



Portugal Gove St. Philip's

Municipal Plan Review Project Community Survey Report

January 2023



TRACT

CONTACT INFORMATION

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1.0 INTRODUCTION AND HIGHLIGHTS

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. The Community Survey was circulated via Facebook and the Town website in order to reach out to residents before hosting the public consultation sessions. The results of the survey will be shared with the public prior to the public consultations.

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 for the next ten years.

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 expressed interest in municipal governance, i.e., transparency in decision-making, enforcement and provision of services.

Here are the top results for structured questions:

Top three factors to improve the community:

1. Improving the aesthetics/ appearance of the community through tree planting and streetscaping
2. More citizen engagement in community development
3. More control of development in the town

Top three relevant issues facing the Town in the next ten years:

1. Protection of natural features/ landscape (topography, scenery, views)
2. Municipal taxes/ town services
3. Access to coastline and waterfront by residents and tourists

Top three environmental issues:

1. Conserving undeveloped natural areas, forests, and green spaces
2. Sewer outfalls into ocean
3. Protecting water bodies, including ponds, rivers, streams

Most important business and economic development issues:

1. Work with nearby towns to share the cost of municipal services
2. Work with other municipalities in the region to promote cooperation and regional economic development.

Summaries of both the structured and unstructured open-ended questions are set out in **Section 2 – Community Survey Summary**.

There were many interesting and valuable comments, and some nuances in the scaled responses to the questions. These are provided in more detail in the **Section 3 – Detailed Tabulation of Results**.

2.0 COMMUNITY SURVEY SUMMARY

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

Question 4: Factors in improving your community?

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

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 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

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 respondents)

- 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;

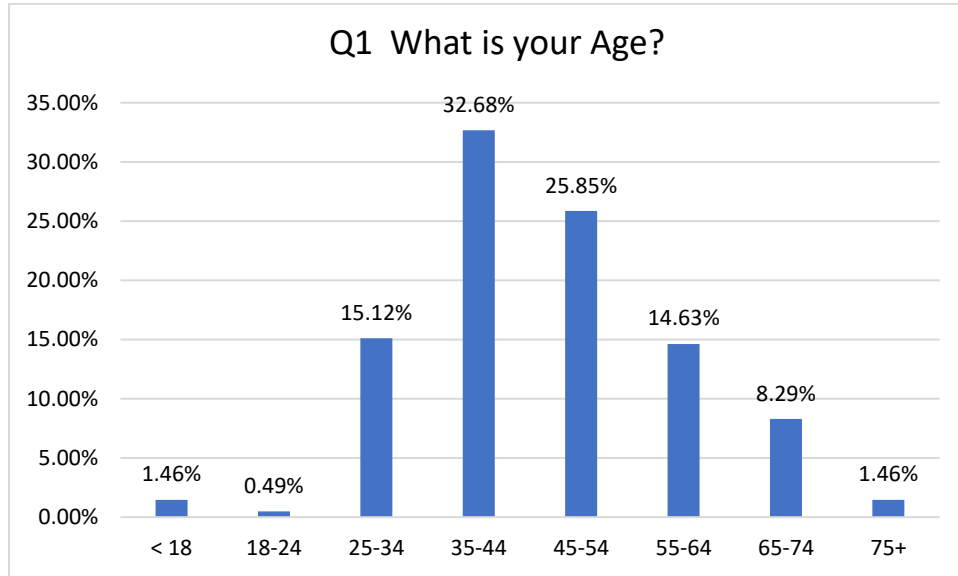
Question 11: Additional comments

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

3.0 DETAILED TABULATION OF RESULTS

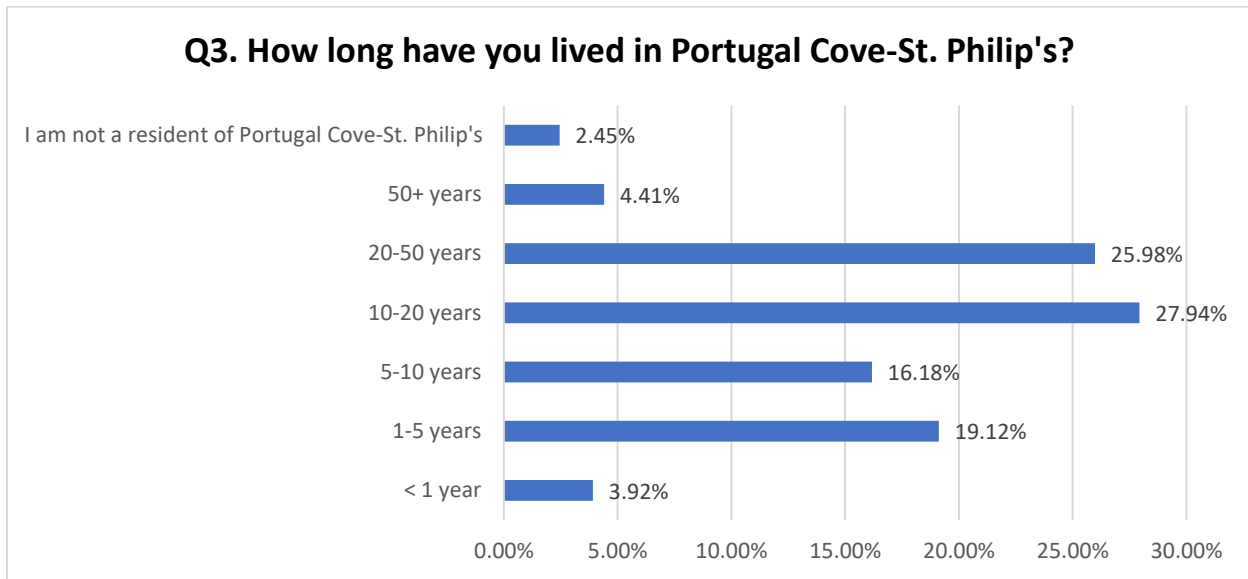
QUESTION 1: 205 RESPONDENTS



QUESTION 2: 205 RESPONDENTS

Q2. What best describes your household?	
Adults and children	56.59%
Adults, no children	36.1%
One or more senior citizens	5.37%
Single parent/guardian with children	1.95%
Single Adult with children	0.0%
No comment	0.0%

