

Town of Portugal Cove
-St. Philip's

Municipal Plan Review & Update Project



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Member, Canadian Institute of Planners

PORTUGAL COVE-ST. PHILIP'S

Municipal Plan Review & Update

PUBLIC CONSULTATIONS

Draft Municipal Plan & Development Regulations



Rainbow Gully Recreation Centre

7 p.m. June 17, 2024

(next to the Town Office at 1119 Thorburn Road)

Royal Canadian Legion – Branch #10

7 p.m. June 18, 2024

(5 Legion Road)

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

The public can request electronic copies of the draft Municipal Plan and Development Regulations by contacting the Town or you can review them at the Town Office during normal business hours

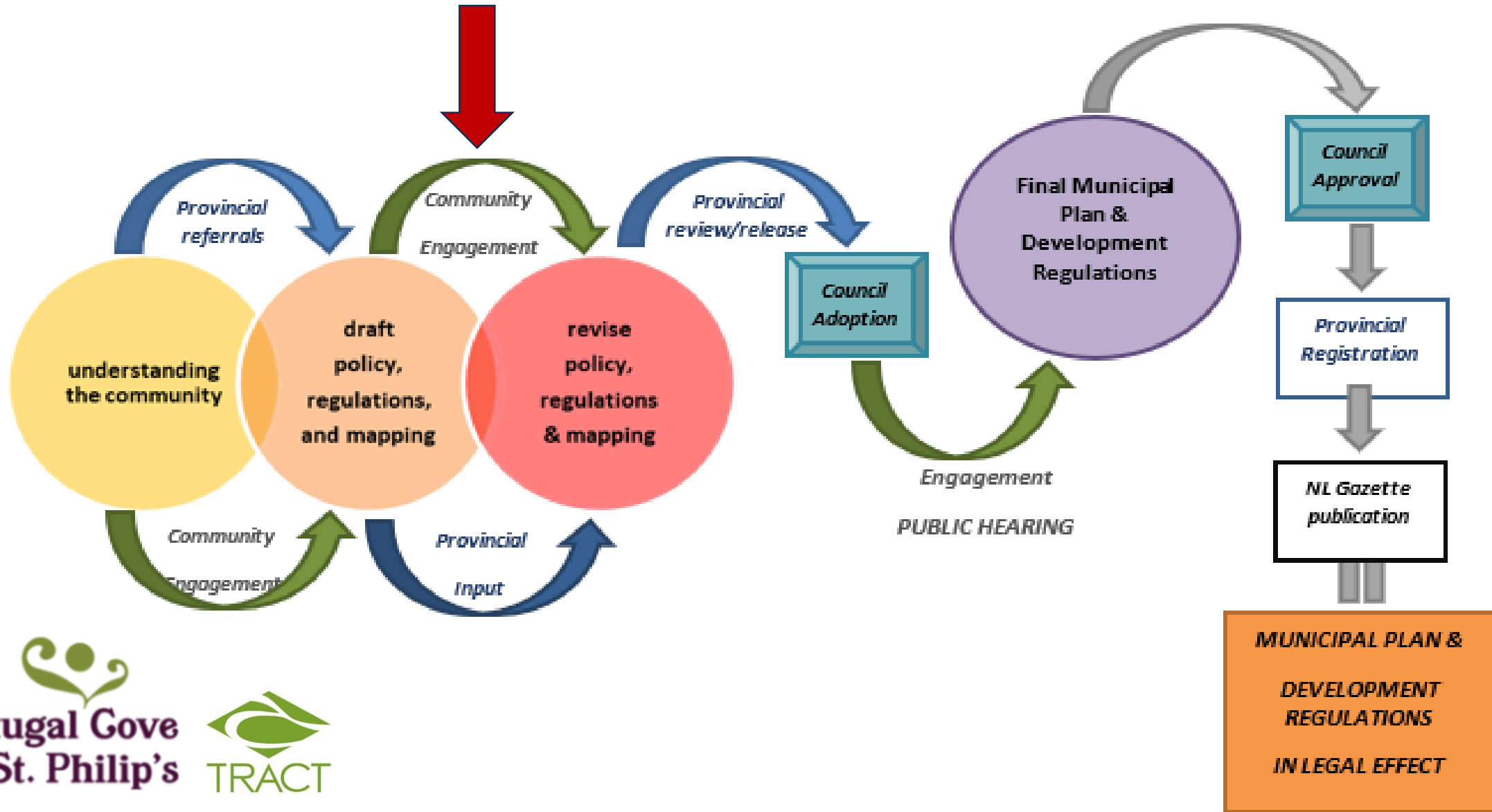
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Public Consultation #2 - Agenda

- **Introduction & Overview**
- **Proposed Changes by Theme**
- **Proposed Zoning Changes**
- **Next Steps**

