Rod/Beach Cove Hill – keep as pedestrian as possible – no ATVs!
- Need to check plan for ATV trails;
- Nee a mountain bike area that is separate...east die of Protected area-Management unit??
- Adventure lodge ides – is this real?
- Freshwater pond/Ocean Pond especially important to ECT – any development there would reduce the wilderness aspect of the trail;

2.0 Demographics, Local Economy, Heritage & Environment

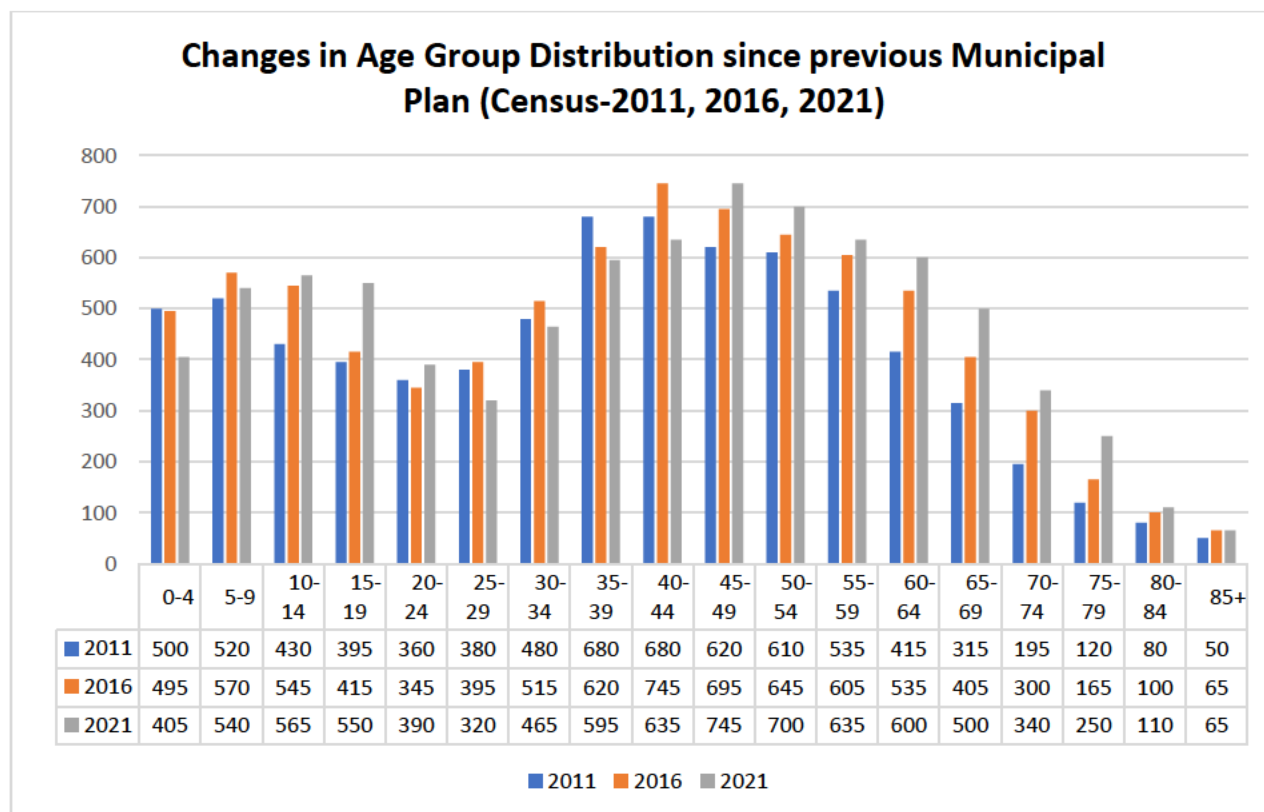
2.1 The People: Demographics, Education & Well-being

2.2.1 Demographics

The Town of Portugal Cove-St. Philip's has a population of 8,415 people as of the 2021 Census. The town has seen a population increase of about 14% from 2011 to 2021, or +1049 people.

- biggest increase occurred between 2011-16 of 781 residents;
- whereas between 2016-21 there was only an increase 268 people;
- the median age of the community is increasing (i.e., 39.5 in 2011 and 43.2 in 2021);
- Note that in the ten years preceding the 2014-24 Municipal Plan review, the Town had experienced a 25.6% increase (=1,500 people) at a steady rate throughout that decade.

The following table shows the population trends (2011-2021) by age group.



Despite overall growth, there are several important age groups which declined in numbers between 25 – 44 years of age, representing a *loss of about 220 people*. While this is a small number as compared to the overall growth of 1,059 people, these age groups represent individuals who are at the age to have families and currently participate in the labour force.

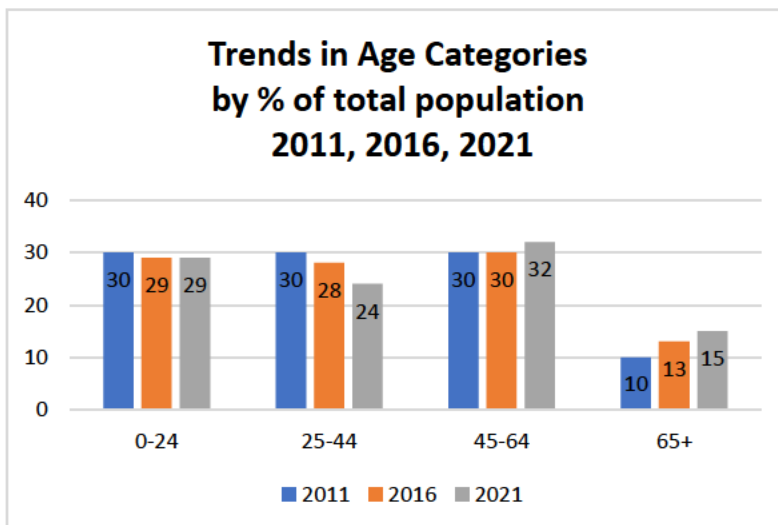
With regard to children under the age of 14 years, the 0-4-year-olds declined (-95 loss), 5-9-year-olds stabilized (about 530) and the 10-14-year-olds increased (+155 increase). The age groups mostly likely consisting of older children/young adults in secondary and post-secondary education both increased in numbers: 15-19-year-olds (+155) and 20-24-year-old (+30).

All age groups over 45 years of age increased in number. What is really dramatic is the increase in the over 60 age groups. While the median age for the Town is still younger than for the rest of the province, the residents are aging from 2011 median age of 30.5 years (NL=44), to 2012 median age of 41.2 (NL=46) to 2021 median age of 43.2 years (NL=47.8). Overall, this aging population is consistent with most other communities across Newfoundland and across Canada which are all experiencing aging populations.

A recent analysis by the Harris Centre RAnLab (July 2021) provides valuable insight into these trends which will help understand what changes may be anticipated for the duration of the 10-year period of the next Municipal Plan. The RAnLab report was prepared based in the 2016 Census and other historical data. According to the RAnLab report: Projections for future population in 2035 ranged from 7653 (no migration model) to 9215 (historical model). The historical model reflects a historic high level of in-migration that mainly consists of intra-provincial migration, that is, people from other parts of the province; however, recent trends in in-migration indicate that intra-migration is slowing down, which may have implications for this projection. The medium-growth targeted migration scenario (i.e. replacement of 70% of retiring workers and youth retention), estimates PCSP's 2030 population at 8,485, representing a 2018-2030 growth rate of 3.36%.

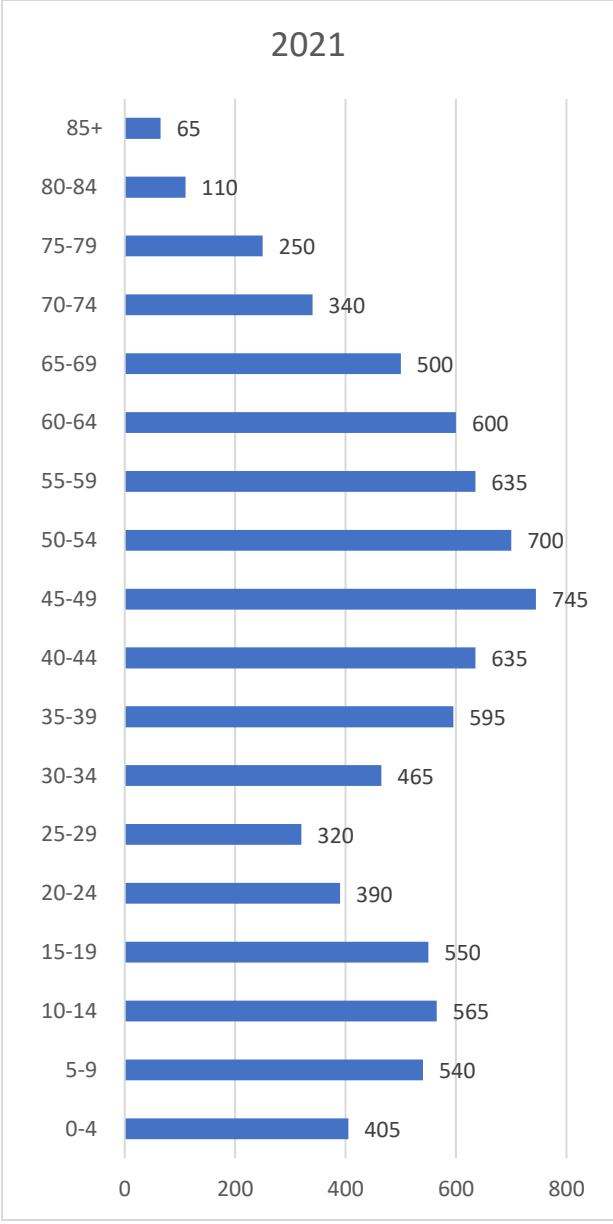
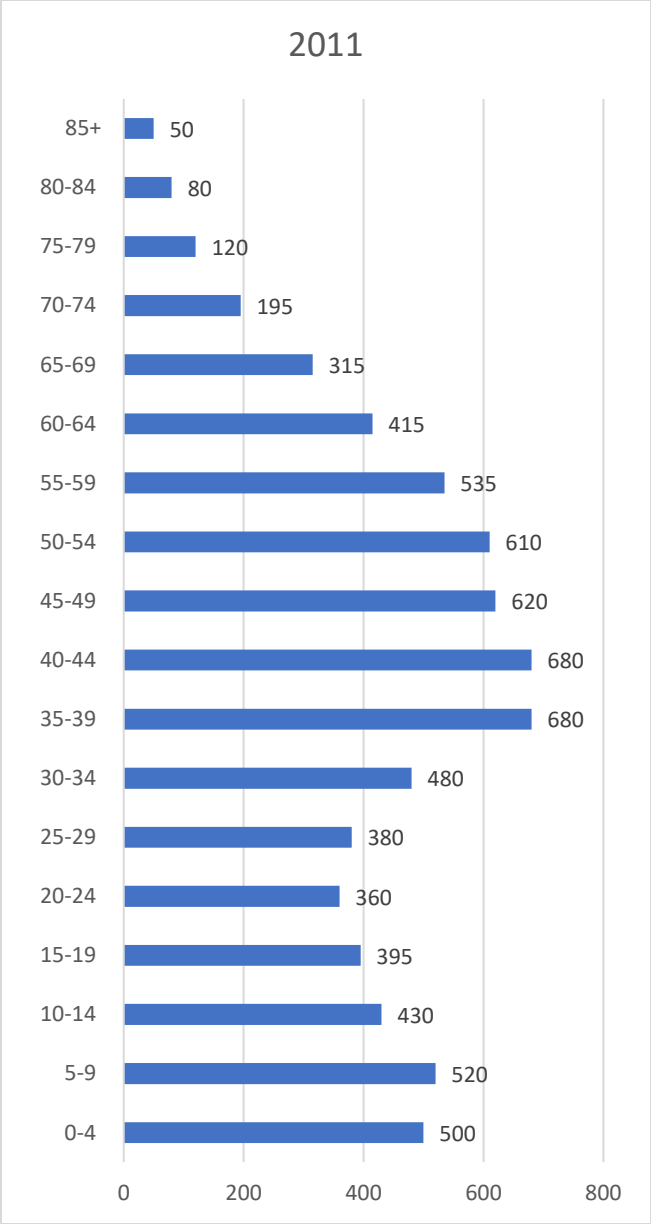
Currently, overall growth due to migration consists of immigrants who are mainly youth and young adults, and intra-provincial migration, mainly youth (15-24) and their parents (40-44). This growth is offset by out-migration to other provinces by residents in the age groups usually participating in higher education (20-24), and the 30-34 and 40-44-year-olds likely seeking employment opportunities.

Interestingly, the RAnLab report indicates that, for retirees, migration is not a significant factor in the growth in older age groups. This would suggest that the increase in older residents in the Town of Portugal Cove-St. Philip's would represent individuals who are 'aging in place'. In terms of sustaining the population, the RAnLab report indicates that births alone will not be a factor in sustaining population growth regardless if the Town is successful in attracting residents in the age groups most commonly involved in child-rearing. This is due to lower-than-replacement fertility rates.



The RAnLab report describes the Town of Portugal Cove-St. Philip's as "...an attractive suburban town within a region with an aging workforce...".

The Age pyramid illustrates the distribution of the population by age group (Census 2011 & 2021). The juxtaposition of these pyramids demonstrates the wave of the aging population of the community.



This Age distribution pyramid indicates that the Town needs to assess whether the housing and community amenities serve the existing aging population needs and are attractive retain young families, young workers and attract migrants to the Town, including immigrants.

In 2021, 17% of the households are 1-person households, slightly higher from 2011 (15%); 35% of households are 2-person (35.6% in 2011) Generally the proportion of households that consisted of 3 and 4-persons remained stable, and 5=person or more slightly dropped from 7.8% to 6.6%.

PRIVATE HOUSEHOLDS BY HOUSEHOLD SIZE	2011	2016	2021
• Total	2695	3030	3170
• 1 person	400	470	565
• 2 persons	960	1105	1115
• 3 persons	570	605	620
• 4 persons	550	635	660
• 5 or more persons	210	215	210

In order to understand the housing demand in the Town of Portugal Cove-St. Philip’s, it is helpful to understand the household composition which could affect housing needs. The 2021 Census provides information about the household types using census family information. A census family is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children.