QUESTION 3: 204 RESPONDENTS



QUESTION 4: 197 RESPONDENTS

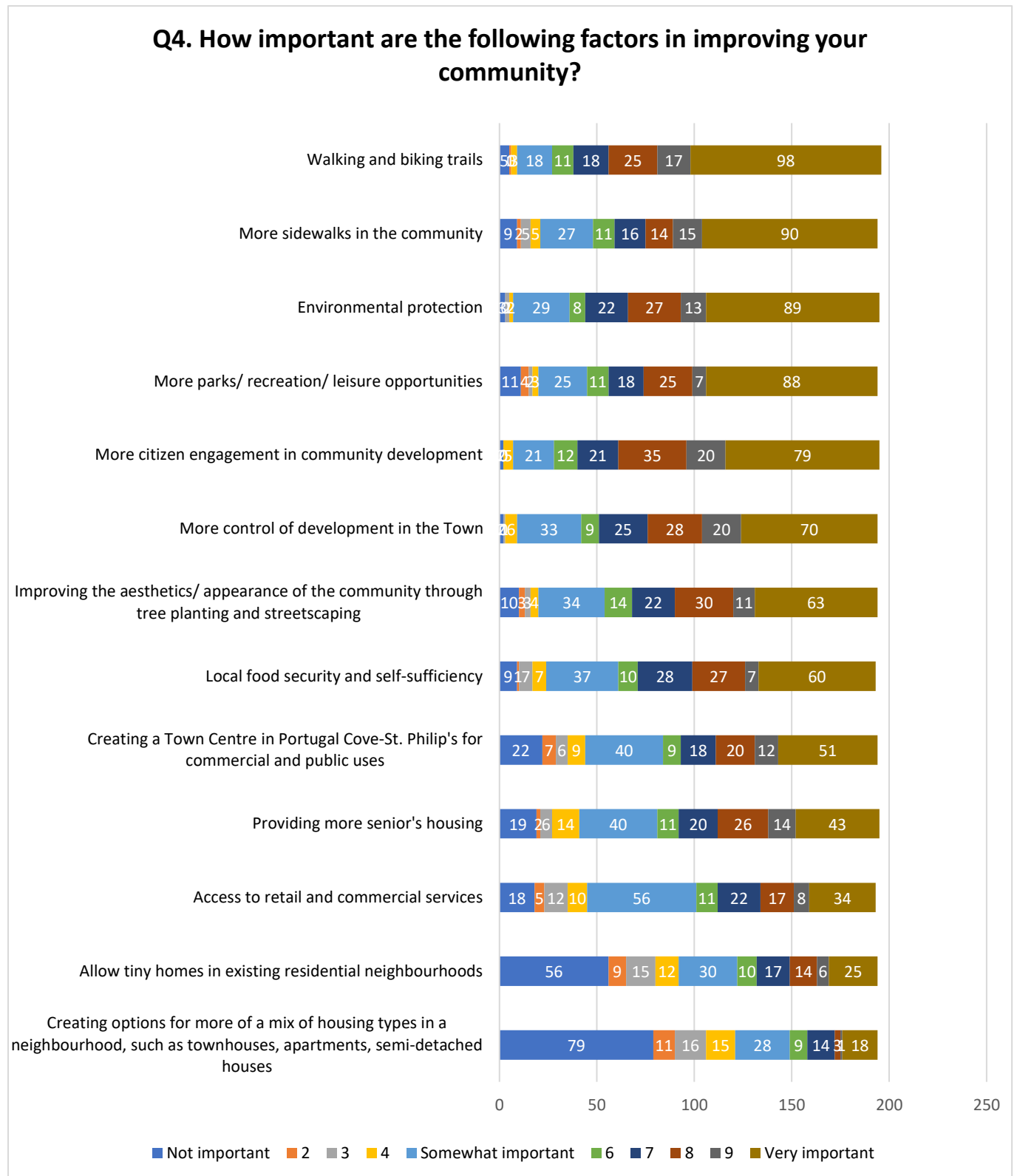
Q4. How important are the following factors in improving your community?	
FACTOR	Weighted Average²
14. Improving the aesthetics/ appearance of the community through tree planting and streetscaping	8.34
15. More citizen engagement in community development	8.18
16. More control of development in the Town	8.14
17. More parks/ recreation/ leisure opportunities	7.87
18. Environmental protection	7.77
19. Creating options for more of a mix of housing types in a neighbourhood, such as townhouses, apartments, semi-detached houses	7.72
20. Creating a Town Centre in Portugal Cove-St. Philip's for commercial and public uses	7.31
21. Local food security and self-sufficiency	7.15
22. More sidewalks in the community	6.5
23. Walking and biking trails	6.43
24. Allow tiny homes in existing residential neighbourhoods	5.97
25. Providing more senior's housing	4.7
26. Access to retail and commercial services	3.68

² What Is Weighted Average?

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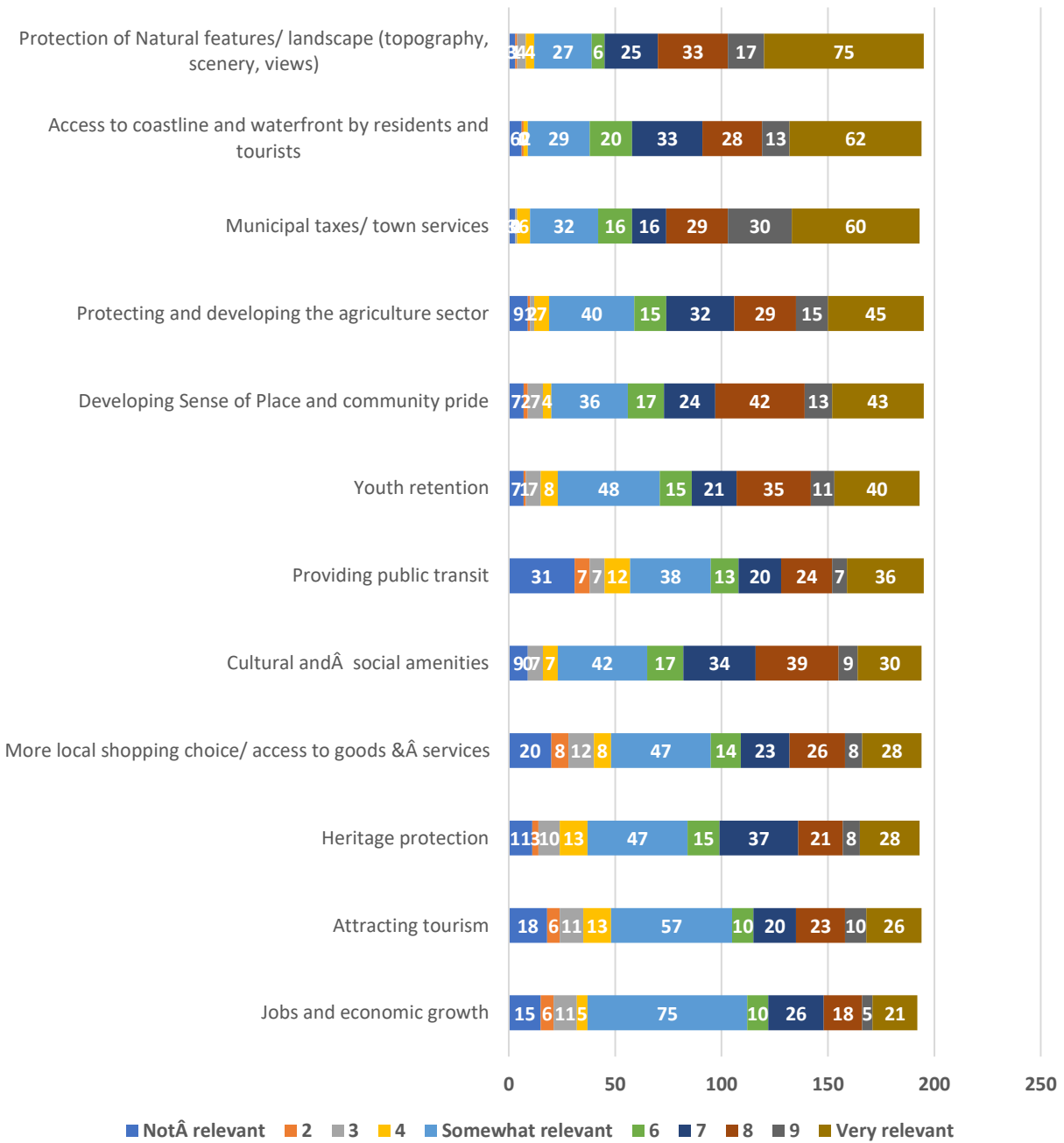
Question 4: (continued)



QUESTION 5: 195 RESPONDENTS

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
Protection of Natural features/ landscape (topography, scenery, views)	7.93
Municipal taxes/ town services	7.77
Access to coastline and waterfront by residents and tourists	7.59
Developing Sense of Place and community pride	7.08
Protecting and developing the agriculture sector	7.06
Youth retention	6.83
Cultural and social amenities	6.71
Heritage protection	6.23
More local shopping choice/ access to goods & services	5.9
Attracting tourism	5.85
Providing public transit	5.83
Jobs and economic growth	5.71