PLANNING PROCESS

Urban & Rural Planning Act, 2000



Understanding the Community: Consultations, Survey, Strategic Plan

Municipal Plan Review & Update

BACKGROUND REPORT



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

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Strategic Action Area	Strategy Goal	Specific Initiatives (numbering to correspond to Strategic Plan)	MP&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
	Expand Events, Programs and Community Services	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 Regs & 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	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	
	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	Zoning
		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	Zoning
	20-Do more to protect wetlands	Policy & Zoning	
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



Municipal Plan Review Project Community Survey Report

January 2023

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CONTACT INFORMATION
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895-8000 (ext 4)



Municipal Plan

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Development Regulations

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Proposed Changes by Theme

1. Input from Residents and Community Groups
2. Allowing Residents to Do More With Their Properties
3. Agriculture
4. Promoting Commercial and Community Growth
5. Conservation
6. Arts, Wellness & Heritage
7. Municipal Infrastructure
8. Transparency



Theme: Input from Residents and Community Groups

1. Prioritize preserving **rural character** while maintaining urban/rural balance
2. Incorporating **feedback** and requests submitted by community groups and residents during the public consultations
3. Providing **flexibility** for creative planning opportunities, such as the Residential Sustainable Subdivision zone
4. Addressing **sustainability** needs of community for:
 - Environment: conservation
 - Culture: agriculture; traditional community; arts, wellness and heritage
 - Economic: economic development (individuals and town)
 - Governance: community growth and communication



Theme: Allowing Residents to do more with their Properties

1. Increase the number of activities where **no permit** is required
2. **Reduce** minimum lot sizes for fully and semi-serviced residential development on ponds
3. Clarify **home businesses**
4. Clarify **residential agriculture**
5. Housing –additional **dwelling units**:
 1. Making subsidiary apartments a permitted use
 2. introducing accessory detached residential dwelling units as permitted use
 3. Allowing semi-detached dwellings as Permitted Uses in more zones
6. Reduce restrictions regarding **accessory building** sizes

Theme: Agriculture

1. Allowing more **residential agriculture** (& incidental sales) and keeping of animals on residential properties
2. Increased the types of **agricultural activities**
3. Clarify Council options for **screening or separation** between existing agricultural operations and new residential development (see extension residential)
4. Allowing Council to require an **Agricultural Impact Assessment** for select non-agricultural developments near existing operations
5. Land for **Agriculture** located in Agriculture & Rural zones; & lands released from ADA in 2008 re-designated/re-zoned

Theme: Promoting Commercial & Community Growth

1. Allow more types of businesses as **home business** & make some Permitted Uses
2. Increase types of commercial and agricultural activities
3. Allow more **commercial activity** across most zones
4. Expand the **Mixed Use** zone along major corridors.
5. Proposed **new zones**:
 - Rural-Industry
 - Commercial-Industrial
 - Community-Mixed



Themes: Conservation and Arts, Wellness & Heritage

1. Updated **Schedule E** - Environmental Protection
2. Overlays of **environmental considerations** on Land Use Zoning map: Flood zones, Wetland Stewardship and 4-metre climate change contour
3. Proposed **new zones**:
 - Conservation
 - Arts, Wellness & Heritage
 - Conservation-Cultural zone
 - Eco Village: Cluster and Sustainable Agriculture zones

Theme: Municipal Infrastructure

1. Incorporate **Trails** Master Plan, Town-signed trails and East Coast Trail in development reviews & provide buffers to protect trails
2. Better use of land: changed specifications on when **municipal water & sewer** must be provided to subdivisions based on area to be developed as opposed to number of lots & distance (to reduce un-serviced development)
3. Create **Residential Sustainable Subdivision** zone for larger subdivision developments to require street connectivity and protection of environmentally sensitive areas

Theme: Transparency

- Require more individual notices to be sent to residents during application public consultations
- Indicate minimum setback for individual notices to be sent

Changes to Land Use Zones



LAND USE CLASS	Proposed Land Use Zones	Existing zones
AGRICULTURE	Agriculture (AG)	Agriculture
CONSERVATION	Conservation (CON)	
	Conservation-Cultural	
	Protected Watershed (PW)	Protected Watershed
COMMERCIAL-INDUSTRIAL	Commercial Industrial	
	Rural Industrial	
MIXED USE	Mixed Development (MD)	Mixed Use
	Community Mixed (CM)	
	Traditional Community (TC)	Traditional Community
PUBLIC USE	Public Use (PU)	Public Use
	Recreation (REC)	Recreation/Open Space
	Arts, Wellness and Heritage (AWH)	
RESIDENTIAL	Residential Low Density (RLD)	Residential Low Density
	Residential Medium Density (RMD)	Residential Medium Density
	Residential Rural (RR)	Residential Rural
	Residential Small Lot (RSL)	Residential Small Lot
	Residential Sustainable Subdivision (RSS)	Residential Development Scheme Area
RURAL	Rural (RUR)	Rural
ECO	Eco-Village Sustainable Agriculture (EVSA) Eco-Village Cluster (EVC)	