PRIVATE HOUSEHOLDS BY HOUSEHOLD TYPE	2011	2016	2021
❖ One-census-family households	2240	2425	2335
➤ Without children in a census family	790	955	935
➤ With children in a census family	1055	1465	1175
❖ Multiple-census-family households		55	15
❖ Non-census-family households	455	550	
➤ One-person households	400	475	560
➤ Two-or-more person non-census-family households	50	75	70
Total private households	2690	3025	3170

Since the preparation of the past Municipal Plan, the compositions of private households has changed as follows: While the majority of all households are **one-census family households**, this dropped from 83% in 2011 to 74% in 2021. In 2011, ‘One-census-families -without children’ were-35%, which increased to 40% in 2021; and ‘One-census families with children’ were 47 % in 2011 and increased to 50% in 2021. Note that 17.7% of all households are one-person households (560) in 2021, slightly up from 15% in 2011.

The 2021 Census indicates that the **average household size is 2.7 persons**, which has remained stable since 2011.

2.2.2 Education

Overall, the level education in Portugal Cove-St. Philip's is high. The number of individual with no certificate dropped dramatically between 2011 to 2021 from 19% to 12.5%; and people with higher education remaining essentially stable increasing only 2% (from 24% to 26%). Note that the post-secondary education level is considerably higher than the provincial level at 16%.

Education Level	PCSP			NL
	2011	2016	2021	2021
Total population 15 years or over	5890	6525	6905	433960
• No certificate; diploma or degree	1130	1010	870	88710
• High school certificate or equivalent	1210	1430	1610	119855
• Apprenticeship or trades certificate or diploma	600	630	560	42715
• College; CEGEP or other non-university certificate or diploma	1365	1645	1835	101680
• University certificate or diploma below the bachelor level	155	170	210	8810
• University certificate; diploma or degree	1430	1635	1820	72190

Brookside Intermediate School is a grade 5-9 school with approximately 550 students and 45 staff. It is located near Rainbow Gully Park.

Beachy Cove Elementary School, or École élémentaire Beachy Cove Elementary is a K-6 school (K-4, 2017-2018) has about 550 students and 50 staff. It offers programming in English and Early French Immersion.

Currently the Town does not have a High School within the community. However, in April 2022, the provincial government's plans to build a new school in the town was announced in the Provincial Government budget. A location is yet to be determined.

There are no post-secondary satellite campus locations in the Town due to the proximity to the larger communities where the main campuses are located.

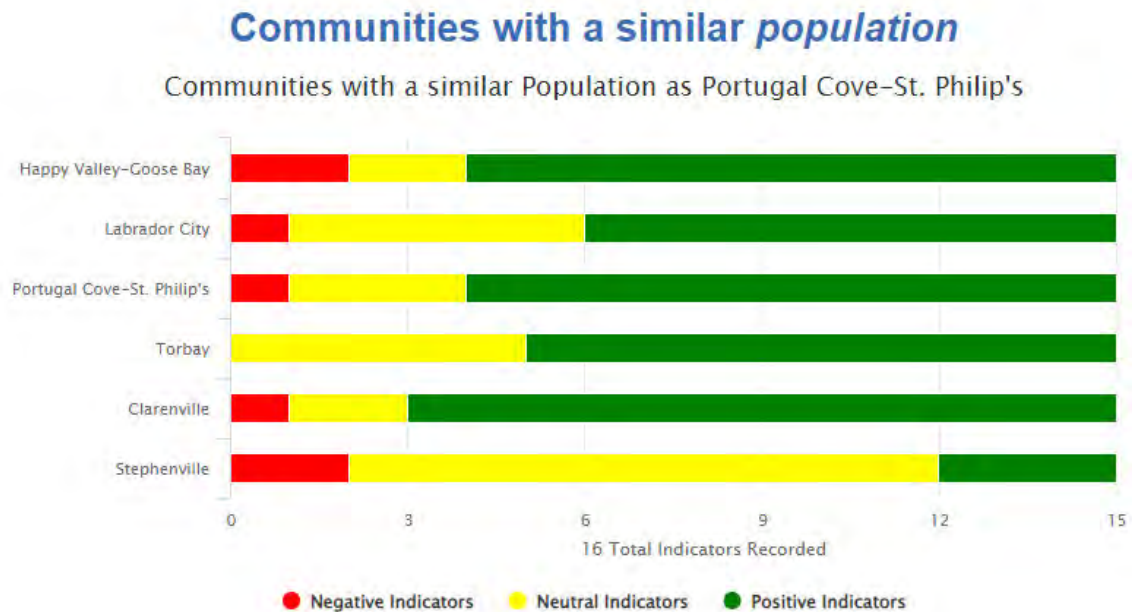
2.2.3 Well-Being

According to the Provincial Community Accounts analysis of community well-being, the Town of Portugal Cove-St. Philip's still has a very high community well-being score of 81% in 2016. The town ranked 6th of 365 communities assessed.

Factors contributing to this high score include: Average couple family income (4th of 365), personal income per capita (5th of 365), economic self-reliance ration (6th of 365), Bachelor's degrees\of\r i\higher (5th of 365), excellent or very good self-assessed health 78.5% (8th of 365), and high employment rate (8th of 365).

However there was not a 'very strong or strong sense of belonging in the community (339th of 363), and still a fairly high level of 'low income prevalence: all family types' at 247th of 365; and interestingly a moderate score regarding 'very satisfied or satisfied with life in general' (158th of 363).

Compared to other communities with a similar population, only Clarenville appears to have more positive indicators than Portugal Cove-St. Philip's (refer to Figure below provided on Community Accounts).



Another major indicator of well-being is how a person rates their own health status. In 2015-2016, 78.5% (+/- 23.3%) of individuals age 12 and over in Portugal Cove-St. Philip's rated their health status as excellent or very good. This is significantly higher than the resto of the province, where 62.0% (+/- 1.7%) of individuals age 12 and over rated their health status as excellent or very good

2.2 The Employment, Labour and Income

2.2.1 Employment Participation

In 2021, the employment participation rate for Portugal Cove-St. Philip's was 67.19%, higher than the rest of the province (56.1) and the City of St. John's (61.7%) The employment rate was 61.9%, also mores than the province (47.5%) and City of St. John's (54.6%); and the unemployment rate was 7.9,% (same as in 2016, considerably less than the rest of the province at 5.2% (City of St. John's at 11.5%).

Of the total employable population (15 years or over) 6910:

- 33% (2265) did not work, (NL= 42%)
- 67% (4645) worked according to the 2021 Census and of these:
 - 60% worked full-time for the full year (2790) up from 57% in 2016 (NL=47 %) and
 - 40 % worked part of the year/part-time (1850) (NL= 53%)

In terms of class of workers, 87% are employees, and of these, 80% have permanent positions (NL=70%). Only 13% are self-employed (NL=9.7%).

Of the respondents that commuted, 21% commutes less than 15 minutes, and 66% drove up to 29 minutes to work, 8% drove 30-55 minutes, <1% drove 45-59 minutes, and 3.7 % drove over 60 minutes. Less than 2% commute to a different province or territory.

2.2.2 Labour

The top occupations by workers from Portugal Cove-St. Philip's are:

- Health care and social assistance – 17%
- Public administration – 12.6%
- Retail trade: 10%
- Professional, scientific and technical services – 10%

A more detailed breakdown of occupations is provided in the following Table.

Labour Force, by Occupation, 2021

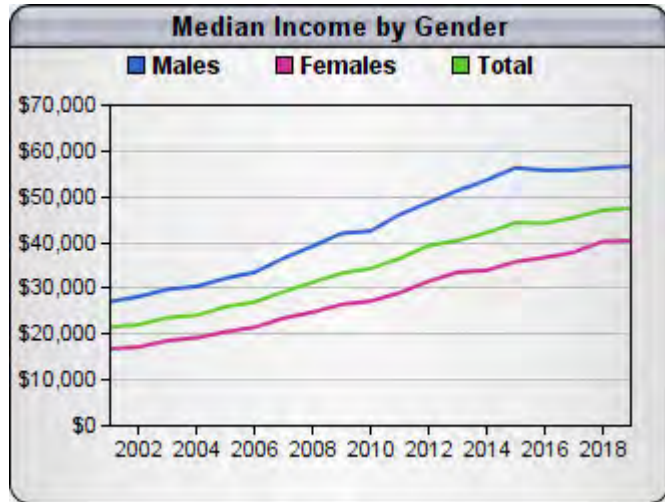


2.2.3 Income

Half of the males in Portugal Cove-St. Philip's received more than \$56,400 in income during 2019, while half of females received more than \$40,200.

Half of the males in Newfoundland and Labrador received more than \$41,300 in income during 2019, while half of females received more than \$28,700.

The national values were \$44,100 for males and \$32,600 for females.

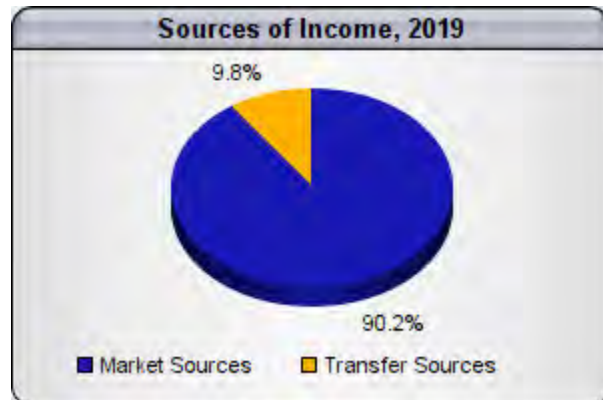


Half of the couple families in Portugal Cove-St. Philip's had incomes of more than \$130,800 in 2019. Half of the couple families in the province had incomes of more than \$92,800. The national value was \$98,700.

Half of the lone parent families in Portugal Cove-St. Philip's had incomes of more than \$57,300 in 2019. Half of the lone parent families in the province had incomes of more than \$44,500. The national value was \$50,800.

The average couple family income in Portugal Cove-St. Philip's was \$153,900 in 2019. The average couple family income in the province was \$113,300. The national value was \$122,900.

The 2019 self-reliance ratio for Portugal Cove-St. Philip's was 90.2%. This is a measure of the community's dependency on government transfers such as: Canada Pension, Old Age Security, Employment Insurance, Income Support Assistance, etc. A higher self-reliance ratio indicates a lower dependency. The self-reliance ratio in the province was 80.0%.



In 2019, the sources of market income for persons in Portugal Cove-St. Philip's were:

- Employment Income (4,860 persons reporting \$64,700 average income)
- Investment Income (1,310 persons reporting \$9,700 average income)
- RRSP Income (65 and older) (70 persons reporting \$10,000 average income)
- Private Pension (980 persons reporting \$26,200 average income)
- Other Income (1,110 persons reporting \$7,400 average income)



Income support

The number of individuals in Portugal Cove-St. Philip's who received Income Support Assistance at some point in 2021 was 215. The total number of children ages 0 to 17 in Portugal Cove-St. Philip's who were in families receiving Income Support Assistance in 2021 was 55.

The average benefits for those people collecting Income Support Assistance in Portugal Cove-St. Philip's in 2021 was \$8,300. Provincially the average benefits was \$8,700 in 2021.

The average duration or the average number of months people were collecting Income Support Assistance in Portugal Cove-St. Philip's in 2021 was 10.0 months. The average duration in 1992 was unavailable. The provincial average was 10.3 months of the year in 2021.

3.5% of the population received Income Support Assistance at some point during the year 2021. At the provincial level, 7.8% received Income Support Assistance at some point during the year 2021.

Employment Insurance

The number of individuals in Portugal Cove-St. Philip's who collected Employment Insurance at some point in the year 2021 was 995. .

The employment insurance incidence, the percentage of the labour force in Portugal Cove-St. Philip's who collected Employment Insurance at some point in the year 2021 was 20.3%.

For the province, the percentage of the labour force who collected Employment Insurance at some point in the year 2021 was 38.6%.

The average benefits for those individuals collecting Employment Insurance in Portugal Cove-St. Philip's in 2021 was \$11,900. In comparison, the provincial average benefits in 2021 was \$14,000.

The average total Employment Insurance benefits increased substantially in 2009, partly due to the federal government's Economic Action Plan that temporarily increased the maximum number of eligible weeks of benefits from 45 to 50.

2.3 Heritage

The Town of Portugal Cove-St. Philip's has several sites that have formally been recognized as Heritage sites. These will be identified on the Land Use mapping.

West Point Cemetery has been designated a municipal heritage site by the Town of Portugal Cove-St. Philip's because of its historic value - Council Meeting Motion 08-310 October 21, 2008.

The White House is a Registered Heritage Structure under the Historic Resources Act, recognized by the Heritage Foundation of Newfoundland and Labrador on October 23, 1992. It is an 1800 Irish Wexford style farmhouse on Beachy Cove Road.

There is also a Memorial being established on Picco Ridge to commemorate an airplane crash which occurred because of dense fog conditions where 8 passengers and 2 crew members passed away in the crash. Several of the passengers were members of the national Historic Sites and Monuments Board who were on

their way to L'anse aux Meadows for an unveiling ceremony including, Bill Manning who was the Mayor of Torbay and the Superintendent of Signal Hill National Heritage site.

Bartholomew's Cemetery is in the process of being considered as well as a Municipal Heritage site. The Heritage Committee will be providing an updated list for further consideration.

The Town also has a Traditional Community zone which encompassed the residential area historically developed near the Harbour. It has special development standards consistent with the traditional pattern of settlement found in this special neighbourhood.

Other studies of the Town of Portugal Cove-St. Philip's have identified other sites of heritage value to be considered, including landscape and townscape values. While the most visible forms of heritage is built heritage, referring to buildings, artifacts, structures and areas that are of historic, aesthetic, architectural or cultural significance. However, heritage also encompasses natural features in their immediate vicinity such as groves, hills, hillocks, water bodies, open areas, wooded areas, and so on. Every day these elements remind us of historic events and past lives through the built legacy around us.

The following list of built and landscape heritage features was included in the 'Place Builder' report:



Structures

1. The St. Lawrence Anglican Church (steep pitch, gable roofed-designed by Robert Primer, 1920).
2. Holy Rosary Catholic Church (Initiated by Father Ashley, 1915).
3. The King's Room (building used for work related to fishing, constructed in 1790s).
4. Portugal Cove Road home (unaltered, traditional barn house, narrow siding, decorative eaves brackets).
5. United Fisherman's Lodge (located on Thorburn Road; built in 1930 by local fishermen).
6. 25 Belbin's Road (+100 year-old home with mansard roof and timber frame).
7. 148 Thorburn Road (1900 mansard-roofed house with timber frame and eaves brackets).
8. War Memorial (built in memory of those who lost their lives in the first and second World Wars; first monument built shortly after WWI).