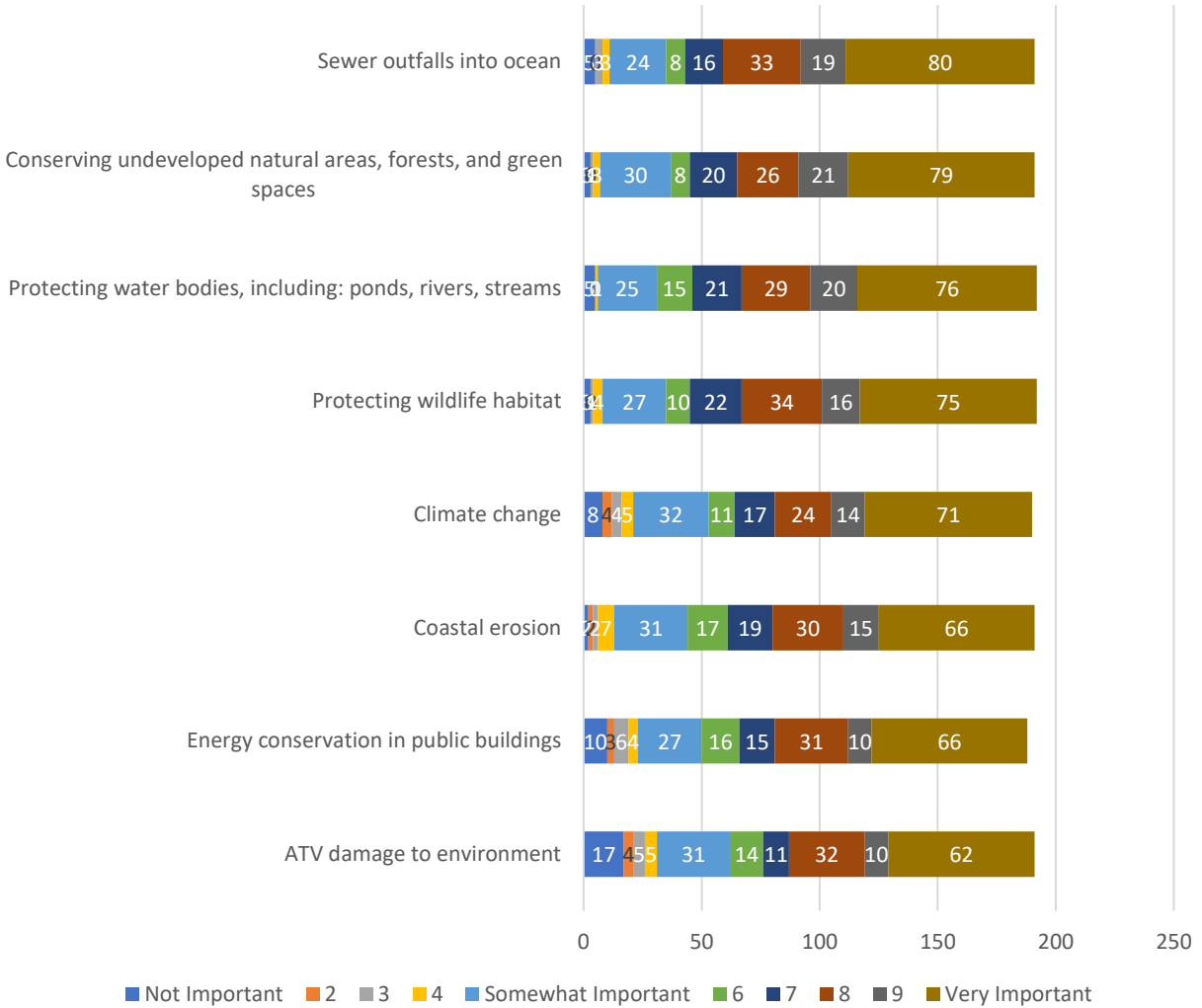
Q5. What do you think are the most relevant issues facing the Town of Portugal Cove-St. Philip's in the next 10 years?



QUESTION 6: 192 RESPONDENTS

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
Conserving undeveloped natural areas, forests, and green spaces	8.08
Sewer outfalls into ocean	8.07
Protecting water bodies, including ponds, rivers, streams	8.04
Protecting wildlife habitat	8.01
Coastal erosion	7.67
Climate change	7.48
Energy conservation in public buildings	7.36
ATV damage to environment	7.03

Q6. In your opinion, what are the most important environmental issues that should be addressed in the Town's Municipal Plan?



QUESTION 7: 190 RESPONDENTS

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
Work with nearby towns to share the cost of municipal services	7.26
Work with other municipalities in the region to promote cooperation and regional economic development	7.03
Make the community more attractive for new residents	6.33
Encourage more home business opportunities	6.1
Create a Town Centre with commercial and retail opportunities as well as public uses	6.08
Focus on developing tourism attractions and products	5.63
Open up more lands for commercial development	4.79
Open more lands for industrial development	3.78

Q7. In your opinion, what are the most important business and economic development issues to be addressed by the Town in the Municipal Plan?



QUESTION 8: 190 RESPONDENTS

What suggestions do you have to improve Town control over development?

Examples, landscaping requirements for new construction, deeper setback from street, allow for more compact development, allow bigger or smaller sheds, etc.

1.	Tiny homes, small apartments and accessible seniors housing should be a part of the wider housing development for neighbourhoods. All new developments should have a climate change lens applied. Don't develop in flood plains or wetlands. Sides of the road need to be wider for sidewalks and bicycles.
2.	Suggestions can be made but decisions will be made on favouritism. Stay as status quo so that everyone is treated equally
3.	treat every resident the same. what one resident can do, than another should be allowed as well. Eliminate a lot of the discretionary uses and make them permitted uses. i.e. subsidiary apartment. Re view regulations and correct the ones that do not make sense. i.e., a double dwelling requires more frontage per unit than a single detached dwelling.
4.	Real Sidewalks on dogberry, more green spaces, playgrounds on Megan Ridge area
5.	Allow residents to develop property previously approved under ballot development
6.	100% need to work to think about the appearance of businesses to the tourist or even community members. The development on Portugal Cove Road that has been long standing with heavy equipment is the biggest eye sore ever there was as you enter our community. This should have been addressed 10 years ago
7.	Look at topography when developing building lots. At present this seems to be ignored. There are hundreds of homes where unstable/unmanageable slopes are left in the back of homes so the subdivision designer, who looks down from space can fit the maximal number of building lots lot into a building development while ignoring the impact on the development as a whole. If the homes were spaces a bit more the slopes wouldn't be as steep and would be stable. Design lots to allow water to infiltrate the site instead of run off. Limit hard surface to a % of the lot not a dimension. Rethink how lots are constructed, busting a hole into bedrock then filling the site with 4" minus and spreading a skim of "topsoil" on the surface does not allow for proper infiltration and holding of water in the ground. It also allows for increased rates of leachate. Filling massive holes (usually on the sides of steep slopes) with every bit of garbage (roots, stumps, rocks, etc.) that comes of other construction sites then putting houses on the pile of junk is not a good idea. Look at farm road or Indian Meal Line. No more development near the coast. Stop letting people fill in bogs and forgiving them afterwards. Change development regulations to allow for commercial production of food. Buy up abandoned farmland and rent it to farmers. When digging ditches, use stable slopes on sides and vegetate them to prevent them from running off. Brush trim once a year. The existing way of doing ditches is unsustainable and an eyesore for tourists. Limit amount of vacant lots in a subdivision. In other words, sell the lots that are developed before developing more. There are many subdivisions in the community like school road where the community has to look at a blast rock wasteland for years before the lots are