Changes to Land Use Zoning Map



Existing Land Use Zones

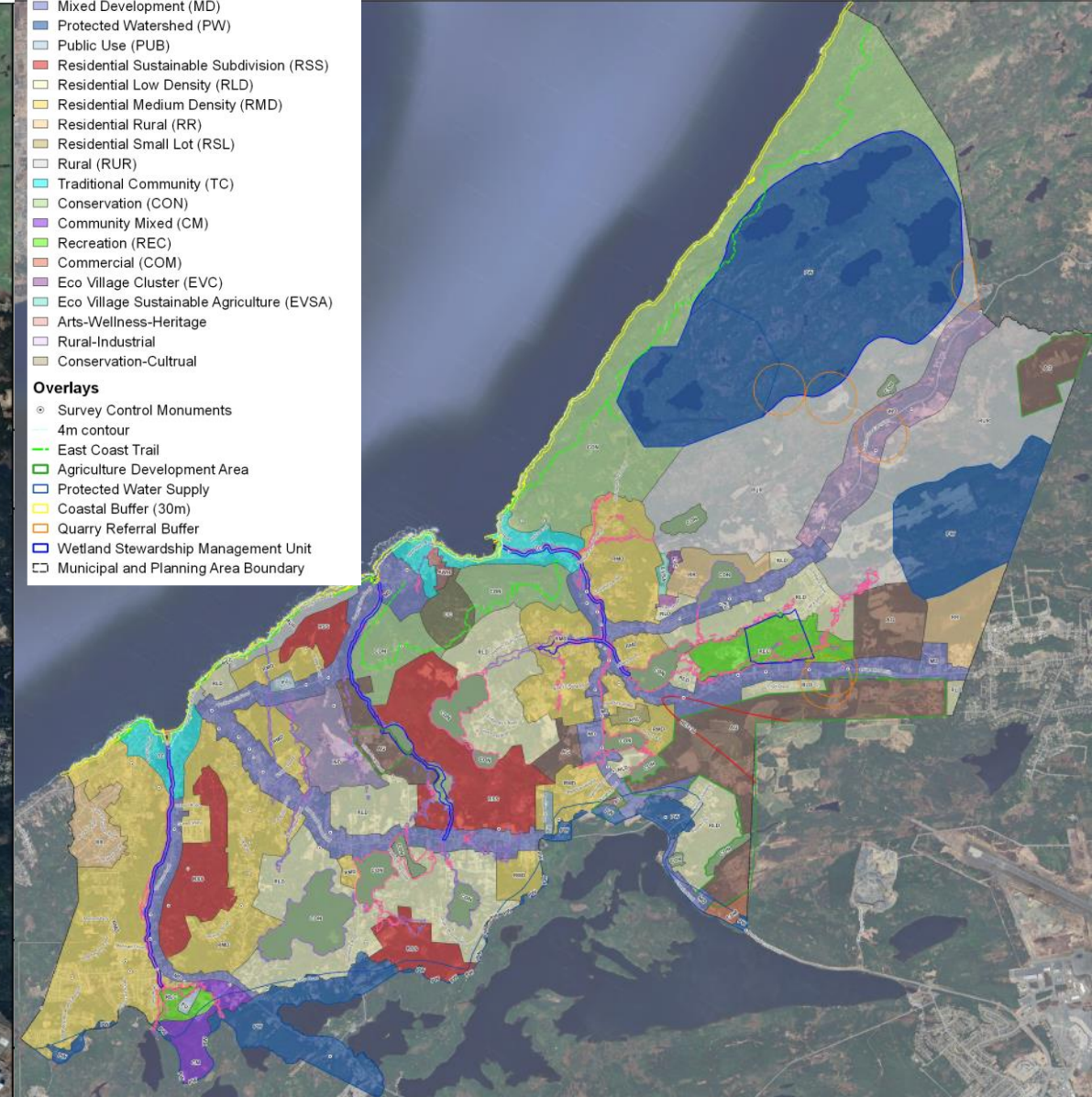
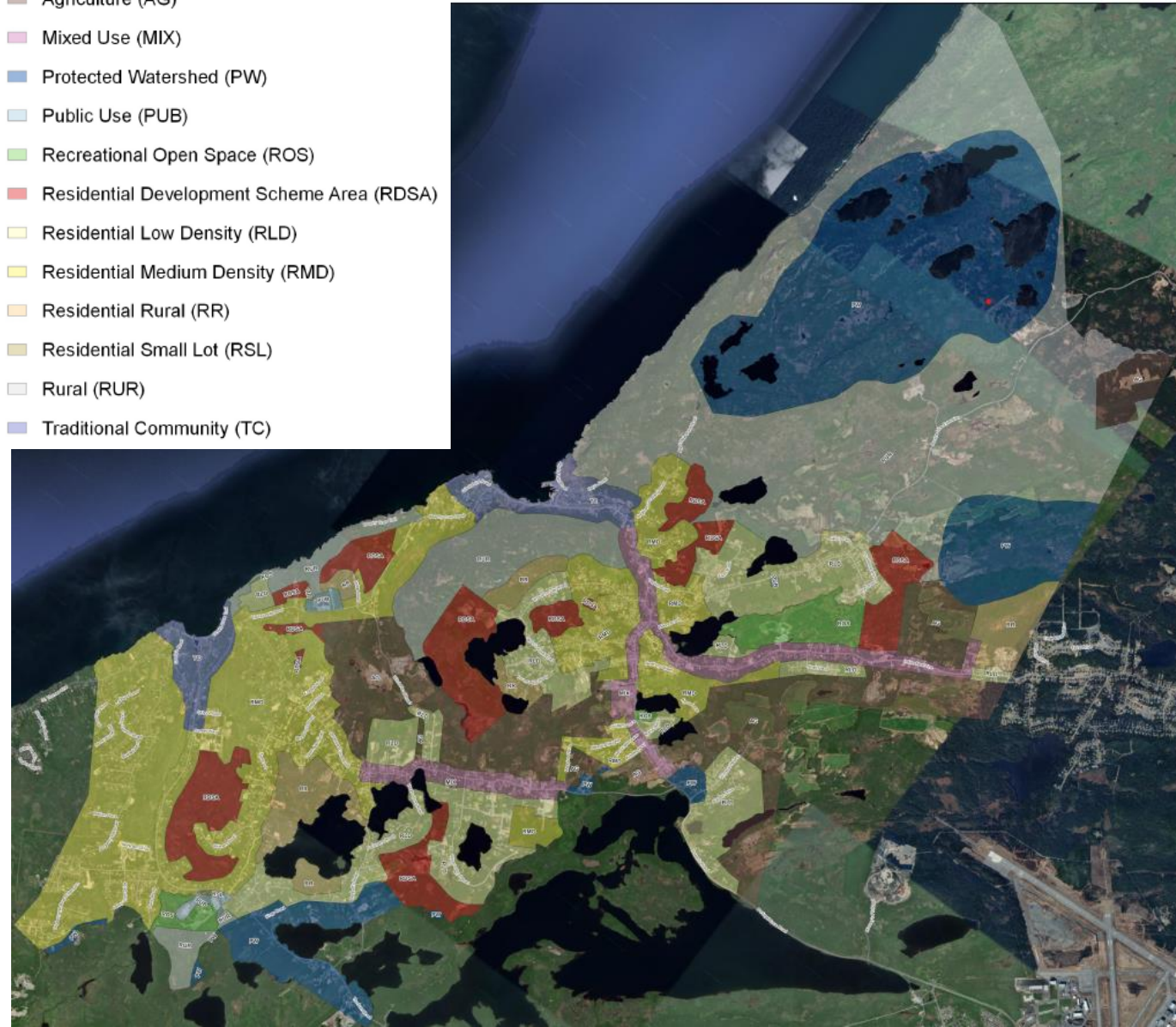
- Agriculture (AG)
- Mixed Use (MIX)
- Protected Watershed (PW)
- Public Use (PUB)
- Recreational Open Space (ROS)
- Residential Development Scheme Area (RDSA)
- Residential Low Density (RLD)
- Residential Medium Density (RMD)
- Residential Rural (RR)
- Residential Small Lot (RSL)
- Rural (RUR)
- Traditional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