Natural Heritage: Trails / Lookouts / Landforms/Ocean

Natural heritage includes all components of our surroundings which have not been created by humans and which are of cultural, aesthetic, spiritual, biological, or ecological value, or could also be of directly usable resource value. Some examples of Natural Heritage are listed below:

1. Goat Cove Trail (once the only connection by land between Portugal Cove and St. Philip's).
2. Root Cellar (1820 root cellar at Murray's Garden Centre, Portugal Cove Road; has been in continuous use since construction).
3. Rubble Walls (not a lot known about structures, but similar structures have been preserved in other areas of province; estimated construction between 1700s and 1900s).
4. Portugal Cove Wharf and Ferry Dock (provided travel to Bay Roberts, Brigus, and Harbour Grace).
5. Greyman's Beard (one of most prominent physical features of Town; offers expansive view of Conception Bay).
6. Blast Hole Pond Hill (named after resemblance to holes caused by iron ore mine blasting on Bell Island; provides excellent view of Conception Bay).
7. Portugal Cove Geeze (contains several old gravestones that make up Northern Point Cemetery; located on Northern Point Road).
8. The Tickle (1st Ferry service to Bell Island, 1974).
9. Beachy Cove Beach (secluded beach with beautiful waterfall dropping into sea).

The Town of Portugal Cove-St. Philip's Heritage Committee prepared a booklet entitled 'Our Heritage' which lists the following locations of historic interest:

- Buildings: St. Lawrence Anglican Church, Holy Rosary Roman Catholic Church, Memorial United Church, St. Philip's Anglican Church, The King's Room, house on Portugal Cove Road, 25 Belbin's Road, the United Fisherman's Lodge, 148 Thorburn Road, The White property;
- Heritage Landscapes: Greyman's Beard, Blast Hole Pond Hill, Goat Cove Trail, Portugal Cove Geeze, and root cellars
- Ocean Heritage: The Tickle, Portugal Cove Wharf and ferry, St. Philip's Dock
- Beaches: Beachy Cove, Broad Cove;
- Cemeteries: St. Philip's, Northern Point, 'Rock Cut', St. Bartholomew's, St. Peter's, St. Lawrence, West Point, Holy Rosary, and Old United Church
- Murray's Pond Fishing and Country club

There is also a written history for Goats' Cove, King's Cove and Little Kings' Cove.

More discussion is required to understand what the role of the Municipal Plan and Development Regulations are compared to designation and regulations under the *Municipalities Act, 1999*.

2.4 Environmental Protection

The Municipal Plan and Development Regulations 2014-2024 contained a leading-edge tool for the protection of the environment in the Environmental Protection Overlay (Schedule E) and associated Environmental Protection Map (Map 3). They are signed, certified, and registered under the requirements of the *Urban and Rural Planning Act, 2000*, as part of the Development Regulations, 2014. The intent of this Schedule is to enable the policies of the Municipal Plan to preserve the natural environmental integrity of the Town of Portugal Cove-St. Philip's by defining the necessary terms and conditions within the Town's Development Regulations to protect environmentally sensitive areas from the negative impacts and influences of development.

At this time, the Town has undertaken amendments to the Municipal Plan and Development Regulations. The Town wishes to update Schedule E and Map 3 to reflect new, more accurate data in defining the boundaries of these environmentally sensitive areas; and to bring the Schedule into conformance with the *Urban and Rural Planning Act, 2000*. Note that the buffers on existing Map 3 were prepared using 1:50,000 scale topographic mapping which was the only available mapping at that time.

The new mapping is based on the following most recent data sources available as provided by professional technical experts, Enfor Consulting Services who were retained by the Town of Portugal Cove-St. Philip's:

- 2022 hydrology mapping prepared using 2014 LIDar Data and 2019 digital aerial imagery;
- 2016 high resolution mapping for slope analysis based on 2014 LIDar Data and 2019 digital aerial imagery; and,
- Designated Flood Risk Areas as defined by the Water Resources Management Division of the Government of Newfoundland and Labrador in 2015, and incorporating the Town's *Stormwater Management Plan*;
- The refinements allowed for Council more discretion regarding when to require the technical assessments from a qualified professional for development in the vicinity of medium and low protection wetlands.
- The requirement for a Habitat Assessment is new. It is only mandatory for development near high protection wetlands and at the discretion of Council for medium and low protection wetlands, intermittent and indeterminate streams.
- Overall, the text of Schedule E has incorporated more clearly the Provincial Government statutory requirements more clearly so that residents, developers and administrators have full information available in one location regarding the regulatory requirements in these environmental protection areas.

This more accurate data resulted in changes to the extent and location of each of the categories on the map, except Coastal buffer which remained the same. The changes to the areas can be seen on the map found at this link:

<https://pcsp.ca/article/municipal-plan-amendment-notice-2/>

The Municipal Plan Amendment No. 13, 2022 and Development Regulations Amendment No. 24, 2022 for Schedule E-Environmental Protection Overlay and associated Map 3 are currently moving through the process outlined in the *Urban and Rural Planning Act, 2000*.












3.0 Existing Land Use

The traditional urban built-up areas of the Town are located near the harbours along the coast. Later development happened along the roads connecting regional communities and local roads extending from these corridors.

The existing land uses will be discussed in the following land use classifications:

1. Residential
 - a. Medium Density
 - b. Low Density
 - c. Rural
 - d. Development Scheme Areas
 - e. Traditional Community
2. Employment-Generating
 - a. Mixed
 - b. Agriculture
 - c. Rural
3. Public Use and Recreation Lands and Public Water Supply
 - a. Public/Institutional (Public buildings and recreation facilities with public investment)
 - b. Open Space, Parks & Trails (the open space land of the current Recreation/Open space zone)
 - c. Protected Watershed

The existing zoning of the Land Use Zoning map of the Development Regulations, 2014-2024 will be examined to confirm or change the boundaries of these zones based on the vision for the Town for the next ten years. The zones will be reviewed with regard to permitted and discretionary uses and need for new zones. As well, changes may be considered for regulations of development or design standards.

Legend for Land Use Zoning map (for interpretation of maps in the following text)			
Residential Zones		Non-Residential zones	
Medium Density		Recreation/Open Space	
Low Density		Public Use	
Rural		Protected Watershed	
Development Scheme		Agriculture	
Traditional Community		Rural	
		Mixed Use	

3.1 Residential Land

Not surprisingly, the dominant housing form is the single detached home. According to the 2021 Census, there were 3,170 dwellings in Portugal Cove-St. Philip's, compared to 3,000 in 2016 and 2,824 in 2011. Dwellings do not include private farm or reserve dwellings.

By dwelling type, 2,765 were detached houses, 40 were semi-detached homes, 5 were row housing, 335 apartments, and 20 were 'apartments in a building that has fewer than five storeys' and 5 the were classified as a movable dwelling. It should be noted that currently 3-bedroom homes are the most popular and 1-bedroom homes are the least popular

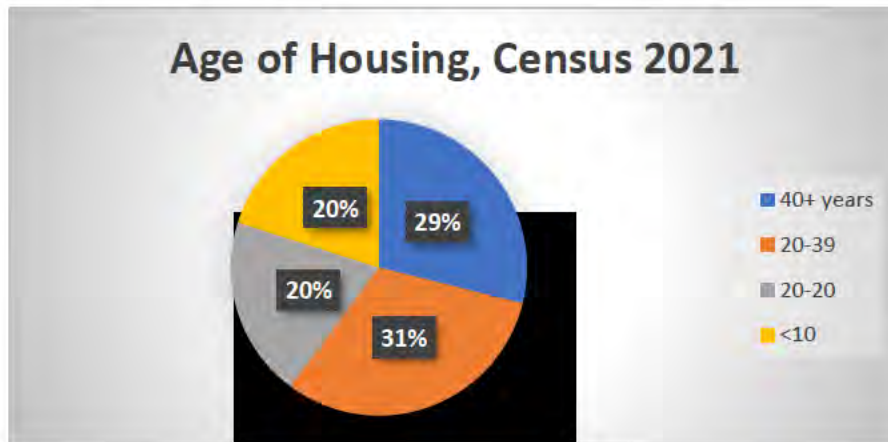
Additional information on housing provided in the 2021 Census as follows:

- 85.8% of homes are owned versus rented, compared to 75% for the province;
- The average monthly shelter costs for owned dwellings was \$1,616. Provincially it was \$1014;
- The average monthly shelter cost paid by those who rented was \$950. Provincially, it was \$870;

Overall, the cost of housing in the Town of Portugal Cove-St. Philip's significantly higher than the rest of the province, and higher than the City of St. John's, as indicated in the 2021 Census:

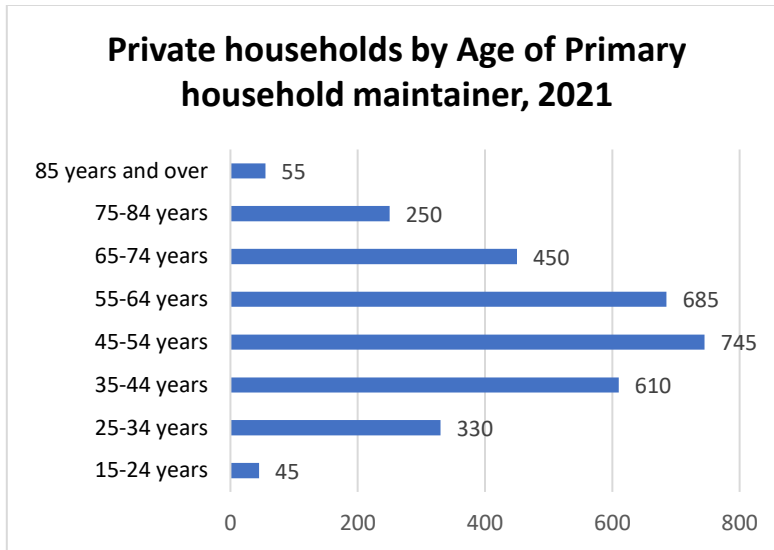
- The average value of dwellings in 2021 Census for the Town was \$408,400, the Province \$246,800 and City of St. John's, \$342,200.
- The median value of dwellings in 2021 Census for the Town was \$376,000, the Province \$240,000 and City of St. John's \$306,000.

Regarding the age of the housing stock, 60% of the housing is over 20 years old (29% over 40 years old), 20% is between 10-20 years of age and 20% is less than 10 year old.



However, despite the age of housing stock, 99% report that the housing is suitable. As well, homes are well maintained as the census data indicated that most housing (94%) required regular maintenance only, as compared to major repairs.

The chart below indicates the age of primary household maintainers. Seniors (age 65+) own 23% of the housing stock, and pre-seniors own 22%. This corresponds to the population profile provided earlier in terms of the breakdown by age groups. Will these seniors be seeking opportunities to downsize?



The majority of new residential growth occurring in the Town is for low density, single family dwellings. Given that the proportion of residents aged 65 years and over increased locally by 66 % in the last ten years (505 individuals), will this create a demand for more varied types and higher density forms of residential housing to accommodate the needs of an aging population?

In terms of construction activity for single dwellings, the Town issued 34 permits in 2018, 26 in 2019, 32 in 2020 and 39 in 2021; which indicates that interest is not waning.

In each of the residential zones set out in the current Development Regulation, residential development is allowed on both serviced and unserviced land. Unserved lots range in size from a minimum of 4000 to 1,860 square metres, which are large lots. If the Town’s infrastructure serviced areas expand, less developable land will be required to support continued growth. However, the Town has several constraints to the location of residential development, such as steep slopes, flood areas, wetlands and waterbodies as well as protection of agricultural lands and compliance to airport noise factors. Nonetheless, it is recommended that the updated plan policies continue to support new growth on appropriate lands in serviced locations, as much as feasible.

The existing zones and key features are provided here for further discussion and analysis.

3.1.2 Residential Medium Density zone (RMD)

LAND USES

The RMD zone allows for the following uses:

- **Permitted** : Single Dwelling, Recreational Open Space, Conservation
- **Discretionary**: Agriculture, Antenna, Apartment Building (full serviced only), Boarding House Residential, Child Care (home occupations only), Convenience Store, Double Dwelling (full serviced only), General Service (home occupations only), Group Home (in Single Dwelling), Kennel(home occupations only), Light Industry(home occupations only), Medical and Professional(home occupations only), Medical Treatment and Special Care, Nursing Home, Office (home occupations only), Personal Service(home occupations only), Places of Worship, Subsidiary Apartment, Take-out Food Service, Townhouse (or Row dwelling-full serviced only), Private Wind Turbine

DEVELOPMENT STANDARDS

SINGLE DWELLINGS ONLY - RMD							
STANDARDS	FULLY SERVICED		SEMI-SERVICED			NO SERVICES	
	Not on Pond	Pond Frontage	Not on Pond		Pond Frontage	Not on Pond	Pond Frontage
			Municipal water & onsite sewer	On-site water & municipal sewer	Either onsite water or sewer		
MINIMUM							
Lot Area (m ²)	470	3,000	1,860	1,400	3,000	1,860	8,000
Floor Area (m ²)	80	80	80	80	80	80	80
Frontage (m)	15	30	23	23	30	23	30
Pond Frontage		30			30	-	30
Front Yard (m)	6	6	6	6	9	9	9
Side Yard (m)	2.5 & 1	6	2.5	2.5	6	3	6
Distance between Dwellings (m)	3.5	-			-	-	-
Min. Rear Yard (m)	9	9	9	9	9	9	9
MAXIMUM							
Front Yard (m)	32	*	32	32	*	32	*
Lot Coverage (%)	33	33	33	33	33	25	25
Height (m)	10	10	10	10	10	10	10