	<p>developed. Require landscaping before occupancy permits issued including a least 1 or more tree per lot depending on size</p>
8.	No clear cutting lots for development then planting trees after. Clear out enough to develop then open it up using the foliage that is already there that is native to us.
9.	Access to areas that are being blocked off. Northeast Pond
10.	I think the reason are attracted to the area is because of the green spaces, views, and sense of community. I think by opening possibilities for more apartments, town housing only decreases those attractions. If the town is looking for more development and revenue generation it seriously needs to consider why people move to the area to begin with...oversized lots, spread out housing, more privacy and the scenery provided by being dust outside the city of St Johns.
11.	Please don't ruin the sunset landing development with smaller homes. Please keep covenants and restrictions in the area as was agreed upon when we built here
12.	Clean up messy properties. Create a tourism and food service/entertainment space in Broad Cove. Clean up derelict vehicles and garbage from properties. Create green space in the subdivisions with grass, trees and shrubs.
13.	Recreation centre, pool, rink etc.
14.	Play areas for children and safety for children, sidewalks, trails and encourage residents to maintain their property in good condition.
15.	Preppie are moving to PCSP because of the mature landscape and beautiful views. Don't ruin it and plan ahead.
16.	Requirements around planting trees in new build landscaping And lot size requirements so not to have too many high density areas which creates traffic congestion, demolition of green space/trees to fit as many houses as possible. Overall the subdivision trend happening in other municipalities and in our community destroys the landscape. More care should be taken to fit houses into the landscape not level the landscape to put a house. I feel lot size requirements would help curb this.
17.	Set backs from the road, larger lots and encourage rural development with lots more tree plantings, landscaping and green space for citizens. Build multiplex housing to serve seniors, middle age families as well as young growing families that is financially available for all groups. Do not build units that serve to warehouse groups like seniors as it is isolating and depressing for everyone. Encourage housing models that use cooperation/collaboration using shared resources; that are accessible and financially feasible for community members.
18.	I think it's important to require new developments to retain as much natural landscaping as possible (don't allow for complete land clearing as this has significant impacts to the neighborhood particularly with the increases in high wind storm events). New developments should also be required to have underground utilities - this will be more important with increases in high wind events so that there is less impact to power and utilities.
19.	Safe areas for residents to walk
20.	Deeper setbacks , Encourage naturalized tree , shrub and herbaceous plants in street plantings and using the same criteria for natural tree and shrub buffers between properties. This will have a real positive impact on providing wind buffers , reduce blowing & drifting snow , help reduce flash flooding from heavy storm water run off , increase water

retention, provide more privacy, and provide aesthetically more pleasing streetscape. Already the majority of properties have substantial green space fronting public roadways. Respect and enforce buffers around waterways and farms

21. More oversight by staff during development to ensure builders/homeowners are adhering to town regulations, especially in and around ponds, wetlands and waterways. Clean waterways are a great indicator of how well a town looks after it's natural environment. Development shouldn't and doesn't have to negatively impact water quality. We should be able to swim, fish and play safely in our streams and ponds for years to come if we control development in environmentally sensitive areas.

22. As noted, the town needs a clear picture of what it wants to be. As a resident who did not grow up here, I'm tired of seeing this PC / SP divide. I don't even know where the boundary used to be because I didn't grow up here. The town council and staff spend altogether too much time worrying about the two halves of a community that was amalgamated before half of its residents were born.

I live next door to a 10 year old house that has never had any landscaping done. The day of not requiring landscaping on new builds must be put behind this town given the mass of development that should reasonably be expected from the future land use map. Speaking of which, this town is in grave danger of becoming the laughing stock they the town of paradise is. Steps must be taken to avoid the mistakes of the Paradise experiment. I know first hand because I loved in paradise for 11 years before moving here.

The town needs to get with the times and start conducting building inspections. The town needs to plan for the future traffic volumes, again, unlike the town of paradise. The town needs to remove the politics from servicing decisions, and publish a list of the priorities for connectivity. I say this as a property and business owner in the town. This town does not need high density areas. I moved here to escape those.

23. Allow back lot development where it makes sense and infilling to allow development for growth on land that is adjacent to other homes.

24. Have a flood plain map

25. Given increasing climate violent weather problems all possibilities to reduce run off rates are critical. 1. No sub street drains which enhance run off rates 2. Leave roadside ditches and shoulders vegetated to reduce run off rates, erosion and capture garbage treat all drainage as part of waterways. Expand lot depth requirement to enable lower proportions of impervious surfaces to pervious whilst retaining low frontage efficiencies for services. Place absolute impervious surface proportion limits on any lot. Stop further paving of driveways except on steep ones. Require developers to install or retain trees in a planned manner on a given development. Plan green space on a watershed basis and create ways to assemble land among developers to achieve this. Plan green spaces to enable interconnecting green pathways/trails. Prescribe types of trees/shrubs permitted under or near power lines to prevent falling trees from taking out power lines. Require landscaping consideration to minimize fertilizer use to protect waterway health. Only permit environmentally protective modern remote sewage treatment able to expand to accommodate all development with watersheds where regular mains sewage is not possible. Reinforce riparian zone protection. Work with other municipalities to encourage Killick Coast adoption of common standards. Make the community youth friendly with lots of opportunity for healthy exercise such as walking and cycling and expand sports options. Require a qualified town employee visit any site proposed for any size of development before any proposal is submitted (boots on the ground) to reduce risk of environmentally

	and service unsuitable proposals. Plan installation of commercial public electric vehicle charging stations in appropriate locations. Set restoration of waterway health to drinking water safety standards as a goal.
26.	All new developments must have 2 trees per lot
27.	Be transparent. Consider the short and long term impacts. Ask (and listen) to the existing residents for feedback into the past and future development so that we go find the best way forward. Review other town's development and gather feasible ideas that work for their residents and town. Even though Portugal Cove-St. Philip's is one municipality...make sure future development is equally beneficial for both communities.
28.	Adoption and enforcement of new residential building code with at least tier 2 or 3 energy efficiency requirements.
29.	Reduce development. Keep natural spaces natural. Encourage keeping as much natural landscape as possible.
30.	Allow a shed larger than an outhouse... :)
31.	Allow for larger accessory buildings
32.	Deeper setback from streets
33.	Deeper setbacks from street, ensure shrubs and trees are planted in new developments
34.	Require new developments to ensure more green space, trees, parks are included in plans.
35.	Landscape requirements, including a minimum number of new trees that must be planted per lot.
36.	Water and sewer for all residents. No more stationary permanent garbage boxes as they attract rats.
37.	Get people that have the education and experience to access and look after current services that are not being adequately provided. Stop wasting tax revenue on events that do not bring in revenues. Focus more on road repair, snow clearing and garbage collection! To many on council with their heads in the clouds for wasting tax revenue!
38.	We moved from Paradise to PC-SP because of the attraction of a quitter neighbourhoods, so we would hate to see PC-SP attempt to turn into that jungle next door. We're not against development, just you don't need to knock down every tree in the community to do it. Nothing against sheds, just don't want to see sheds or garages that are commercial size in residential areas. We have no issue with house sizes.
39.	I would like to see an allowance for a deeper setback from the street. Especially when I don't have town water or sewer I would like to see town water and sewer run up Oliver's pond Rd. At least water because nearby streets have it. I would like the splash pad to be completed I would like a grocery store in the area but would not like to see a whole retail centre.
40.	All new subdivisions should implement trees with each new property
41.	When building subdivisions connect with t railways
42.	None
43.	Review existing documents, make the more consistent. Review garbage/recycling schedules and methods, consider bi-weekly collection. Look at public transport to Bell Island ferry.
44.	We need more facilities. A rec center that's more than an open room. A skating rink, swimming pool. Paradise has a beautiful rec center with so many functions...indoor skate park, rock wall, ice rink, multiple rental rooms