Land Use Zone

- Agriculture (AG)
- Mixed Development (MD)
- Protected Watershed (PW)
- Public Use (PUB)
- Residential Sustainable Subdivision (RSS)
- Residential Low Density (RLD)
- Residential Medium Density (RMD)
- Residential Rural (RR)
- Residential Small Lot (RSL)
- Rural (RUR)
- Traditional Community (TC)
- Conservation (CON)
- Community Mixed (CM)
- Recreation (REC)
- Commercial (COM)
- Eco Village Cluster (EVC)
- Eco Village Sustainable Agriculture (EVSA)
- Arts-Wellness-Heritage
- Rural-Industrial
- Conservation-Cultrual

Overlays

- Survey Control Monuments
- 4m contour
- East Coast Trail
- Agriculture Development Area
- Protected Water Supply
- Coastal Buffer (30m)
- Quarry Referral Buffer
- Wetland Stewardship Management Unit
- Municipal and Planning Area Boundary



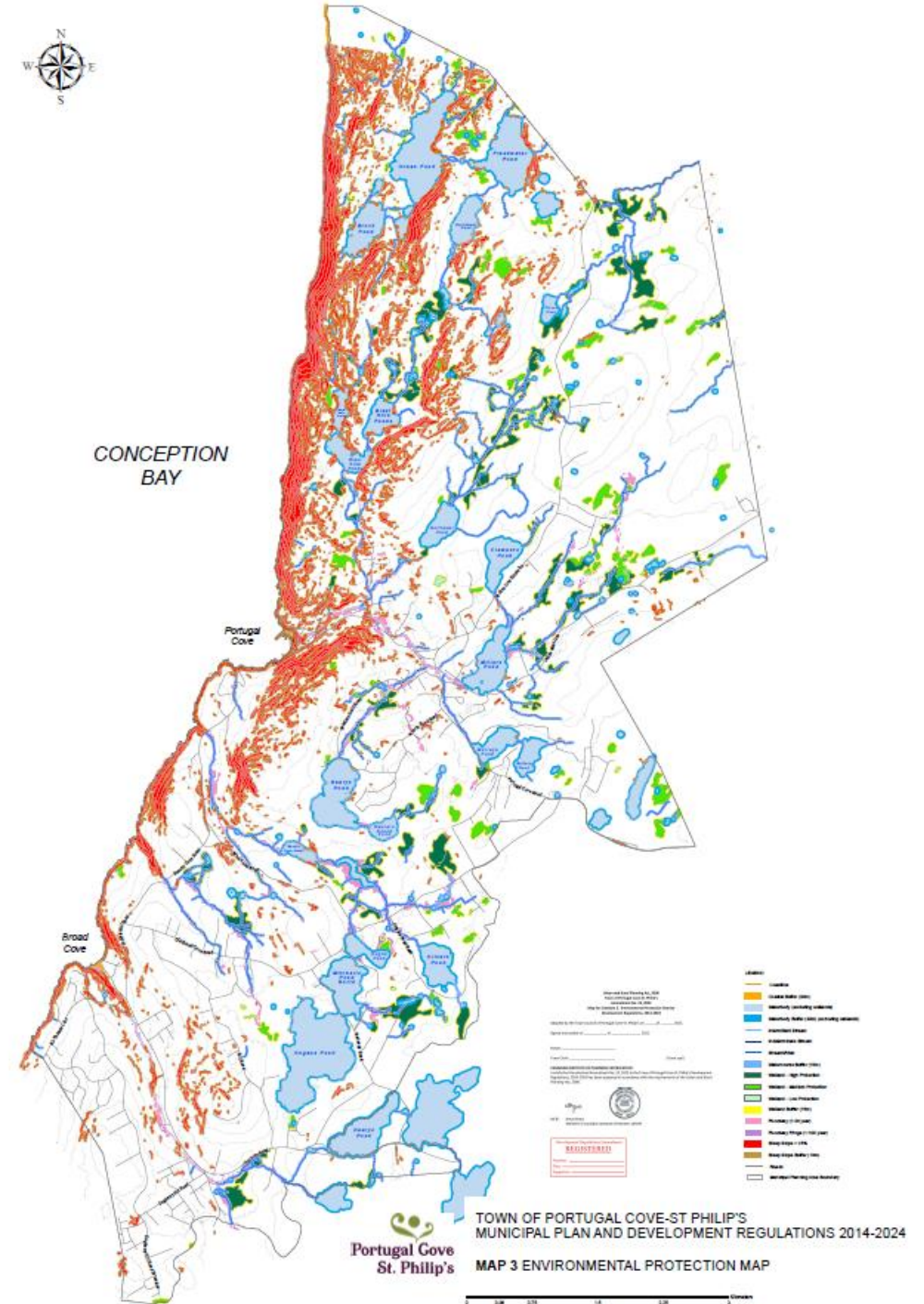
Environmental Protection

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

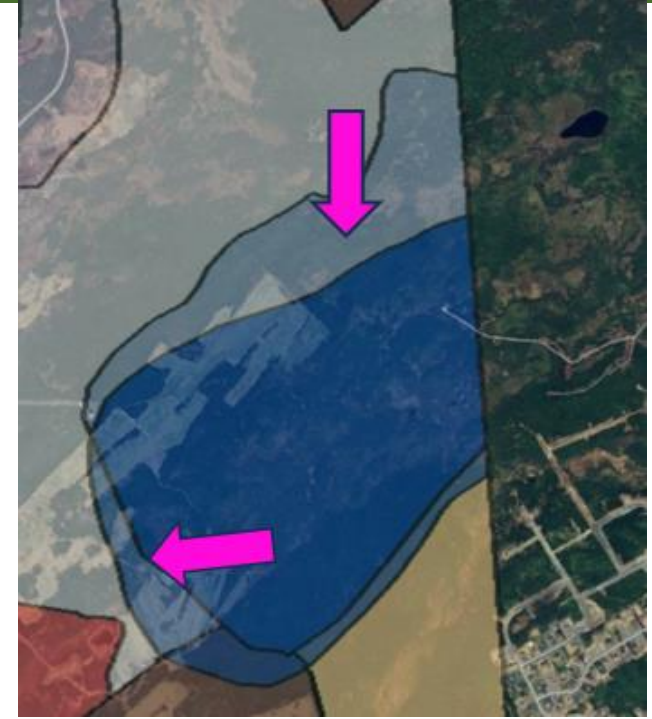
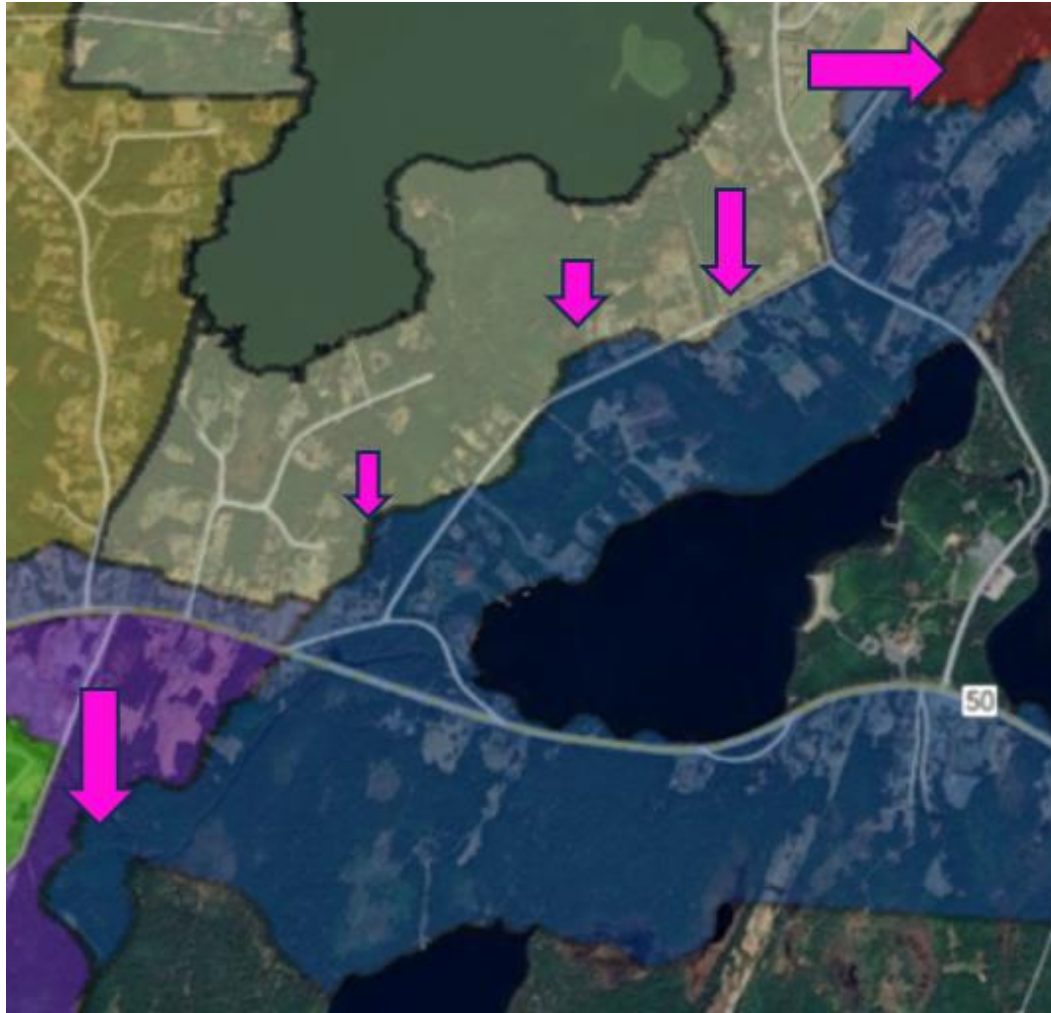


LEGEND

	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)



Changes to Protected Watershed zone



Residential Sustainable Subdivision zone

Before (12)





Portugal Cove
St. Philip's



Proposed (4)