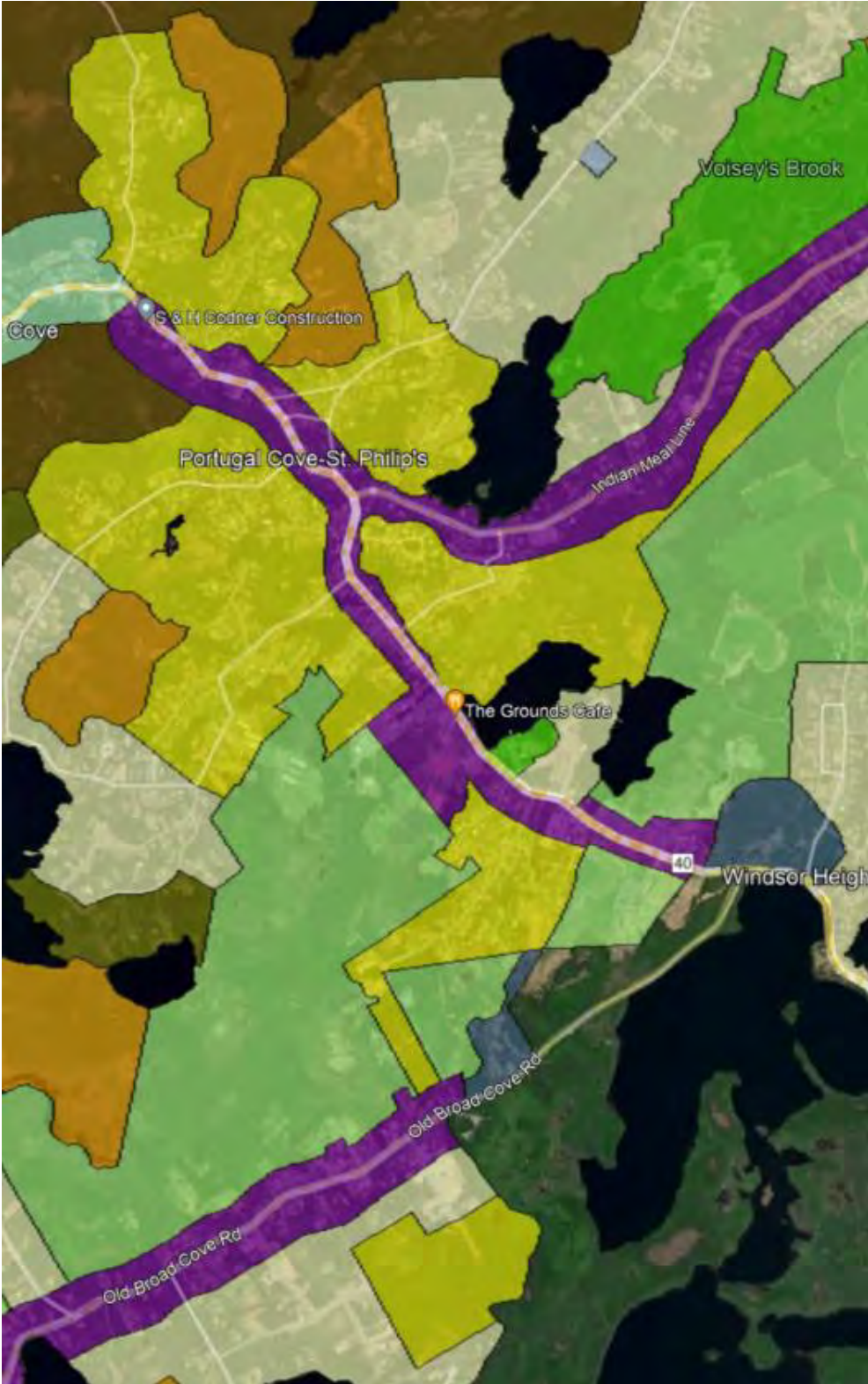
*See General Provision 10 (discretion of Council)

LOCATIONS

In the western part of PCSP, otherwise known as the former community of St. Philip's, the RMD zone abuts the main roads including: Thorburn Road, Tucker's Hill Road, Beachy Cove Road, Old Broad Cove Road and Dogberry Hill Road and the local roads running off these main roads.



In the eastern part of the community, the RMD zone occurs behind the Mixed Development that borders the main roads: Portugal Cove Road and Old Broad Cove Road.



3.1.2 Residential Low Density (RLD)

LAND USES

The uses in the RLD zone include:

- **Permitted:** Single Dwelling, Recreational Open Space, Conservation
- **Discretionary:** Agriculture, Animal, Antenna, Boarding House Residential, Child Care(home occupations only), Convenience Store, Double Dwelling, General Service(home occupations only), Group Home (with Single Dwelling) Light Industry(home occupations only), Kennel(home occupations only), Medical and Professional(home occupations only), Medical Treatment and Special Care, Nursing Home, Office (home occupations only), Personal Service(home occupations only), Places of Worship, Subsidiary Apartment, Take-out Food Service, Private Wind Turbine.

DEVELOPMENT STANDARDS

SINGLE DWELLINGS - RLD						
	Fully Serviced		Semi-Serviced (either onsite/ offsite water or sanitary sewer)		No Municipal water or sewer	
STANDARDS	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage
MINIMUM						
Lot Area (m ²)	690	3,000	3,000	8,000	1,860	8,000
Floor Area (m ²)	80	80	80	80	80	80
Frontage (m)	23	30	30	30	30	30
Pond Frontage (m)	-	30	-	30	-	30
Front Yard (m)	6	9	9	9	9	9
Front Yard (m)	32	3*	32	*	32	*
Side Yard (m)	2.5	6	3	6	3	6
Rear Yard (m)	9	9	9	9	9	9
MAXIMUM						
Lot Coverage (%)	25	25	25	25	25	25
Height (m)	10	10	10	10	10	10

LOCATIONS

Mitchell's Pond North and Hogan's Pond



Oliver's Pond



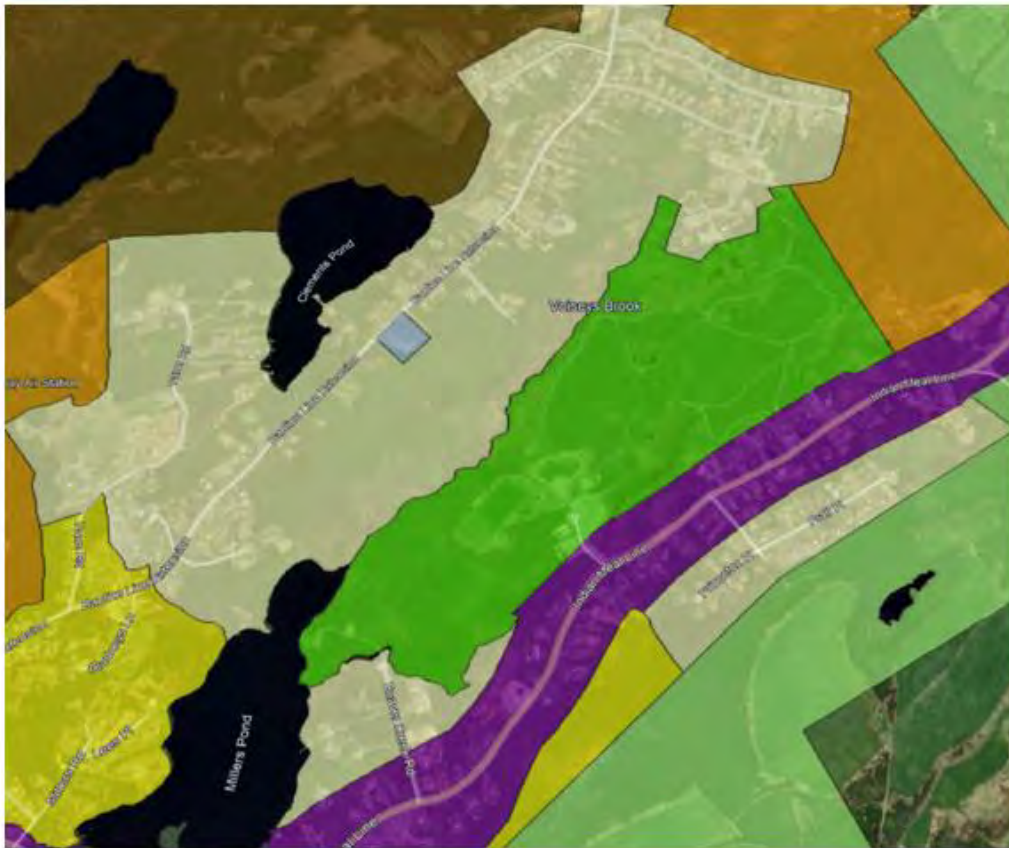
Jonathan Heights and Witch Hazel Road



Windsor Heights and Heely Lane



Bauline Line Extension and Princeton/Pratt Place



Neary's Pond



3.1.3 Residential Rural (RR)

USES

- **Permitted:** Single Dwelling, Recreational Open Space, Conservation
- **Discretionary:** Agriculture, Animal, Antenna, Child Care(home occupations only), Convenience Store, Double Wide Mobile (on permanent foundation), General Service (home occupations only), Group Home (with Single Dwelling) Medical and Professional (home occupations only), Nursing Home (home occupation only), Kennel (home occupations also), Office (home occupations only), Personal Service (home occupations only), Subsidiary Apartment, Take-out Food, Service, Private Wind Turbine

DEVELOPMENT STANDARDS

RR UN-SERVICED LOTS (ON-SITE WATER & ON-SITE SEWER)		
STANDARDS	SINGLE DWELLING	
	Single Dwelling	Single Dwelling with Pond Frontage
Min. Lot Area (m ²)	4,000	8,000
Min. Floor Area (m ²)	80	80
Min. Frontage (m)	30	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	9	15
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	3	6
Min. Rear Yard (m)	15	15
Max. Lot Coverage (%)	20	20
Max. Height (m)	10	10

LOCATIONS

Behind Beachy Cove School



Hogan's Pond



Neary's Pond



Gail's View Drive



3.1.4 Residential Development Scheme Area (RSDA)

The Residential Development Scheme areas are located in the backlands where more detailed development concepts are needed. There are thirteen RSDAs and site specific development considerations are noted for each in the Development Regulations. Essentially, in each of these areas a development scheme outlining proposed access plan, municipal services and proposed residential zoning is required as part of a Municipal Plan and Development Regulation Amendment before development can proceed.

RDSA # LOCATION	INTENDED ZONE
1. RDSA-1 Anglican Cemetery Road	RMD
2. RDSA-2 Farm Road/Churchills Road	RMD/RLD
3. RDSA-3 Carew Drive/Old Cart Road	RMD/RLD
4. RDSA-4 Neary's Pond/Western Round Pond	RMD
5. RDSA-5 Old Broad Cove Road West	RMD
6. RDSA-6 Mitchell's Pond/Hugh's Pond	RLD/RR
7. RDSA-7 Thorburn Road/Skinner's Road	RMD
8. RDSA-8 St. Thomas Line	
9. RDSA-5 Old Broad Cove Road West	RMD
10. RDSA-9 Tucker's Hill	RMD/RLD/TC
11. RDSA-10 Voisey's Brook Park	MIX/RMD/RLD



3.1.5 Traditional Community (TC)

USES

- **Permitted:** Cultural and Civic, General Assembly, Place of Worship, Single Dwelling, Recreational Open Space, Conservation
- **Discretionary:** Amusement, Boarding House Residential, Catering, Cemetery, Child Care(home occupations also), Club and Lodge, Commercial Residential, Convenience Store, Double Dwelling, Educational, Fishery Uses, Funeral Home, General Service (home occupations also), Group Home (with single dwelling), Indoor Assembly, Indoor Market, Infill Residential, General Industry, Light Industry (home occupations also), Medical and Professional (home occupations also), Nursing Home, Office(home occupations also), Outdoor Assembly, Outdoor Market, Passenger Assembly, Personal Service(home occupations also), Retail, Shop, Subsidiary Apartment, Take-out Food Service, Theatre, Transportation

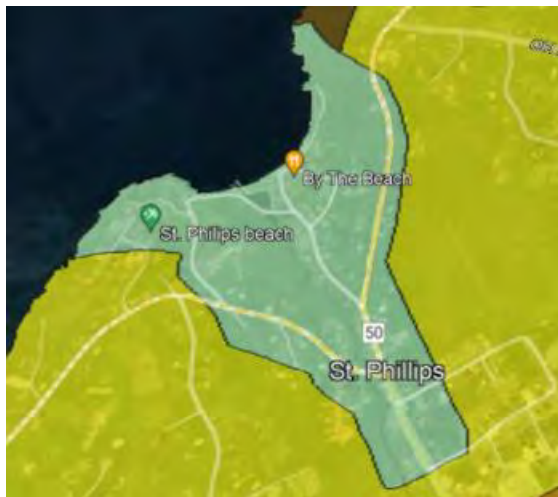
DEVELOPMENT STANDARDS

SINGLE DETACHED DWELLING - TRADITIONAL COMMUNITY								
	FULL SERVICES		SEMI-SERVICED				NO SERVICES	
	municipal water & municipal sewer		municipal water and on-site sewer		on-site water and municipal sewer		On-site water & onsite sewer	
STANDARDS	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage
Min. Lot Area (m ²)	470	3,000	1,860	3,000	1,400	3,000	1,860	8,000
Min. Floor Area (m ²)	65	65	65	65	65	65	65	65
Max. Floor Area (m ²)	see Condition 3							
Min. Frontage (m)	15	30	23	30	23	30	30	30
Min. Pond Frontage	-	30		30		30		30
Min. Front Yard (m)	6	6	6	9	6	9	9	9
Max. Front Yard (m)	32	*	32	*	32	*	32	*
Min. Side Yard (m)	1	6	2.5	6	2.5	6	3	6
Min. Rear Yard (m)	9	9	9	9	9	9	9	9
Max. Lot Coverage (%)	33%	33	33%	33	33%	33	33%	33
Max. Height (m)	8	8	8	8	8	8	8	8

- See General provision 10; Condition 3-Building size and appearance provision

LOCATIONS

The two Traditional Community zones encompass the historical communities in the vicinity of the two harbours, as shown in the maps below.



The predominant land use in these areas is residential; however, these areas are also a valuable to the community for recreation and tourism. This is reflected in the permitted and discretionary uses currently allowed in the TC zone.

Should the historic character of the residential areas be protected

from the mixed use activities listed under the discretionary uses?

Given the distinct harbour facilities in each area, should there be consideration of zone related specifically to the uses appropriate in the harbour locations alone?





TRADITIONAL COMMUNITY

-Question: should the area nearest to the harbour facilities have a different zone?

3.1.6 Residential Small Lot (RSL)

Permitted Uses: Single Dwelling, Double Dwelling, Multi Dwelling, Subsidiary Apartment, Apartment Building, Office (home occupations only), Recreational Open Space, Conservation, Group Home, Medical Treatment and Special Care

Discretionary Uses: Antenna, Boarding House Residential, Child Care (home occupations only), Collective Residential, Convenience Store, Educational, Medical and Professional (home occupations only), Personal Service (home occupations only), Place of Worship

LOCATION: There is only one location for this zone which is next to Rainbow Gully.