45.	Landscaping for new construction to minimize clearing trees. To leave a tree buffer behind/between new builds. Builders to provide one to two trees for each new property. One in the front one behind. Minimize the clear cutting of a watch's of land for potential subdivisions. Larger lots so that new construction doesn't look like every other new construction. Houses to be set further back from the street. New roads don't need to be exceptionally wide. Two story sheds - why?!? And not so big garages/sheds for general residential use. More walking trails on st Philips side
46.	I feel a lot of developments should have a longer process; environmental. assessment, public opinion, overall benefit to the town... new major developments should have a larger consideration towards Recreation... we don't need a playground for every 25-50 homes... we need more centers ... looking forward to participating in this process
47.	Less sub divisions/small lots. Encourage land and lot size in all areas
48.	Improved enforcement of permits, strong consideration of current and future environmental and climate issues, including development of storm sewer systems sized for increased storms, runoff concerns and wetlands
49.	Landscape requirements, no clear cutting, sidewalks, street lamps
50.	Keep rural setting with larger building lots.
51.	My main concern is development in unserved area. The town should impose a moratorium until water table levels can be adequately determined and unserved areas prioritized for ware and sewer service.
52.	Landscaping
53.	Please don't become like Paradise. Larger plots of land allow for privacy / environmental sustainability / not clear cutting lots... or having a required number of trees for new construction. Buildings as long as they fit on land are ok. Depends on peoples needs while balancing this amazing towns charm.
54.	I think we need to maintain a country living feel in the community. Less subdivision of lots. deeper setback. New construction should have a strong focus on maintaining trees - or if they can't be saved then a requirement to plant more upon completion of construction.
55.	Make sure that the rural, village -like nature of the town is preserved. That's why people live here. It's not about urban sprawl. PCSP is NOT a city. It should not aspire to be one. The council should spend there time making life better. Better roads, better sewage, better water. The essentials and stop trying to keep in power by buying votes by spending money on Non-essentials. There are roads which are degrading. Repairs should come before more initiatives. We pay enough taxes and what do we get?..bad roads and garbage pickup. Also, open up all council meetings.
56.	Extension of water and sewer. Stronger enforcement of atv and dirt bikes.
57.	Enforce existing development regulations (inspections) and ensure preservation of natural topography where possible.
58.	One thing that is top of mind for me is the lack of shoulder room on some of the main roads. I feel this is a safety issue for pedestrians, children, and cyclists.
59.	Do not allow development in flood zones.
60.	Lead by example. Pushed back sidewalks in the cove seem to have worked. Easy snow clearing and used by bikes and pedestrians. This place is beautiful
61.	Not permitting clear cutting if lots but leaving some natural foliage

62.	Landscaping requirements for new developments so as not to clear away all the natural vegetation
63.	Ask me about my basement flooding because you've allowed unfettered development upstream from my house without ensuring diverted water doesn't impact me. I haven't sued you...yet.
64.	I think there should be improvements made to the marine accesses in the town. This is community next to the ocean and we are not utilizing our marinas to their full potential. The port authority and community has not enhanced marine services around the coastline. This would attract people to our community and the port authority needs to take action. Also, sidewalks need to be developed for the main roads in the community. It is a hazard to walk leisurely on the roads in our community.
65.	We brought to the towns attention years ago about unsafe parking of a school buss in a subdivision. We do not have any faith the town will address issues of public concern. We spoke to this at council and nothing came of it. What's the point in reaching out to the public if their concerns are never addressed. Sounds like a stepping stone to them doing whatever they want. Or doing nothing like in the past.
66.	Bring back lot development but deal with on a one at a time basis. No hard concrete rules but a general overview of what's best for the particular area
67.	Maintaining green space to retain natural / forest feel
68.	Allow families to use their land without having to put in town approved road. I have 4 kids who could build behind me on my 10 acres. They can't because the municipal plan requires me to put in a road approved by the town .. paved, curb and gutter!! This means only Contractors can afford roads and new house construction unless your land is on the main road. First I couldn't use the land because it was residential infilling zoned. Now it's the road and all the restrictions of land size on a new road,etc. So we have Thorburn Woods and many more subdivisions on Dogberry Hill Rd. Great for the contractors. Someone made lots of money. I have family who would love to build and live in PCSP but I can't give them land to build on because of restrictions to individual families. Cost is prohibitive. This needs to change.
69.	Allow development of cul de sacs with lots on one side only, in incidents where development is not possible on both sides of cul de sac.
70.	Protection of streams and natural areas
71.	I think the current town control is sufficient and fair.
72.	Be fairer and more lenient.
73.	Bring back regulation for back-lot development especially for lots that were previously approved by council in the last 10 years.
74.	Ensure that Council officially acts on or adopts relevant environmentally relevant information/documents (e.g., flood risk, environmental overlay) in a timely fashion; ensure that developmental regs work to maintain our rural character, not degrade it; identify remaining prime natural areas for protection; remember that our future lies in nature (land and water-based) and arts tourism, not shopping centres (we cannot compete with St. John's); protect remaining agricultural lands from rezoning
75.	Allow more agricultural on residential lots to allow residents to become more sustainable on their own land.
76.	Prohibit development along streams and other water courses, and no development along the seacoast areas that are currently view planes from the roads that follow the coastal vistas.

77.	Expansion of municipal water services
78.	Stop approving postage-stamp sized lots, and make trees a requirement. Say NO to ugly development like Megan Ridge.
79.	Require Green space buffer zones between any future subdivisions.
80.	Larger lot sizes with minimum requirements for landscaping. Also restrictions on the amount of clearcutting by developers. In many areas, traditional swimming, hunting and fishing locations are being encroached upon by developments and high density housing.
81.	Fix roads that are damaged so vehicles don't get damaged, this cost people money to fix their cars/trucks for poor road conditions. (Especially on Beachy cove road by the wharf shoreline!!) Deeper setbacks on roads for the safety of people walking on side of roads or install sidewalks. People walk on narrow paths on side of roads that are too close to ongoing traffic. Create a parking area for the Beachy cove road beach area besides people parking on sides of streets. Install speed bumps on Beachy cove road and other areas where high speed drivers will continue to endure. Have more enforcement for speeders on roads, especially those walking on sides of roads or those who have houses on sides of the roads can cause stress on those who have children/pets. Use less salt on roads when there is no snow or ice on roads, this will save on municipal tax payers. Instead maybe use sand or something cheaper and that will be less likely to corrode vehicles.
82.	Control and quality of surface water runoff, Protecting and developing new wetland areas, Required travel space for pedestrians (trails/sidewalks)
83.	Have developers landscape (flowers and trees) to improve the look of community neighborhoods.
84.	Ensure adequate roadways (sidewalks, crosswalks, maintained shoulders) with calming measures to make streets pedestrian friendly
85.	Control the lot size to eliminate congestion.
86.	Working with province on design/development on provincial roads -- there needs to be sidewalks on main streets. There are great services in the municipality, but they are far apart from each other and residential areas so it's unsafe to get to them by walking or biking. I would like to see control on the amount of paving on a building lot. For instance, the convenience stores and pharmacy on Portugal Cove road are completely paved, with no control on entrance/exits of driveways, or sidewalks. Thus makes it dangerous, ugly, and terrible for runoff and erosion without rainwater capture
87.	Life style centre similar to Kinsmen in Torbay
88.	Requirements for larger lot sizes and minimize clearcutting. Lots that have been cleared should have a minimum requirement for replanting/landscaping.
89.	Require a percentage of native trees and plants to remain, perimeter trees, encourage permeable surface driveways over pavement, encourage native plants over grass, alternating setbacks rather than homes in a straight line, reduce the minimum square footage - small homes can be valuable and are more environmentally friendly, allow for ADUs (granny flats, backyard homes, tiny houses or laneway suites) in areas with enough land mass such as 1 acre+ properties, allowing for seniors to age with family and allowing people to supplement income to offset inflation.
90.	-Enforce Landscape Requirements - Allow for larger outbuildings - More control over Stages of residential development

91.	I don't want the town to turn into parking lots for commercial buildings. Put parking in the back and building close to the road with trees to keep a rural feel. - yes, of course allow tiny homes!...just not for short term rental!
92.	Require a certain amount of greenery to be maintained with new builds
93.	Town should take over some if not all the private roads.
94.	More space between properties. New developments requiring sidewalks, underground wiring
95.	Recognize peoples right to develop their land and not put obstacles in their path. Rather assist with a positive approach to meet development regulations and beneficial developments for all parties involved and the Community as a whole.
96.	Reduce the trees cut down during development, encourage planting of trees and shrubs, setback from street, ensure larger space between houses.
97.	More trees to be required on large lots. Allow for various sizes for homes, more homes suitable to seniors and smaller families.
98.	Planting of trees on new lots....providing a tree buffer at the back of lots. ..deeper setback to provide a quieter and more enjoyable residential experience
99.	Encourage more food gardens, food forests, greenhouses (wave permit fee or lower the cost, re pay those who have done so on the last 5 years) to promote heathy, sustainable eating, also then saving in gas and wear on the vehicle going to town for groceries. Add garden/ canning and composting classes - volunteer based
100.	Place a time limit on timing for new construction. Many lots break ground and then take no action besides leaving a hole in ground .
101.	Allow for different kinds of housing more open decision making by council about developers small greenspaces in EVERY neighbourhood especially the cove protect coastline, stop Atlantic from filling in the ocean in a pretense of "stabilization" gazebo benches at lookout space on Beachy Cove Road develop access to beach as promised on beachy cove road across from holy rosary church -improve access to beach cove beach, create parking along road with culvert and pavement along the road in front of Dobbins, no more clearcutting trees for new developments.
102.	Existing regulations should be examined and updated if necessary. Regulations should be followed, and not dismissed because the developer/builder is a friend or relative.
103.	No new developments