Changes to Portugal Cove Road

LEGEND FOR ARROWS Property  Zone Change 





Changes to Indian Meal Line

LEGEND FOR ARROWS Property  Zone Change 



Changes to Bauline Line

LEGEND FOR ARROWS Property  Zone Change 





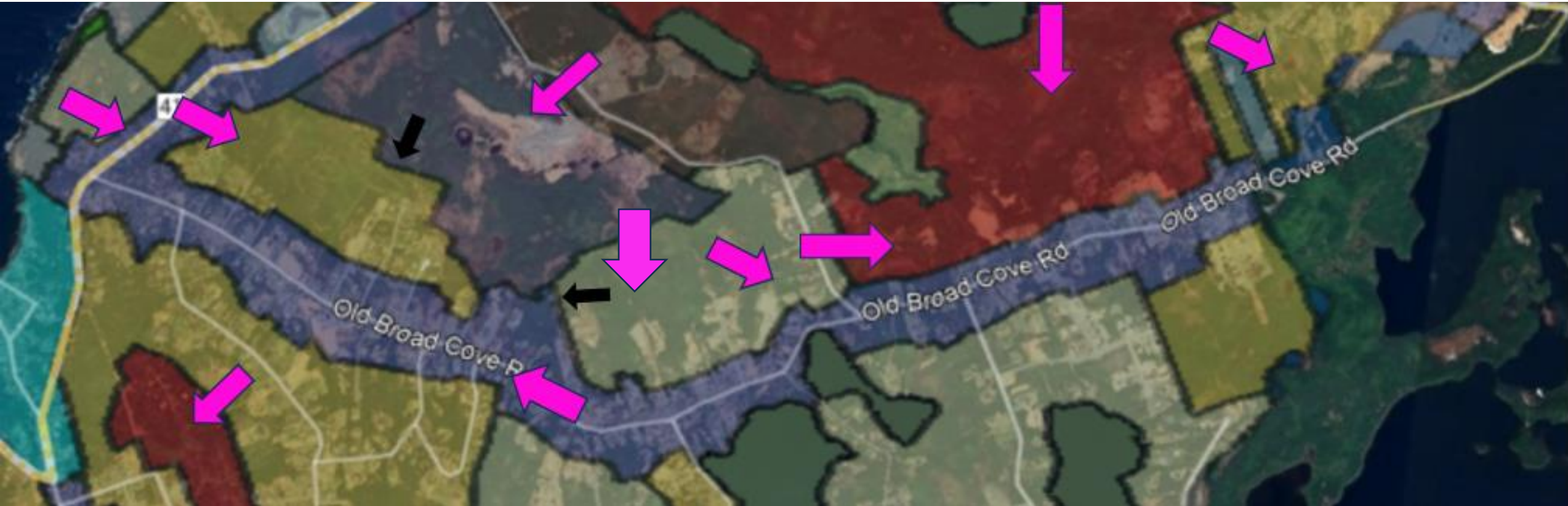