Development Standards

RSL Fully-Serviced Lots (municipal water & municipal sewer)								
STANDARDS	Single Dwellings	Single Dwellings (Mini Homes)	Double Dwelling	Multi Dwelling	Apartment Building			
					One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm
Min. Lot Area (m ²)	360	225	275*	200*	170*	210*	230*	250*
Min. Floor Area (m ²)	65	n/a	60*	47*	40*	50*	60*	70*
Min. Frontage (m)	12	7.5	10*	6*	30			
Min. Front Yard (m)	8	8	8	8	8			
Min. Side Yard (m)	1	1	1.5 & 2	3	5			
Min. Flanking Side Yard (m)	6	6	6	7	7			
Min. Rear Yard (m)	6	6	6	7	7			
Min. Lot Depth (m)	30	30	30		n/a			
Max. Lot Coverage (%)	35	28	35*	35*	35			
Max. Height (m)	10	10	10	10	10			
* per unit								

3.2 Employment-Generating/Commercial Land Use

Commercial and industrial uses are minor uses in Portugal Cove-St. Philip's. The Town does not have a defined commercial area within the Town and most residents travel to nearby communities, such as St. John's and Mount Pearl for employment, retail purchases and service needs.

Key economic issues can be summarized as follows:

- tax base is highly dependent upon residential tax base due to lack of local commercial enterprises;
- considering the source to tax income, the sheer size of the Town and pattern of low-density ribbon development, the Town must ensure that new development does not place undue burden on municipal finances due to unsustainable municipal services;
- consideration should be given to designating land for commercial use such as, a central commercial area or business/technology park;
- need to carefully balance the intent of existing land use and development regulations with need to support the development of new small businesses;
- there is no commercial zone in the Town, only a Mixed Development zone where commercial and light industrial uses are allowed as discretionary uses;

Industrial uses in Portugal Cove-St. Philip's can generally be regarded as light industrial by nature. However, there are marine and fisheries uses and activities at the Town's harbour fronts. There are no heavy industries in the Town. Some industrial uses are located within or close to residential areas, which potentially pose conflict. While no new land is designated for industrial uses, some such uses may be permitted on a discretionary basis within proposed new mixed development zone.

The Town has an Economic Development Officer to assist the community in expanding opportunities for local commercial and industrial business growth, and in advancing the tourism potential of Portugal Cove-St. Philip's.

3.2.1 Mixed Use Zone

USES

- **Permitted:** Double Dwelling, Single Dwelling, Recreational Open Space, Conservation
- **Discretionary:** Amusement, Antenna, Boarding House Residential, Catering, Cemetery, Child Care(home occupations also), Club and Lodge, Commercial Residential, Convenience Store, Cultural and Civic, Double Dwelling, Educational, Funeral Home, General Assembly, General Industry, General Service (home occupations also), Group Home, (with Single Dwelling) Indoor Assembly, Indoor Market, Light Industry (home occupations also), Medical and Professional (home occupations also), Medical Treatment and Special Care, Nursing Home, Office, Outdoor Assembly, Outdoor Market, Passenger Assembly, Personal Service(home occupations also), Place of Worship, Retail, Service Station, Shop, Subsidiary Apartment, Take-out Food Service, Theatre, Veterinary, Private Wind Turbines

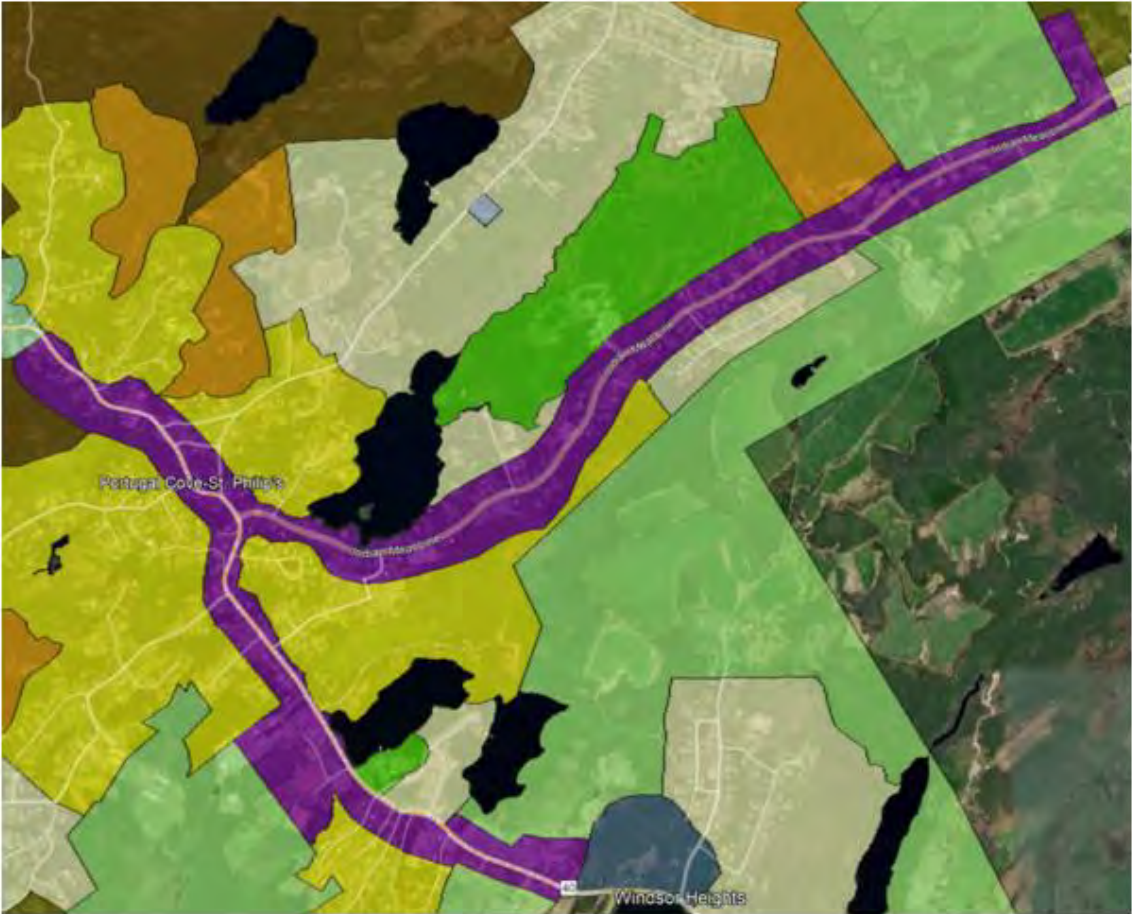
DEVELOPMENT STANDARDS

SINGLE DETACHED DWELLING – MIXED DEVELOPMENT								
	FULL SERVICES		SEMI-SERVICED				NO SERVICES	
	municipal water & municipal sewer		municipal water and on-site sewer		on-site water and municipal sewer		On-site water & onsite sewer	
STANDARDS	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage	Not on Pond	Pond Frontage
Min. Lot Area (m ²)	470	3,000	1,860	3,000	1,400	3,000	1,860	8.000
Min. Floor Area (m ²)	65	65	65	65	65	65	65	65
Min. Frontage (m)	15	30	23	30	23	30	30	30
Min. Pond Frontage	-	30	-	30	-	30	-	30
Min. Front Yard (m)	6	9	6	9	6	9	9	9
Max. Front Yard (m)	32	*	32	*	32	*	32	*
Min. Side Yard (m)	2.5 & 1	6	2.5	6	2.5	6	3	6
Min Distance between buildings	3.5	-	-	-	-	-		
Min. Rear Yard (m)	9	9	9	9	9	9	9	9
Max. Lot Coverage (%)	33%	33	33%	33	33%	33	33%	33
Max. Height (m)	810	10	10	10	8	10	10	10

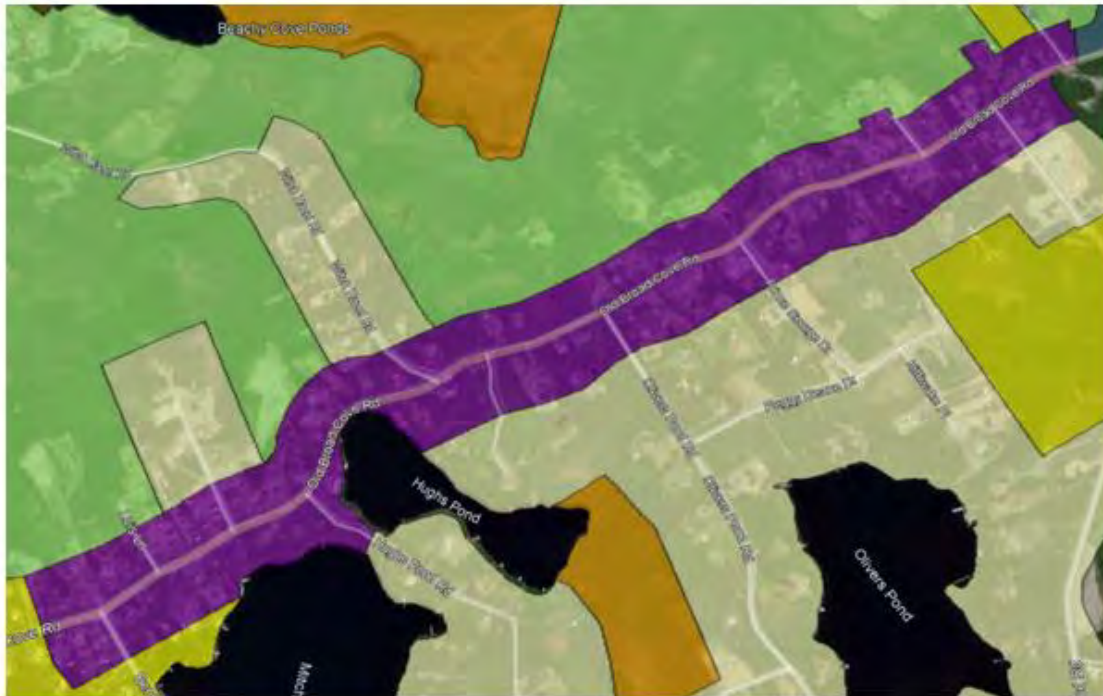
- See General provision 10; Condition 3-Building size and appearance provision

LOCATIONS

Portugal Cove Road and Indian Meal Line



Old Broad Cove Road



3.2.2 Rural

Rural lands generally consist of back lands too difficult to access and lands which may have natural resource uses, such as, forestry, mineral resources and agriculture. These lands are also important as part of the rural character of the Town and also provide for outdoor recreation and nature-based recreation opportunities.

The intent of the Rural zone is:

- To provide lands for resource-based uses, such as, forestry, agriculture, minerals and quarrying;
- To provide a location for uses that may not be compatible with residential and commercial uses in the built-up area of the community;

The Rural zone encompasses a large area of the Town outside of the urban developed area and the environmentally sensitive lands. The Rural zone is intended to accommodate a range of natural resource uses, such as forestry, agriculture and mineral working uses. The zone is also used for discretionary uses that are not compatible with the urban core, such as public works depots, kennels, etc. These will be reviewed to ensure that definitions are clear and as much as possible, the range of uses are appropriate for Portugal Cove-St. Philip's hinterland.

USES

Permitted: Agriculture, Conservation, Forestry, Recreational Open Space

Discretionary: Animal, Antenna, Cemetery, Commercial Residential (tourist cottage only), General Industry (resource-based only), Light Industry (resource-based only), Mineral Working, Outdoor Assembly, Single Dwelling, Veterinary, Private and Commercial Wind Turbines

LOCATIONS

These large areas are shown on the two maps below.





3.2.3 Agriculture

An important part of the history of the Town of Portugal Cove-St. Philip's is its agricultural heritage. The fertile lands were also recognized by the provincial government and valuable lands were designated as Agricultural Development Areas under the *Lands Act, 1990*. All proposed land development or planning policy or regulation amendment affecting the ADA must be referred to the St. John's Development Advisory Authority and the Province for review. Therefore, a separate Agricultural zone has always been part of a Town Municipal Plan.

A significant portion of the Town's land base is designated as Agriculture. A significant portion is protected in the St. John's Agricultural Development Area. The three largest of these agricultural sub-areas include the following (approximate sizes):

- 70 hectares - Indian Meal Line;
- 370 hectares - Old Broad Cove; and,

- 550 hectares (1,378.8 acre) Windsor Heights area.

While traditional agricultural activity played an important role in the Town's past, today agriculture has become a less prominent industry in the community. Of the small number of commercial agricultural operations that continue to exist, primarily in the Portugal Cove area of the community, it is recognized that these do provide a stable source of local employment and income. Local organic farms are also responding to the specific market demands of consumers. This Municipal Plan provides for supportive policies that adhere to preservation of designated agricultural lands.

The Town has been supportive of preserving the integrity of the agricultural land base. The Town supports the significant role and function that agricultural lands have in helping to address the local and regional food supply and the issue of longer term food security.

The challenges to designated agricultural lands within the Town are varied and include physical limitations such as bog, soil profile constraints for some agriculture lands, the diminishing number of economically viable agricultural operations, and encroachment of residential development, land use conflicts, and competing future land uses.

The agriculture industry is changing as landscaping and organic food sources have become more in demand, a good example is the Murray's Garden Centre. Horticulture represents a growth agricultural industry.

Food security and community and home gardens have also increased in public awareness. The Killick Coast Agriculture Strategic Planning Committee of the Chamber of Commerce has recently completed an Agricultural Strategy for the Town and this will be reviewed as part of the Municipal Plan and Development Regulations review. These issues will be examined more closely to find opportunities for support, including urban agriculture for both produce and livestock.