QUESTION 9: 190 RESPONDENTS

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

1. Seen in other similar sized towns: gateway entrances and mid block delineators on busy streets instead of speed bumps which make noise and slow down emergency vehicles.
2. other Towns are much more helpful when it comes to development. PCSP puts roadblocks that are not necessary
3. Community rinks, pools, plants/flowers, nice lighting, curb appeal
4. Bayline - Green power plan. Maryvale - Agriculture friendly (roosters allowed and society has not collapsed) Mount Pearl - Streets designed so snowplows can drop wing blades to clear sidewalks in same pass.
5. Torbay has both an urban and rural feel. CBS have beautiful walking trails connecting everywhere. I have to drive to get to one here
6. Swimming pool
7. Not to be like paradise or Mt Pearl where every bit of space is turned into a development.
8. Create atv pathways to trails like Corner Brook.
9. More walkable - more access to trails and more sidewalks on busy roads (I.e., Thorburn Road)
10. Love the sense of community in neighbouring towns as well as recreational activities. Some of the community centres in other areas are able to provide so many activities and do provide residents a chance from other towns but registration is typically full before that opportunity allows. Swimming, for example. Some children are unable to take swimming lessons as there is no facility here and other towns simply do not have capacity for all children interested.
11. Would definitely like a high school and more retail services, even a grocery store.
12. Tidy towns program
13. More walking trails etc from subdivisions for people to enjoy without having to load up the car to get somewhere to do it with small kids.
14. Bicycle lane added to Thorburn road - heavy training area and should be celebrated but not impede on traffic. Selfishly would love to see a high school close to the intermediate school!
15. I prefer maintaining our rural nature of the community as is stated in our town plan. I dislike the town of Torbay as it's lost its rural look and feel with too much development. The town of Logy Bay, middle Cove Outer cove are to be commended for encouraging and maintaining the rural nature in their community.
16. Seniors' cottages
17. Have a limit on the amount of subdivisions so we don't loose that "up-scale" identity.
18. Stop trying to be like other towns. Worry about what's best for PCSP.
19. The Torbay "History House " is a great heritage and tourism attraction for Torbay. The PCSP Arts, Wellness and Heritage Committee (AWH) is finalizing the acquisition of the Holy Rosary Church property. The Chamber of Commerce & and the AWH has engaged the Town with the offer to form a Standing Committee with the Town and the various stakeholders groups to develop a relationship to repurpose the Holy Rosary Church property into a community centre with a focus on all forms of art, a interactive museum, a place for training, learning for youth , seniors, a place to promote inclusion, mental health and wellness

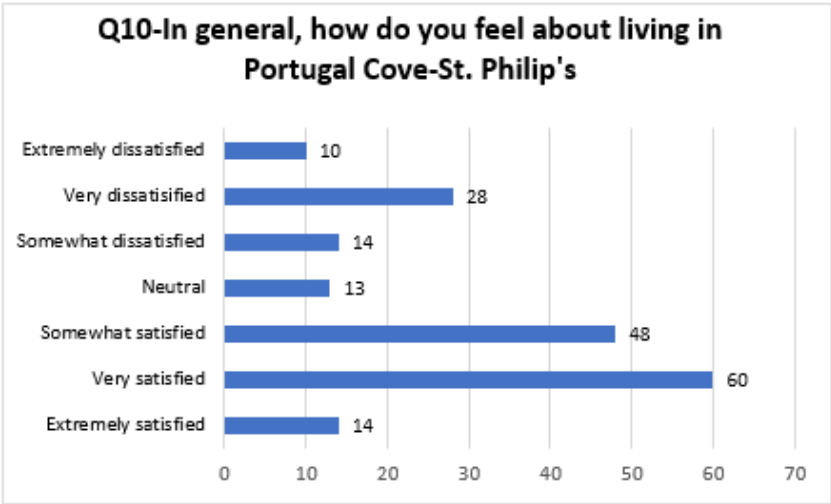
20. We are so close to St. John's. We don't need Tim Hortons, Shoppers Drug Mart or other large retailers. We should focus on small business development, sense of place, maintaining our community's heritage and rural character. Like Ferryland for example. Maintain our natural treasures, develop our seaside waterfronts for tourism but don't try and make the town a suburban jungle of housing developments. Welcome Tiny home developments and other unique offerings not widely available on the NE Avalon.
21. Do not repeat the mistakes of the Town of Paradise. Learn from master planned communities like Mount Pearl.
22. Yes, Town enters for the public to enjoy nature, we have great views in the town but are not developed of accessible, develop these so they can be enjoyed.
23. We have no recreation centre and no coffee shop
24. St. John's has a very strong tree/arboricultural program. Its parks are of high quality. It has inventoried trees of community interest and protects them to some degree. Portugal Cove St. Philips has no way of managing private septic systems all of which eventually fail. Nor has it or any other authority any way of evaluating their performance other than by surface evidence (too late). Yet noxious chemicals are poured into them daily and many leach undetected into the landscape and waterways. ACE has found caffeine as an indicator in main developed waterways. This must be corrected.
25. Improved walkability on town roads and walking trails that connect from town streets
26. Accessible (4 season) connecting pedestrian trails, which will ultimately reduce gas emissions and carbon footprint. Separate atv/snowmobile trails. Having essential services (plus leisure/recreation) in both St. Philip's and Portugal Cove.
27. Creating a town square with amenities and public space is definitely an opportunity here. There is also so much opportunity for trails and safe walking spaces, sidewalks, etc. the main road is dangerous and desperately needs to be improved. Adding a sidewalk as Torbay has would be a great first step.
28. Enforcement of residential building codes and adoption of new code including energy efficiency
29. Torbay: garage can be the size of the house.
30. Allow residents to use their land how they like and build what they like. Such as Holyrood.
31. Sidewalks would be a great addition. With the number of children in the community, sidewalks are a vitally important safety feature.
32. Multi purpose community Center with walking track and ice rink or swimming pool and other amenities where families can gather on weekends. I.e., Bruce arena in port aux Basques
33. A new recreation facility.
34. I don't want us to sell out for the sake of making more money through tax bases created through industrial buildings, and big box style retail. I love the country and community feel of PCSP and would hate for it to morph into a second Paradise.
35. Seniors' community with small affordable homes Childcare centre as childcare always an issue Recreation centre for community use, swimming pool and skating rink
36. Don't throw good money after bad, which is what Paradise tends to do.
37. Having a multipurpose building for sports and walking track indoors
38. Garbage collection. Follow the other areas that have the bins now.
39. New recreation facility, ours is a joke