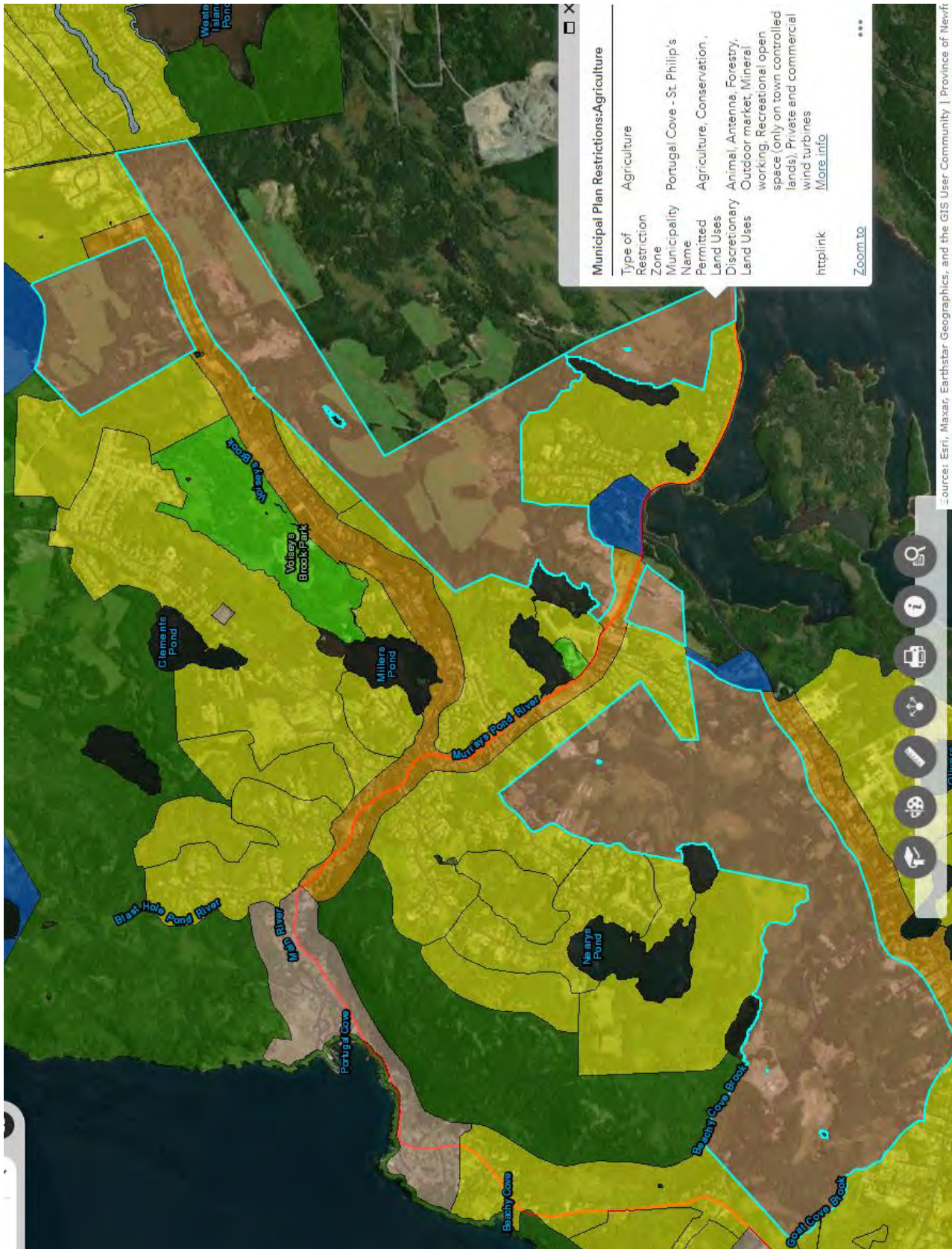
AGRICULTURE ZONE

USES

Permitted: Agriculture, Conservation

Discretionary: Animal, Antenna, Forestry, Outdoor Market, Mineral Working, Recreational Open Space, Single Dwelling (only on Town controlled lands), Private and Commercial Wind Turbines

LOCATIONS



3.3 Public Uses , Recreation Lands and Protected Water Supply

3.3.1 Public Institutional

Lands and development found in the Public Institutional zone are those where considerable public funds have been invested into facilities that provide services to the public. These include both public administration, general assembly and recreation facilities that are a benefit to all residents of the Town.

The community currently has two schools: Beachy Cove Elementary and Brookside Intermediate.

There are no hospitals or federal and provincial government buildings in the Town.

A number of cemeteries can also be found throughout the town, which highlight the deep history of the community.

There are two major recreation hubs in the Town: Rainbow Gully and Voisey's Park. They are both zoned as Recreation/Open Space which allows for the following uses:

- **Permitted:** Conservation, Recreational Open Space
- **Discretionary:** Antenna, Catering, General Assembly, Indoor Assembly, Outdoor Assembly, Take-out Food Service, Private Wind Turbine

Rainbow Gully is the location of several important public use and institutional buildings and facilities:

- Town Hall with Council chambers and administrative office
- Rainbow Gully Recreation Park:
 - outdoor recreational facilities for softball, soccer, rugby and skateboarding,
 - Children's playground a
 - Multi-purpose field with artificial turf and lighting
 - Rainbow Gully hut -a concession building,
 - Community Garden
 - Outdoor Classroom on the Rainbow Gully Park Trail System; The Outdoor Classroom will provide education on the environment in its natural surroundings. Local organizations such as the Advisory Committee on the Environment, Girl Guides, Scouts;
 - Portugal Cove–St. Philip's Community Centre
- There are also discussions regarding a new Lifestyle centre which would be a fitness, cultural and community facility that acts as the "heart" of the Town's public life. Previous studies have provided the 2005 Infrastructure Assessment and Master Plan, commissioned by the Town and prepared by Newfoundland and Labrador Consulting Engineers Ltd., had recommended the development of a new community recreation centre to meet the social needs of a variety of users and age groups. Current facilities in the community were deemed by the Plan as being too limited in size and function to suit the current and emerging needs and desires of the Town.

Rainbow Gully Public Use Area



Voisey's Brook Recreation Park is located on Indian Meal Line and contains:

- Full soccer fields and Mini field
- Mini softball diamond
- Playground
- Skateboard park
- Softball field
- Walking trails
- Multi-purpose Building

Voisey's Brook Recreation Park



Beachy Cove Elementary School



Cemetery



In the Placebuilder Report there were many recommendations that would provide amenities to be enjoyed by residents of the community, the region and tourists, including:

- Open space network development;
- Multi-purpose Edu-Rec Centre Development at Beachy Cove Elementary School;
- Park Development:
 - Rainbow Gully;
 - Voisey's Brook;
 - Greyman's Beard
 - St. Philip's Beach and Marina;
 - Neary's Pond; and,
 - Beachy Cove Falls;
- Gateway Park Development at Portugal Cove Wharf;
- Heritage Park Development (including St. Philip's Anglican Church; Holy Rosary Roman Catholic Church;
- Blast Hole Pond Outdoor Adventure Centre Development;
- Freshwater Forest Cottage Development;
- Farmers' Market Development.

3.3.2 Open Space, Parks and Trails

- **Open space, Parks and Trails:** These represent areas identified for their valuable contribution to the aesthetic, environmental and rural character of the community as well as providing opportunities for nature-based recreation.

The new **Trails Master Plan, August 2022**, re-affirms, the Town of Portugal Cove-St. Philip's steadfast commitment to preserving its natural environment, strong sense of place, and rural quality of life through providing open space and recreation amenities in the Town. The plan lists the follow trails for development in the Town:

- | | |
|---|---|
| 1. Broad Cove River | 11. Neary's Pond and Wester Round Pond Loop |
| 2. Skinners Road | 12. Neary's Pond to Mercer's Road |
| 3. Dogberry Road Pole Line | 13. Princes Mountain Lookout |
| 4. Rainbow Gully Park Extension | 14. Main River |
| 5. Rainbow Gully trail to Healy's Pond | 15. Blast Hole: Conservation Area |
| 6. Little Power's Pond Road to Little powers Pond | 16. Blast Hole Mountain Biking Area |
| 7. Old Broad Cove Road to Tucker's Hill road | 17. Blast Hole Trail to Bauline Line |
| 8. Knapp's Road to Witch Hazel Drive | 18. Portugal Cove Road : Trail to Windsor Heights |
| 9. Beachy Cove Conservation Area | 19. Portugal Cove Road Pole Line |
| 10. Beachy Cove Hill to Neary's Pond Road | |

The updated Municipal Plan will address the practical policy context to enable the development of the trail system for the Town. As part of the review of policies in the existing Municipal Plan, several additional issues were identified for further discussion, including the East Coast Trail, provisions to protect trails in the RDSAs (#4, 8 and 9), tourism related recreation development near the Bell Island Ferry Terminal and St. Philip's Marina and in the Traditional Community zone.

As well, the guiding principles may be incorporated into the policies of the Municipal Plan:

- Improve connectivity and access to local destinations and surrounding communities
- Protect the natural environment and the community's rural sense of character.
- Create a trail network that provides year-round recreation opportunities for different user groups.
- Prioritize sustainability.

Parks and Recreation Master Plan, 2007

This 2007 Plan also made recommendations for the additional development of both indoor and outdoor recreational facilities as part of a community-wide infrastructure approach. For example, recommendations to address active outdoor living needs for local residents included:

- Bicycle paths and trails;
- Coastal trails with lookouts and interpretation;
- Hiking and walking trails;
- Formalized staging areas for ATVs and snowmobile trails on community boundary areas;
- Improved signage and way finding; and
- Landscaping, silviculture and general forest enhancement

The 2007 Master Plan also outlined the following considerations:

Greyman's Beard:

- This high point of land overlooking the community is a key site for trail development. Recommended improvements include creating a view point including a formal lookout and an on-site park services building. The lookout would connect via trail to a series of lookouts on the neighbouring hills. These lookouts would in turn link into the trails around Holy Rosary Roman Catholic Church. St. Philip's Anglican Church: Creating a trailhead and trail linking church grounds to the marina via a looped trail that takes in a lookout near the pump house at West Point South.

Holy Rosary Roman Catholic Church:

- Developing the site as a trail staging area for walkers accessing Greyman's Beard Lookout and creating connecting walks to residential neighborhoods, especially to the ferry terminal via the roadway through the older part of Portugal Cove. This development would support the existing B&B operators, restaurants at the terminal site and encourage visitors to go to the proposed Gateway facility.

Blast Hole Pond:

- Proposed an "Outdoor Adventure Centre" near Blast Hole Pond to support adventure and extreme sport enthusiasts, with a focus on youth programs. It would cater to hikers, mountain and BMX bikers, cross-county skiers, and fishing. The opportunity exists to develop the centre to accommodate corporate retreats and rentals for special events.
- The Centre could be linked via a bicycle trail to the Beachy Cove Edu-Rec Centre, Voisey's Brook Park, Rotary Sunshine Park, Rainbow Gully Recreation Complex as well as the East Coast Trail.

The **2016 Placebuilder** report made additional recommendations:

- Position the East Coast Trail as a community hub and provide amenities such as parking, information kiosk with public washroom, and canteen or convenience store;
- Re-establish the historical trail link between Portugal Cove and St. Philip's, and connect this historical trail to Greyman's Beard, Beachy Cove Hill and Brock Head;

A water-based recreation facility at Miller's Pond offering of water based recreation programs.

3.3.3 Protected Water Supply

These areas are identified to ensure appropriate uses compatible with the overarching mandate to protect potable water supplies. Under the authority of the *Water Resources Act, 2002*, the Water Resources Management Division establishes Protected Water Supply Areas (PWSA) to protect the potable water supply for communities. The full Blast Hole Ponds PWSA is located within the Town Municipal Planning area boundary and two PWSAs overlap the Town boundary: Great Pond and Portugal Cove-St. Philip's. These are shown on the maps below.

USES

Permitted: Conservation

Discretionary: Antenna, Forestry, Recreational Open Space

Future land uses will be explored subject to the Water Resource Management Division policies.

LOCATIONS

All boundaries of the Protected Water Supply areas will, at a minimum, contain the areas registered under the *Water Resources Act, 2002*; plus any other areas the Town deems necessary to protect the water supply area.

Blast Hole Ponds





3.4 Uses in zones

To provide an overview of where different uses are allowed within the Town, a table was prepared to show Permitted and Discretionary uses in each zone. There are 163 uses categorized as Discretionary uses and 40 categorized as Permitted uses (Refer to Table on following page).

The most important difference between Permitted and Discretionary uses is the requirement for public consultation prior to consideration of Discretionary uses. While public input is valuable in the decision-making process, this does represent a procedure that takes time and adds work.

An assessment of the Permitted and Discretionary uses should be considered as part of the Municipal Plan Review and Update.

USES: P=Permitted; d=Discretionary	RMD	RLD	RR	RSL	TC	MU	PU	ROS	AG	RU
Single Dwelling,	P	P	P	P	P	P	-	-	d*	d?
Double Dwelling	d	d	-	P	d	P	-	-	-	-
Townhouse	d	-	-	-	-	-	-	-	-	-
Apartment Building	d	-	-	P	-	-	-	-	-	-
Multi-Dwelling (plex, etc)	-	-	-	P	-	-	-	-	-	-
Subsidiary Apartment	d	d	d	P	d	d	-	-	-	-
Boarding House Residential	d	d	-	d	d	d	-	-	-	-
Infill Residential	-	-	-	--	d	d	-	-	-	-
Double Wide Mobile (permanent foundation)	-	-	d	-	-	-	-	-	-	-
Nursing Home,	d	d	d	-	d	d	-	-	-	-
Group Home (in Single Dwelling),	d	d	d	P	d	d	-	-	-	-
Recreational Open Space	P	P	P	P	P	P	P	P	d	P
Conservation	P	P	P	P	P	P	p	p	P	P
Agriculture	d	d	d	-	-	-	-	-	P	P
Amusement	-	-	-	-	d	d	-	-	-	-
Animal	-	d	d	-	-	-	-	-	d	d
Antenna	d	d	d	d	-	d	-	d	d	d
Catering	-	-	-	-	d	d		d	-	-
Cemetery	-	-	-	-	d	d	d	-	-	d
Child Care (home occupation only)	d	d	d	d	d	d	d	-	-	-
Club and Lodge	-	-	-	-	d	d	d	-	-	-
Collective Residential	-	-	-	d	-	-	-	--		-
Commercial Residential	-	-	-	-	d	d	-	-	-	d**
Convenience Store	d	d	d	d	d	d	-	-	-	-
Cultural & Civic	-	-	-	-	P	d	P	-	-	-
Educational	-	-	-	d	d	d	P	-	-	-
Fishery Uses	-	-	-	-	d	-	-	-	-	-
Forestry	-	-	-	-	-	-	-	-	d	P
Funeral Home	-	-	-	-	d	d	d	-	-	-
General Assembly	-	-	-	-	P	d	P	d	-	-
General Service (home occupation only)	d	d	d	-	d	d	-	-	-	-
Indoor Assembly	-	-	-	-	d	d	d	d	-	-
Indoor Market	-	-	-	-	d	d	-	-	-	-
General Industry	-	-	-		d	d	-	-	-	d***
Kennel(home occupations only	d	d	d	-	-	-	-	-	-	
Light Industry(home occupations only	d	d	-		d	d	-	-	-	d***
Medical and Professional(home occup. only)	d	d	d	d	d	d	-	-	-	-
Medical Treatment and Special Care	d	d	-	P	-	d	P	-	-	-
Mineral Working	-	-	-	-	-	-	-	-	d	d
Office (home occupations only)	d	d	d	P	d	d	-	-	-	-
Outdoor Assembly	-	-	-	-	d	d	d	d	-	d
Outdoor Market	-	-	-	-	d	d	-	-	d	-
Passenger Assembly	-	-	-	-	d	d	-	-	-	-
Personal Service(home occup.ly	d	d	d	d	d	d	-	-	-	-
Places of Worship	d	d	-	d	P	d	P	-		-
Retail	-	-	-	-	d	d	-	-	-	-
Service Station						d	-	-	-	-
Shop	-	-	-	-	d	d	-	-	-	-
Take-out Food Service,	d	d	d	-	d	d	-	-	-	-
Theatre	-	-	-	-	d	d	-	-	-	-
Transportation	-	-	-	-	d	-	-	-	-	-
Veterinary	-	-	-	-	-	-	-	-	d	-
Wind Turbine-Commercial	-	-	-	-	-	-	-	-	d	d
Wind Turbine-Private	d	d	d	-	-	d	d	d	d	d

tourist cottage only *resource based only

3.5 Provincial Land Uses and Regulations

The updated Municipal Plan and Development Regulations must reflect the land use designations and regulations of various provincial government agencies. The provincial statutory, regulatory and policy requirements will be set out in an Interdepartmental Land Use Committee (ILUC) report that must be incorporated into the Municipal Plan and Development Regulations. Note that the other provincial statutory, regulatory and policy requirements not set out specifically in the Municipal Plan and Development Regulations are still in effect.

Provincial land use interests include, but are not limited to:

- Protected Water Supply Areas: Blast Hole Ponds; Great Pond, PCSP;
- Preservation of land of Agriculture Interest: Agriculture Development Area; Agricultural granted lands, Lands of Provincial Interest, Agricultural buffers;
- Federal regulations related to St. John's International Airport: Transport Canada Regulations, TP-1247E, Aviation-Land Use in the Vicinity of Aerodromes sets out guidelines to encourage compatible land use in the vicinity of airports and St. John's (Torbay) Airport Zoning Regulations, C.R.C., c. 113 under the Aeronautics Act;
- Aquaculture buffer: Murray's Pond;
- Wetland Stewardship Areas: Blast Hole Ponds and Ocean Ponds, and Voisey's Brook, Beachy Cove Brook Gully, Main River Gully and Western Pond;
- Provincial Flood Risk mapping: The Province has identified and mapped areas across Newfoundland and Labrador that are subject to flooding.
- Others include: possible Quarry sites, Survey Control Monuments, Archaeological sites, etc.
- The Town of Portugal Cove-St. Philip's signed the Municipal Habitat Stewardship Agreement with the Provincial Government in June, 2015. Under this Agreement, the following Management Units were established:
 1. Beach Cove Brook Gully;
 2. Broad Cove River Gully;
 3. Main River Gully and Western Pond;
 4. Blast Hole Ponds and Ocean Pond; and,
 5. Voisey's Brook.

Under this Agreement, the Town must send a referral to the Wildlife Division if any projects are proposed in the areas identified as Management Units under the Municipal Stewardship Agreement under the Eastern Habitat Joint Venture Program.

4.0 Public Services

4.1 Services

The Town is responsible for municipal services including

- Animal Services
 - Building and Development Services
 - Documents and Applications
 - Emergency Services
 - eServices
 - Garbage and Recycling
 - Road Services
- Water and Wastewater
An Asset Management plan was prepared for the Town and this information needs to be mapped as a layer to inform the Land Use Zoning mapping.

Water and Wastewater

Water

Portugal Cove- St. Philip's purchases the water for the town from the City of St. John's, from Bay Bulls Big Pond. The Bay Bulls Big Pond (BBBP) Water Treatment Facility collects raw water from the Bay Bulls Big Pond watershed and pumps it to the Main Treatment Building via the Low Lift Pump Station. The treatment process consists of screening, ozone disinfection, filtration through a rapid gravity dual media filter, pH adjustment using hydrated lime, and chloramine disinfection using ammonia and chlorine. The rated capacity of Bay Bulls Big Pond is 85,000 cubic metres per day.

Treated water from Bay Bulls Big Pond is pumped to the west end of St. John's, Mount Pearl, Paradise, Conception Bay South and Portugal Cove – St. Philip's.

Fluoride is not added to the Regional Water System's drinking water.

Water Conservation Order

As our town water supply is sourced from the City of St. John's, in following the City's regulations, the Town of Portugal Cove-St. Philip's has a permanent water conservation order in place. Through these measures, the Town hopes to avoid having to issue a ban on outside water usage. All residents are asked to please use water wisely!

Residents are asked to follow the Order so water demand can be addressed before it reaches a critical point and further actions are needed. The quality of the water is not impacted by this Order. Under the Order, lawn watering is only permitted at the following times:

- EVEN street numbers, between 6 and 8 a.m., and 8 and 10 p.m., Tuesdays and Saturdays
- ODD street numbers, between 6 and 8 a.m., and 8 and 10 p.m., Thursdays and Sundays
- Hand watering of lawns and gardens is permitted at any time

Residents with a new lawn may water it between 6 and 8 a.m., and 8 and 10 p.m. every day for a period of 60 days following installation

Residents can wash cars or windows provided it is done with a hose with a shut-off nozzle

This Water Conservation Order is only applicable to those on town water and does not impact residents with private well water supply.

Connecting to the Town's Water or Wastewater System

Are you building a new home and wanting to connect to municipal water and sewer services? Or have an existing home in a serviced area? [Click Here](#) to understand the process for application and approval or call the Public Works Department. A Building & Development Application needs to be completed by the property owner through the Planning & Development Department and appropriate fees paid prior to assessment and approval.

The policy linked below outlines the conditions necessary for connection to the water transmission line by new developments and by existing property owners along the route:

Connecting to Town Water: Wells and Septic Systems

Wells and septic systems are the responsibility of the individual property owner. The Town does not have any jurisdiction in this area. Information related to obtaining approval for and maintaining wells and septic systems can be obtained by contacting the Government of Newfoundland and Labrador.

For further information on Septic System Approval and Well Approval from the Government of Newfoundland and Labrador.

Hydrant Use & Hydrant Snow Clearing

Hydrants play an important role in maintaining the quality of our water system and providing emergency fire response services. Only authorized personnel are permitted to use or connect to the Town's hydrants. Authorization for the use of fire hydrants rests with the Public Works Department. If you notice unauthorized use, please report such incidents to the Public Works Department.

Snow clearing of fire hydrants typically takes place after a snow event has ceased and once widening of the roads has taken place. Residents can also play a role by ensuring they do not throw, blow or plow snow in the area of a hydrant. As part of our water and wastewater team's duties, the condition of hydrants are monitored.

Wastewater

Portugal Cove – St. Philip's has two wastewater treatment plants. The plants process the wastewater through a total treatment system, called a Fluidyne ISAM system.

During operation, all incoming sewage enters the anaerobic basin where solids are allowed to settle, similarly to a primary clarifier. The activated sludge is then biologically cleaned by microorganisms in the SBR tank. Short aeration and rest phases allow the plant to develop millions of microorganisms which breakdown and clean the water thoroughly. A final rest phase, allows the live sludge to sink to the bottom of the system, and all low the clarified water to be decanted from the tank. This water is then treated by a UV system before release.

Water Loss and Conservation Program (as of March 1, 2022)

The Town continues to monitor and collect data on water consumption in the community.

Road Services

There are many road services provided within Portugal Cove-St. Philip's, including snow clearing, road maintenance, and ditching. We make strong year-round efforts to ensure the safety and quality of roadways in the Town.

There are many roads within the boundaries of Portugal Cove-St. Philip's which are not owned and maintained by the Town. The roads and associated organization with responsibility are listed below. Inquiries and concerns related to these roads can be submitted directly to the associated organization (contact information listed below) or to the Town's Public Works Department. We are regularly in contact with the Provincial Department of Transportation and Works, and all reports submitted to the Town's Public Works Department will be relayed to the province.

There are 178 Town owned and maintained roads, including the following Collector Roads:

- | | |
|----------------------------------|------------------------|
| 1. <u>Bauline Line Extension</u> | 8. Neary's Pond Road |
| 2. Bennett's Road | 9. Old Broad Cove Road |
| 3. Bennett's Road | 10. Oliver's Pond Road |
| 4. Dogberry Hill Road | 11. Tolt Road |
| 5. Dogberry Hill Road Extension | 12. Violet Street |
| 6. Indian Meal Line | 13. Western Gully Road |
| 7. Kings Hill Road | 14. Witch Hazel Road |

Roads that are the Responsibility of Provincial Government

- | | |
|--|------------------------|
| 1. Beachy Cove Road | 5. Old Broad Cove Road |
| 2. Portugal Cove Road | 6. Indian Meal Line |
| 3. Tuckers Hill Road | 7. Bauline Line Ext |
| 4. Thorburn Road (from Tuckers Hill out) | 8. St. Thomas Line |

Roads that are the Responsibility of the City of St. John's

Bennett's Road

Private Roads (Responsibility of Private Owners)

- | | | |
|---------------------|---------------------|----------------------------|
| 1. Kensington Lane | 11. Lark Place | 21. Wild Strawberry Fields |
| 2. Maggie's Place | 12. Lois Lane | 22. Allens Lane |
| 3. Ridge Road | 13. Murphys Lane | 23. Autumn Valley Road |
| 4. Bridgets Road | 14. Peckhams Road | 24. Ayres Lane |
| 5. Gladneys Road | 15. Rons Road | 25. Boulder Lane |
| 6. Jims Road | 16. Sarah Jane Lane | 26. Carman Lane |
| 7. Johns Road | 17. Sharpes Road | 27. Puffin Place |
| 8. Jonathan Heights | 18. Smiths Road | 28. R.C. Church Drive |
| 9. Jordan Place | 19. Solomans Drung | 29. Longmarsh Road |
| 10. Kiddie Lane | 20. Walts Road | |

4.2 Governance

Council is comprised of six Councillors and a Mayor. The Council holds regular monthly meetings and if situations dictate, more frequently. As well, Council can and may continue to hold special meetings and privileged meetings as situations may demand.

The Councils' budget is prepared in accordance with the policy of the Provincial Government's Department of Municipal Affairs. The preparatory work is completed by a Finance Committee and presented to Council, ratified by Council and submitted to the Department of Municipal and Provincial Affairs within the time lines established by the *Municipalities Act, 1990*. The budget normally receives tentative approval, final approval depending on receipt of the financial statements and audit reports for that previous budget year.

The Town has several departments:

- Administration and Finance;
- Economic Development, Marketing and Communications;
- Fire Department;
- Planning and Development;
- Public Works; and,
- Recreation and Community Services. .

There are several active Council committees:

1. Protective Services Committee;
2. Economic Development, Marketing, Communications and Tourism Committee;
3. Public Works Committee;
4. Planning and Development Committee;
5. Administration and Finance Committee; and,
6. Recreation and Community Services Committee.

The roles and responsibilities of the departments and committees are set out on the Town website for full transparency.

Other groups that work in an Advisory capacity include:

1. St. Philip's Ad-hoc special committee
2. Inclusion committee
3. Heritage committee
4. Advisory Committee on the Environment (ACE)

APPENDIX POWERPOINT PRESENTATION FOR PUBIC CONSULATIONS

Town of Portugal Cove
-St. Philip's

Municipal Plan Review & Update Project



Anna Myers, MCIP
Member, Canadian Institute of Planners

PORTUGAL COVE-ST. PHILIP'S
Municipal Plan Review & Update
2023-2033
PUBLIC CONSULTATIONS

Rainbow Gully Recreation Centre
6 p.m. January 31, 2023
(next to the Town Office at 1119 Thorburn Road)

Murray's Pond Fishing and Country Club
7 p.m. February 1, 2023
(1464 Portugal Cove Road)

For further details, please contact: planning@pcsp.ca 895-8000 (ext 4)

The public can find electronic copies of the current Municipal Plan and Development Regulations, 2014-2024 on the Town website at:
<https://pcsp.ca/services/building-development-services/>
or you can review them at the Town Office during normal business hours

TRACT

Public Consultation #1 - Agenda



OVERVIEW

Planning process & highlights of Background Report:
Character of PCSP-Heritage-Environment-Land Use zones (3 Themes)

YOUR ROLE: SWOT

Strengths/Weaknesses/Threats/Opportunities

Residential

Employment Generating/commercial

Public use, recreation & and environment

MAPPING INPUT

Opportunity to mark up maps and provide more comments
as well as access information from staff



What is municipal planning?

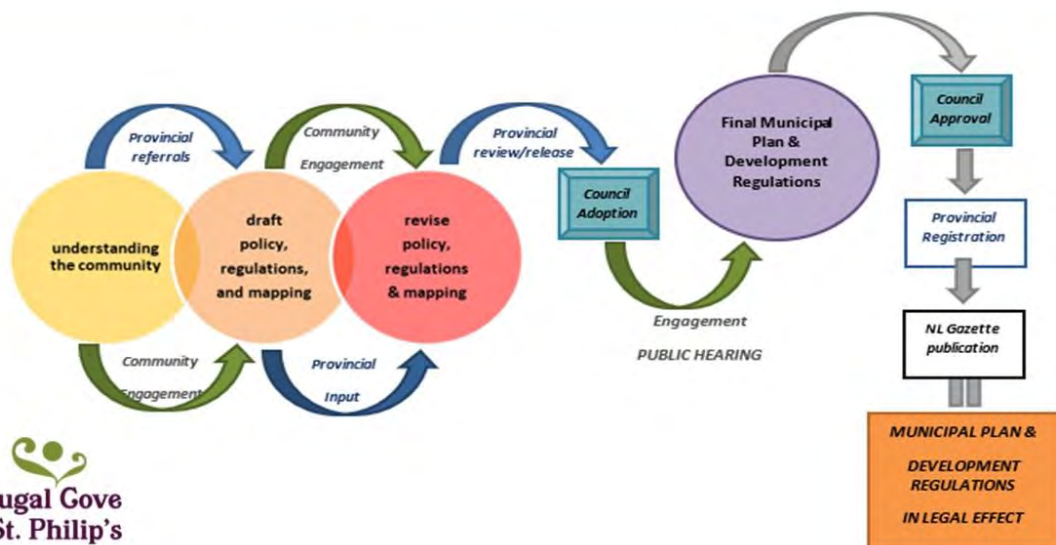


- Practice of *managing land use* for next **10 years**
- Objective: *sustainability*: environmental, fiscal, social
- *Development control*—all land regardless of ownership
- Affects *investment decisions* —public and private
- Legal documents that *affect us all* —Council, residents & developers — under authority of *Urban & Rural Planning Act, 2000*



PLANNING PROCESS

Urban & Rural Planning Act, 2000



KEY MESSAGES FROM COMMUNITY SURVEY



1. ENHANCED COMMUNITY:

- Beautification, Landscaping, Trees,
- Recreation Facilities, Active Living (walk/trail/bike)
- Access to coastline and waterfront
- Mix of housing types
- Urban agriculture

2. ENHANCED CONTROL:

- Better and Stronger Regulations/By-Laws
- Better and Stronger Enforcement
- Protecting the Environment



PORTUGAL COVE-ST. PHILIP'S

The Town Council seeks your input in the review of the **Municipal Plan & Development Regulations**. Please contribute your thoughts in a **COMMUNITY SURVEY** found at the following link:

<https://www.surveymonkey.com/r/WQ97HYL>

There will be further public consultations in early January 2023, including in-person sessions for more community participation and feedback. If you have any questions or for further information, please contact the Town's Planning and Development Department at: (709) 895-8000 (ext. 225) or email: planning@pcspa.ca. You can follow progress of this project at: <https://pcspa.ca/municipal-plan-review/>.