40. Would like an arena and swimming pool, rec centre. Would also like a coffee shop or drive thru restaurant.
41. Upgrade fitness facilities with an actual gym and add tennis courts
42. I like the town square concept.
43. Community center with access to swimming, gymnasium, fitness, walking track...
44. Not really.
45. I really wish there were better trails on the St. Philips side. The walking trails around Voiseys Brook are amazing but the distance from there is the same to go to paradise. Would be nice to expand a trail network around Rainbow Gully.
46. The rec center in Paradise
47. More walking trails.
48. CBS has sidewalks. They should have the same in PCSP, not only do it make for safer walks, the curbs also act as a water control to prevent roadway water erosion.
49. Become more self-sufficient and not have to rely on the surrounding towns to support its residents.
50. Allowing students to start and finish in PCSP would be amazing (K-12). More opportunity to tap into youth development (volunteerism for example) if they are able to complete high school in the area
51. I see nothing in the plan for some ATV trails to connect to cross island systems.
52. We need a recreation center
53. Trail development for walking and biking. Trails connecting to grand concourse would be ideal. Imagine being able to bicycle to town without travelling on a death trap like Thorburn Road.
54. Sidewalks
55. We like the privacy / trees / environment. Even my kids comment on driving through other communities. Why do they cut them (trees) all down... do they not care...
56. Sewer services would be nice to remove requirements for septic system
57. There is no small regional municipality which is worth its salt. Mount Pearl is the best example, but one must understand that they have a revenue base which even St. John's cannot match with regard to ratio of revenue versus support.
58. Paradise, Torbay and CBS have sidewalks.
59. Public Transportation. Drop off recycling area.
60. Splash pad and pool area is needed desperately. Voiseys brook area has lots of space
61. Walking trails around ponds.
62. I think we need more accesses to our beautiful oceanfront. Currently the St Philips marina is very small and limited parking. The accesses are not ideal, and it is a missed opportunity for our community.
63. We should have a skating arena.
64. More trail development / connections for hiking and walking Sidewalks / pedway for school crossing bike paths
65. Allowances of exceptions on a case-by-case basis to policies that prohibit development.
66. Approach to home-based agriculture. Neighboring communities have easier permitting regulations for things like backyard chickens and bee keeping
67. More sidewalks. We are primarily residential and walking almost anywhere of any consequence is hazardous.

68. Torbay has bank, grocery store.
69. We need better tourism and commercial - like Torbay has some small commercial businesses like hardware store, some fast food, etc. not in all areas, but a town center would be nice. allow opportunities to turn existing available land into Agri tourism spots to attract.
70. Many other towns have seniors' accommodations in the form of single-story duplexes and triplexes. This type of development has been talked about for several years but apparently the Town seems to be unable to attract developers interested in starting some in our community.
71. Expansion of municipal water service.
72. I like Paradise's push for commercial development. Even Torbay has it's own grocery store. Our town is completely lacking in commercial infrastructure beyond a few convenience stores and one pharmacy. *Your rating words for question #10 are incorrect*
73. Added playgrounds in residential areas such as Round Pond and Windsor's Gate.
74. The safety of the public is the main key. As explained earlier, the roads are in poor condition, the setbacks are not wide enough as well as speed control or more enforcement are some things that the town could benefit from
75. High River Alberta has a yard waste drop off location where people can dispose of their grass, leaves, logs and branches. This material is shredded and made available to community members for gardening or to enhance municipal parks and gardens.
76. Lower permit building fees
77. A decent grocery store would be nice specially for people on fixed income. You can't tell me people are not going to travel to town so they will save money rather then spend here in the cove because they do i am one of them. I rather go to town and buy something instead of going down elaine's and buying something marked up another 20 to 30 percent.
78. Have nice street lamps and visually appealing common areas. A boardwalk by the water.
79. Need a grocery store.
80. Torbay's lifestyle centre
81. We need a hockey rink for Children in this community Bauline has a great food sharing for their community as well which is awesome
82. Paradise has many more little playgrounds around. Would like to see that happen in PCSP.
83. fewer office workers
84. The Town of Bauline - their animal regulations (not discriminating against pet breeds such as chickens, goats & horses). Their food security initiatives are outstanding. Below for question 10 I'm giving a neutral vote because I'm torn - I love this town and loved it's quiet rural atmosphere when I first moved here, we are now looking at moving from PC-SP as it is no longer the quiet rural place it used to be.
85. Shared municipal services for things such as recreation
86. A swimming pool would be amazing! Public transportation would be very useful.
87. Service to the residents.
88. Several towns have built new indoor recreational spaces including gyms with indoor courts/workout facilities etc and that would be a nice addition to our town.
89. Paradise has had tremendous growth in infrastructure, commercial development, residential development and population growth. Many residents work and shop within the community

and there is a great community spirt that attracts new home buyers and the resulting population growth is attracting business investments. All supported by a growing tax base.
90. Paradise and their community involvement in sports and sports centers and retail. Rink, community center, retail opportunities/stores, pub, gym. I would love to stay in the community as much as possible without having to go to town for shopping, gym, hair appts, etc. We should strive to be self sufficient here as much as we can.
91. Torbay - more activity opportunities for kids at a low cost Bauline - helping their seniors and residents by accessing and taking advantage of finding programs and services
92. Outer cove Middle cove...do not over develop... leave generous amounts of green space in future developments
93. Road work
94. Do not become a paradise or Torbay. Logo bay is a good example of a balanced approach.
95. All towns on the burin have lovely little greenspaces with benches in places where people naturally go. There is nothing like that in PCSP especially in the beachy cove area. You've turned it into an industrial junk yard
96. Test. Love this question though :) Great idea to include this one, Anna!

QUESTION 10: 187 RESPONDENTS



QUESTION 11: 190 RESPONDENTS

Thank you for your participation in the community survey. Please feel free to comment on other issues that you feel should be evaluated in the Municipal Plan and Development Regulations Review for the Town of Portugal Cove-St. Philip's, or provide additional comments that may be informative to the project.

1. Not only do you need to look at further development but also existing, such as the heavy equipment that is never used and is viable form Portugal Cove Road just as you enter our town.
2. There are good regulations regarding protecting buffer areas around ponds that are generally not enforced with any measure consistency. Many developers follow the motto that it is easier to get forgiveness than permission. Once the regulations are enforced a few times than people get the idea that they should expect consequences if they break them. Now they expect to come to some sort of an agreement with the town of don't get called to task at all.
3. Rec Center would be ideal. More green spaces/parks.
4. Please consider a playground as was originally planned with the sunset landing development. There's a huge amount of kids in the subdivision due to explosive growth and now is the time to deliver.
5. My family and I absolutely love St. Philip's, but I believe there is always room for improvement or more opportunity!
6. More children playgrounds for new developments a must.
7. ATV trail so they stay from the playground etc. Wreckless driving around children, not good!
8. More consideration of environmental issues, maintaining and building new green spaces for citizens to live and work in; monitor and protect our coastline in PCSP
9. I think the town should engage with neighbouring communities to provide priority access to recreational programs for PCSP residents. I think this would be a more effective use of tax dollars to invest in more regional facilities instead of building and maintaining facilities within the town.
10. I believe extensive sidewalk installation takes away the rural nature of the community and feeds into more urbanization. I believe the development of a comprehensive trail system throughout the community is a great investment. Establishing and protecting conservation area such as Neary's Farm, the public lands around Neary's Pond , Beachy Cove Hill , Prince's Lookout , Greyman's Beard , the Blast Hole Ponds and associated land out to Brock's Pond and Brock's Head as well as Beachy Cove River and Valley as well as the various beaches around the Towns Coastline
11. Part of the reason I chose to move to this town was the progressive and smart use of tax dollars under the councils in the early 2010s. It seems I did not understand that this was an anomaly, as evidenced by the slashing and opposing sentiment that came along in the 2017 election. The savage hate and anti-intellectualism displayed by some members of council since 2017 makes me embarrassed to call this town home at times. The relevance here is that I would like to see a return to the progressive intelligence from an infrastructure planning perspective that I saw when I moved here 8 years ago.
12. We need a recreation centre.

<p>13. The town cannot lose if it adopts the philosophy of working with the natural landscape and environment and not try to reform them. It needs to work to understand how to permit wild creatures and plants to live successfully and widespread within the community as neighbours/fellow citizens, welcomed not simply tolerated.</p>
<p>14. *Regular yard waste pickup is needed.* As stated on the PCSP website for the Municipal Plan and Development Regulations, future physical and development of the town has to be done in a beneficial manner while balancing the environmental, social and economic needs and desires of the community. Keep in mind - the existing residents need to be more than 'just' satisfied with where they live. We need to keep our community strong, exciting and a desirable place to live while maintaining the rural, serene setting that draws many residents to this area. **Note error: check question 10 - scoring scale worded incorrectly.**</p>
<p>15. I think that community parks, walking trails, hiking trails, bike trails, green space, community centres and anything that promotes physical, social and mental wellbeing need to be at the forefront of the municipal plan. I believe that these are the things that make Portugal Cove St. Philip's a unique, attractive and vibrant community for residents and non-residents. While businesses/industry is important in rendering services to residents and providing revenue to the Town, if it does not fall within the Municipal Plan and Development Regulations, it should not be allowed. Careful consideration needs to be given to applications that allow for discretionary use and the residents should always be allowed to have a voice, especially those who may be negatively impacted by allowing something that goes against what is outlined in the Municipal Plan and Development Regulations. Discretionary Use decisions should not be allowed to be made behind closed doors without the public being made aware of an application for discretionary use. This is what seems to be happening now according to the most recent Times newsletter. Whatever the Municipal Plan and Development Regulations are going to be, they are only good if they are adhered to or if deviation is to occur, the residents will be given the opportunity to provide their opinion, feedback or an impact statement.</p>
<p>16. I'd love a follow up on the trail system sessions, there has been no update at all. Water and sewer on Neary's pond road have been discussed for years to no avail. So, I guess more transparency info on-going, often spoke about projects is important.</p>
<p>17. Too much development is taking away natural environment. Current infrastructure cannot support increased demand.</p>
<p>18. Why is the community paying the salary and benefit for a municipal enforcement officer, cost of a vehicle, insurance, gas, etc when the individual has no more authority than a law-abiding citizen? This money spent on this can be used for much more appealing things in the community.</p>
<p>19. Please work on improvements to sidewalks on Thorburn Road, as an avid walker and runner, it's often quite dangerous to walk regardless of the time of year, the sidewalks are poorly maintained and corroding in places.</p>
<p>20. Asphalt on Tolt Rd. which was laid last year. I guess you get what you pay for because it's crumbling already. As an added note, we tend to walk a fair bit in the neighbourhoods, and there are some trees/bushes growing out so far now, that you have to walk on the road to avoid the branches in your face, while coming around a blind corner and into oncoming traffic.</p>
<p>21. High property tax for garbage pickup, snow clearing, and water and sewer</p>
<p>22. Ok.</p>

23. Extend Dogberry hill road extension to Camrose dr in Paradise.
24. Maybe look at where there is some overspending. Is municipal enforcement really an expense we need? Do we need expensive newsletters when other communities print one like a newspaper?
25. Please look into why the telecommunications companies can charge extra to have a land line in st Philips. Their response is that it was a government/municipality decision and only can be changed with a vote. I can call anywhere in North America for free but to have a landline, so I call 5 minutes down the street to St. John's is an extra monthly fee. Bell shows the fee in your bill Rogers does not.
26. healthy living is a very important part of our current life and for our futures... we need to engage residents to get more active... its the little things, like walking that help... just an example... a lot of residents don't feel comfortable walking the roads because of the traffic...
27. Very thankful we moved to St Philips and are very appreciative of these surveys for town development
28. We need to do more road repairs and not just patches. It doesn't last
29. Develop network of trails behind town hall. Potentially stretch from Paradise to St. Philip's to St. John's. Also, section of trails between Abbots Road, Skinners Road, Tolt and Sunset. All of these currently exist but they need to be developed.
30. The roads are pretty bad. New trails would be nice. New bike trails would be nice. Construction of roads (when undergoing regular maintenance/repavement) with a wider shoulder for cyclists would be nice. Keep the country feel here - that's what drew us to living in St Philips
31. We need clear leadership not ad-hoc commentary. A survey is of no use if nothing comes of it. NL and Canada are full of surveys, studies and political posturing. But very little "DO". This is endemic across the Western World. Study the problem -seek input - receive a well thought out plan....and IGNORE!..do nothing. We see this time and time again across the province and country.
32. Having a stronger police presence to curb the speeders and stunt riders on dirt bikes.
33. I know it's probably limited in what can be done on provincial roads but some kind of sidewalk or wider shoulder on these would be very helpful in making these areas safer for those that live there.
34. We need a town recreation centre with an ice surface and swimming pool complex. Our town has grown significantly with most of the population being young families.
35. Traffic control especially in Dogberry Hill Road area. Evaluate the effectiveness of speed bumps!!
36. This town is a nightmare to deal with when it comes to development of housing. Something needs to be done. Contractors won't build or will stay away from this town because of the problems they have here. They have had similar projects in other municipalities with no issues. But here is a nightmare.
37. Sidewalks ok both sides of brookside
38. Please make it easier for people to use family land!
39. Careful consideration to the development of vacant land that can not completely conform to existing policies due to previous development.
40. Allowing backyard chickens Allowing backyard beehives
41. I would like to see public transportation, a swimming pool and an ice rink.

42. Our Town needs to do far more publicity on the development of the new plan and there should be several opportunities for public meetings both to elicit ideas and to review and comment on the proposals well before the deadlines arrive.
43. Expansion of municipal water service
44. I just want the preservation of forests and other greenspace to be a huge part of future development. I don't want this place going the way of CBS.
45. Moved here for the large lots and green space, do not want PCSP to turn into another Paradise.
46. The town council members need to get better at communication because this bunch from my dealings with them are one of the worse bunch going. They will tell you there working on your problems, but nothing never gets solved. If they don't want to do the damn work, get out office get another job and get someone else in there would wants to do the dang job. Your voted in by the people of this town and work for the people of the town you can't pick and choose what issues your gonna fix or ignore ya take them as they come.
47. It would be great to have a seniors home so that when seniors have to move out of their home they don't have to move out of their community. 2. Have a rec center with flooring suitable for exercise classes. 3. What happened to Maggie's place development?
48. More for our upcoming youths in the community High school and activists and arena would be great
49. Please review the noise regulations to include a quiet time where no power tools are to be used (Quebec town have days - such as Sunday to rest from the noise of gas-powered lawn care, tools & chainsaws) along with restrictive times when they can be used throughout the week. Encourage manual, electric & battery powered tools. Also, re-visit animal control - encouraging chickens & goats - discouraging any roaming animals including cats and stricter regulations on dogs barking and roaming loose on their own properties - as many will bark and chase passers-by. Pesticide regulations are a must in this town and encouraging farms to use organic methods to reduce pollution run-off and drift. The town should also offer a discounted well water monitoring program for toxins & heavy metals - the province only tests for bacteria, many residents are on well water and contaminates such as manganese, copper and arsenic are detrimental to health.
50. I think it's super important for food security to allow urban farming - ex backyard chickens, beekeeping, goats, vegetable gardens, etc. Please do not ban these things!
51. I'd like to see private roads fixed up not necessarily all paved but at least some stone on them a grader ran over them few times a year.
52. Growth in our tax base is required to support our infrastructure and services. Specifically, the Town needs to grow in population. Current tax mil rates are high for the services provided to residents and should not be raised.
53. Water and sewer services needs to be considered and extended for existing residents. The only people I see getting water and sewer services is new development. Current residents need to be worked into the development plans. Any planned road work or repairs should also include water and sewer services to those who currently don't have it.
54. Municipal taxes are too high. If addition services are provided, I fear they will continue to increase
55. Think long term.. a 10 year plan is nice.. think generational in time frames
56. You should remove the dumpsters from the entrance of the town's rec centre building. Very bad smell as soon as you enter the building

57. I love Portugal Cove and am very sad to see how neglected the heritage area has become. This is the oldest and most interesting part of town; it already has a mix of housing and incomes and ages. It is a beautiful modest community and needs support and help. This area has NO park and has been asking for one for years. There is no lookout over the ocean, the wharf is now a salt pit for the town, the people who live in this part of town, stay because it a real community where neighbours know and help each other through the years. As well, please fix the heritage area regulations to include keeping chickens and other small animals as was always done here over the years

58. Should this question read: "...evaluated in the Municipal Plan and Development Regulations Review for the Town..." ... Not just "Municipal Plan Review"