TRACT

STRONG CONNECTION WITH TOWN STRATEGIC PLAN

- **19 of 25 Specific Initiatives** in the Strategic Plan are linked to policy and regulations in the Municipal Plan & Development Regulations;
- Other tools include: Town bylaws under Municipalities Act, 1999 and internal policies and procedures



Strategic Action Area	Strategy Goal	Specific Initiatives (numbering to correspond to Strategic Plan)	IMP/DR tool	
A) Enhancing Our Parks, Recreation and Culture Assets	Provide Parks and Recreation Facilities	1-Develop the Lifestyle Centre	Policy & Zoning	
		2-Implement the Trails Master Plan	Policy	
		5-Implement initiatives of the Heritage Committee	Policy	
B) Maintaining Our Rural / Urban Balance	Improve the Overall Appearance and Aesthetics of the Community	6-Continue the tree-planting program for PCSP	Policy, S&Z & MA, 1999	
		7-Investigate feasibility of encouraging commercial centre / hub in the community	Policy & zoning	
		8-Support Chamber in the implementation of the Strategic Agriculture Plan	Policy & Zoning	
C) Ensuring Accessibility, Equity and Access for All	Ensure Diversity, Equity and Inclusion in All Activities	10-Develop & apply an 'inclusion lens' through which all Council decisions are considered	Policy	
		Attract New Residents to the Community	11-Continue to advocate for the high school, as included in the last provincial budget	Policy & zoning
			12-Investigate incentives for developers to provide a range of housing types including affordable units	
		Provide a Range of Housing and Neighbourhood Types	13-Develop additional seniors' housing	Zoning
			14-Loosen regulations regarding apartments	
D) Protecting and Repairing Our Environment	Protect the Environment	15-Support Chamber of Commerce to develop a Cultural Centre for PCSP	Policy & Zoning	
		17-Support initiatives of Advisory Committee on the Environment		
		18-Enact Planning Regulations to ensure more appropriate residential site development	Zoning	
		19-Actively encourage more recycling and composting	Policy & Zoning	
		20-Do more to protect wetlands		
E) Providing Responsive, Responsible and Cost-Effective Services	Ensure Safety and Security of Property and People	22-Widen road shoulders to accommodate bike lanes and increase safety	Town & Policy	
		Increase levels of Service for Public Works Operations	24-Expand the Works Depot or build new one	Policy & zoning
			25-Update / implement the Asset Management Plan	Zoning



CHARACTER OF PORTUGAL COVE-ST. PHILP'S

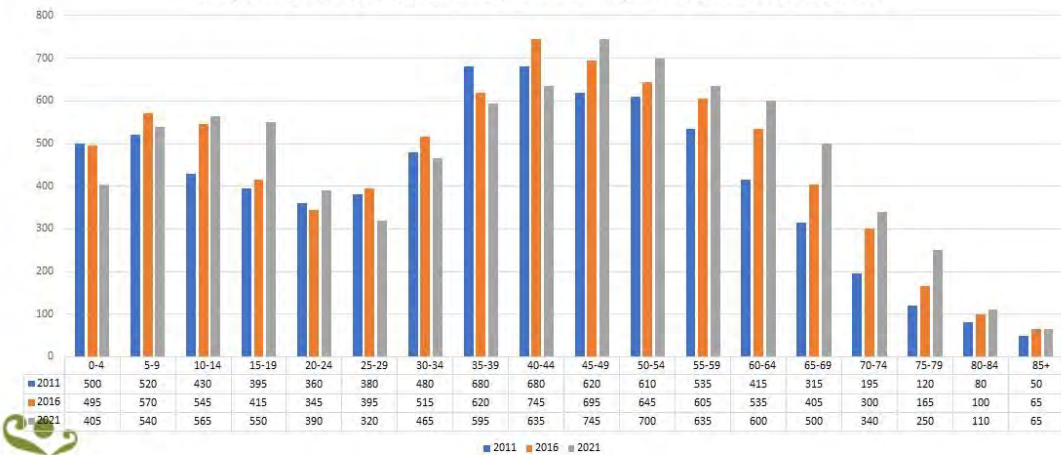
- Cherished historic rural character
- Steep slopes & significant water features
- Traditional community coves
- Pattern of Serviced & Un-serviced development
- Ferry terminal to Bell Island
- St. John's International airport impact
- Regional connections: Northeast Avalon
- Agricultural heritage: then & now



DEMOGRAPHICS: WHAT HAS CHANGED SINCE PREVIOUS PLAN IN 2014?



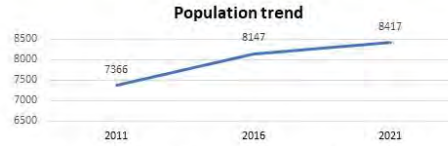
Changes in Age Group Distribution since previous Municipal Plan (Census-2011, 2016, 2021)



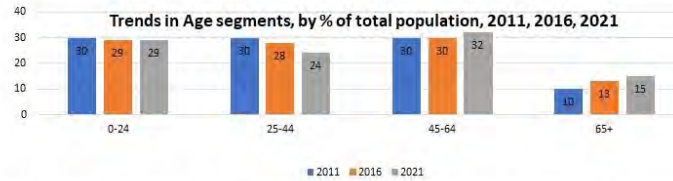
WHO WE ARE AND WHAT HAS CHANGED SINCE PREVIOUS PLAN IN 2014?



2021 Population: 8,415; Trend-2011-2021: Increase-14%; previous planning period 2001-2011-increase-25%



Pattern of growth: 75% (+781) in first 5-years; 25% (+268) between 2016-21



Overall, residents are better educated, more are employed, and households have significantly greater incomes than the rest of the province (Average couple family income- PCSP- \$153,900 ; Province-\$113,300; National-\$122,900)

Heritage Resources



Consultation with Heritage Committee:

Review of protection mechanisms for:

- Structures
- Landscape

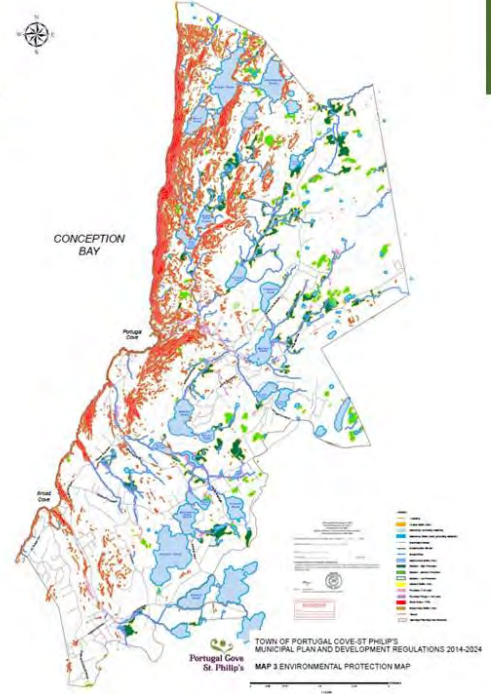




Environmental Protection

Amendments: To Schedule E-Environmental Protection Overlay and Map 3-Environmental Protection Overlay Map

- LEGEND**
- Coastline
 - Coastal Buffer (30m)
 - Waterbody (excluding wetlands)
 - Waterbody Buffer (30m) (excluding wetlands)
 - Intermittent Stream
 - - - Indeterminate Stream
 - Stream/River
 - Watercourse Buffer (15m)
 - Wetland - High Protection
 - Wetland - Medium Protection
 - Wetland - Low Protection
 - Wetland Buffer (15m)
 - Floodway (1:20 year)
 - Floodway Fringe (1:100 year)
 - Steep Slope > 25%
 - Steep Slope Buffer (10m)



Land Use Zones



- Existing Land Use Zones**
- Agriculture (AG)
 - Mixed Use (MIX)
 - Protected Watershed (PW)
 - Public Use (PUB)
 - Recreational Open Space (ROS)
 - Residential Development Scheme Area (RDSA)
 - Residential Low Density (RLD)
 - Residential Medium Density (RMD)
 - Residential Rural (RR)
 - Residential Small Lot (RSL)
 - Rural (RUR)
 - Traditional Community (TC)



Residential land use zones



USE CLASS	EXISTING ZONES	POSSIBLE FUTURE ZONES	Comments/Ideas
RESIDENTIAL	Medium Density (RMD)	To be reviewed based on servicing, development standards, housing needs, resident preferences	Analysis of zoning, types of housing, development standards; creative opportunities for alternative living
	Low Density (RLD)		
	Rural (RR)		
	Small Lot (RSL)		
	Development Scheme Area (RDSA)		
Traditional Community (TC)			



Residential Land Use



Review of development standards: Examples below of what is currently in the Development Regulations

RMD - SINGLE DWELLINGS						
STANDARDS	FULLY-SERVICED LOTS			SEMI-SERVICED LOTS		
	Existin E Streets	New Streets	Pond Frontage	Existing & New Streets		Pond Frontage
				Municipal water & onsite sewer	On-site water & municipal sewer	
Min. Lot Area (m ²)	470	690	3,000	1,860	1,400	3,000

Residential Rural-Unserviced Lots		
STANDARDS	Single Dwelling- No Pond	Single Dwelling- Pond Frontage
Min. Lot size (m ²)	4,000	8000

RLD - SINGLE DWELLINGS									
STANDARDS	FULLY-SERVICED LOTS			SEMI-SERVICED LOTS			UNSERVICED LOTS		
	Existing Streets	New Streets	Pond Frontage	Municipal water/onsite sewer OR onsite water/municipal sewer			On-site water & onsite sewer		
				Existing Streets	New Streets	Pond Frontage	Existing Streets	New Streets	Pond Frontage
Min. Lot Area (m ²)	690	1,400	3,000	1,860	3,000	8,000	1,860	4,000	8,000





Mitchell's Pond North and Hogan's Pond



Oliver's Pond



Jonathan Heights
and Witch Hazel
Road



Windsor Heights and Heely Lane



Bauline Line Extension and Princeton/Pratt Place



Neary's Pond



Traditional Community



Employment Generating/Commercial Land Use

USE CLASS	EXISTING ZONES	POSSIBLE FUTURE ZONES	Comments/Ideas
EMPLOYMENT GENERATING	Mixed Use	Mixed Use Community commercial	Community commercial hub – what are preferences/needs of residents?
	Agricultural	Agricultural Commercial farm Hobby farm?	Outdoor market for produce/home businesses?
	Rural	Resource?	Tourism? Harbour area?

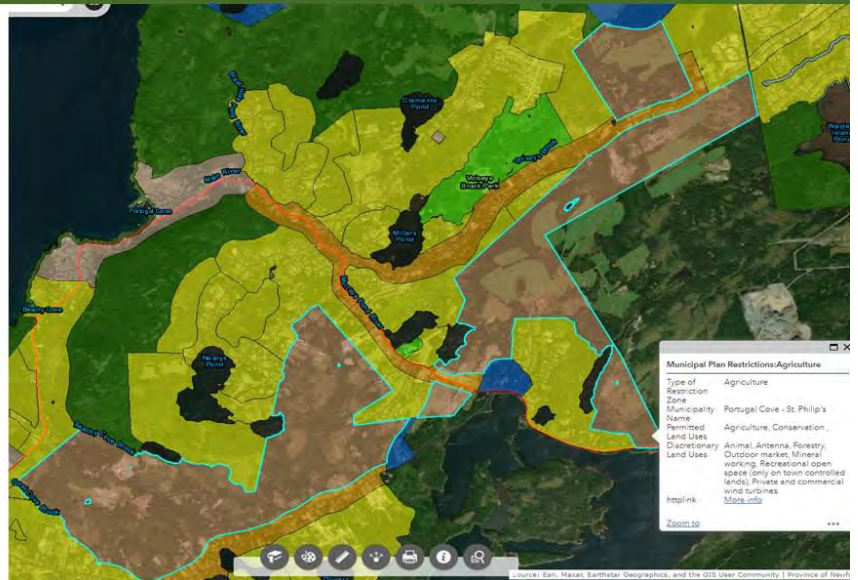
HOME BUSINESSES – Permitted, Discretionary – control?



Employment Generating/Commercial Land Use



- Mixed Use
- Rural
- Agriculture
- Other options for agricultural activity



Public Uses, Recreation/Open Space & Protected Watershed

	EXISTING ZONES	POSSIBLE FUTURE ZONES	Comments/Ideas
PUBLIC USE, RECREATION & ENVIRONMENT	Public Use	Public Institutional	Protect & promote recreation & lifestyle investments; Protect rural character & environment; Connect indoor & nature recreation
	Recreation/Open Space	Open Space, Park & Trails	
	Protected Watershed	Protected Watershed	
		Environmental Protection	



Town Hall and Recreation Centre
 Schools and other public buildings, cemetery
 Rainbow Gully Park & Voisey's Brook Park
 Trails Master Plan, August 2022



What is your Role?



Offer **OPINIONS**
 (Survey on Town Facebook page)

Provide **LOCAL KNOWLEDGE**

Be **PART OF THE PROCESS**

Help find **SOLUTIONS**



Your Role tonight



Strengths/Weaknesses/Threats/Opportunities

Residential

Employment Generating/commercial

Public use, recreation & and environment

Mapping Input

**Opportunity to mark up maps and provide more comments
as well as access information from staff**