Changes to Thorburn Road

LEGEND FOR ARROWS Property  Zone Change 

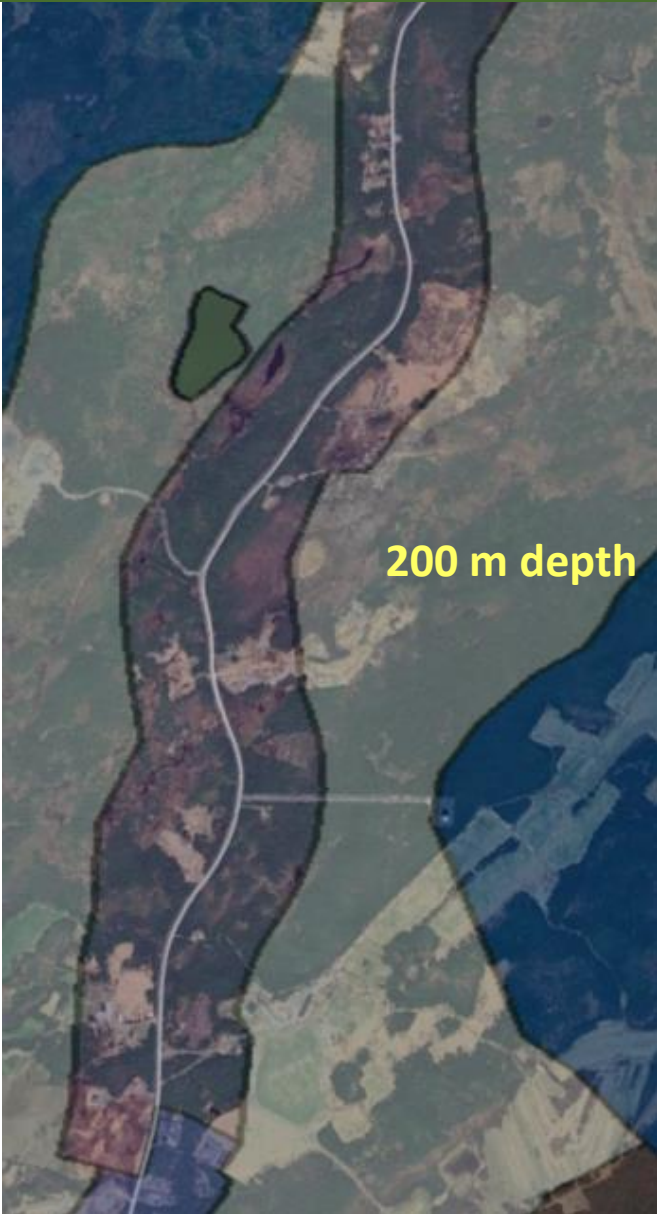
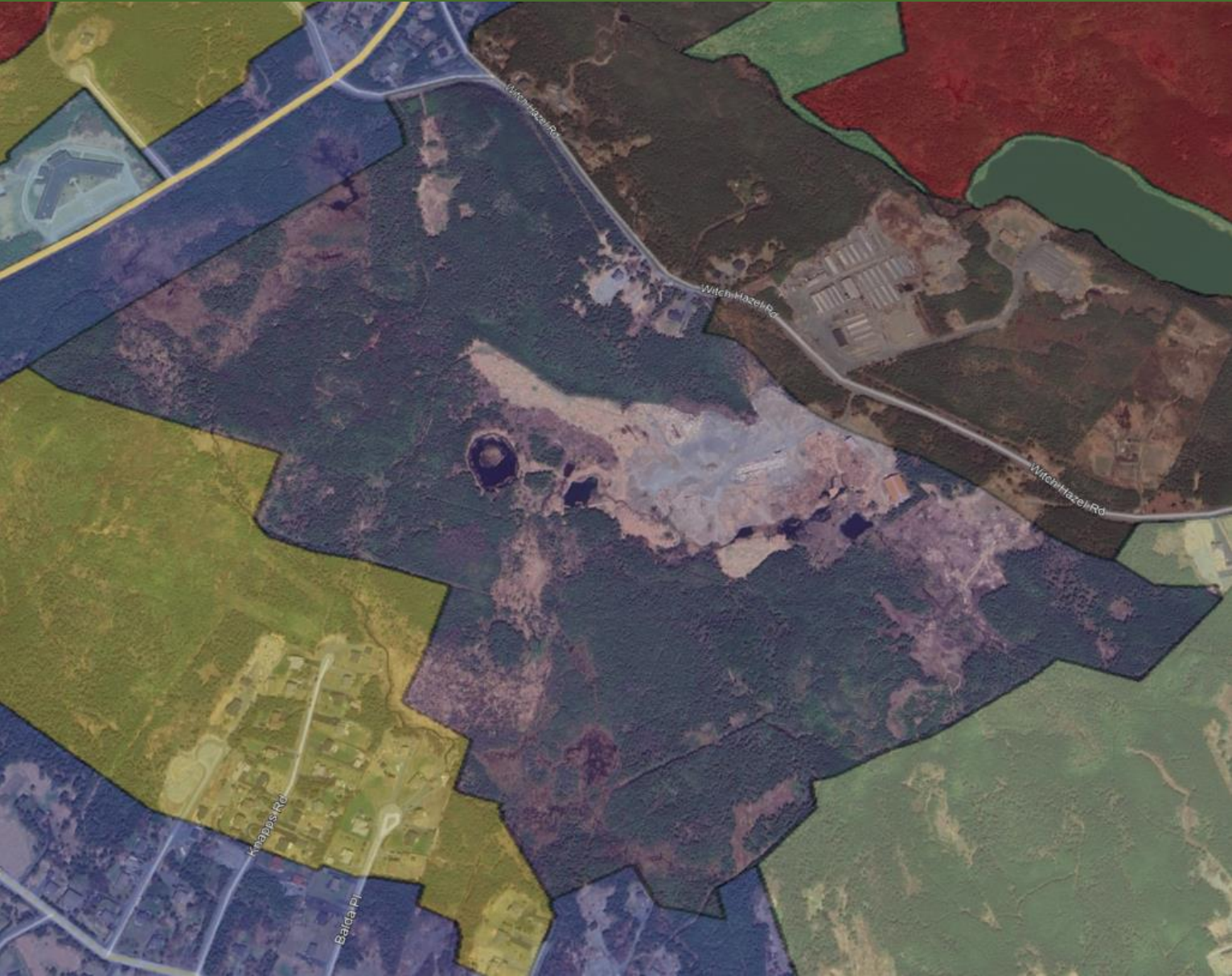


Changes to Old Broad Cove Road



LEGEND FOR ARROWS Property  Zone Change 

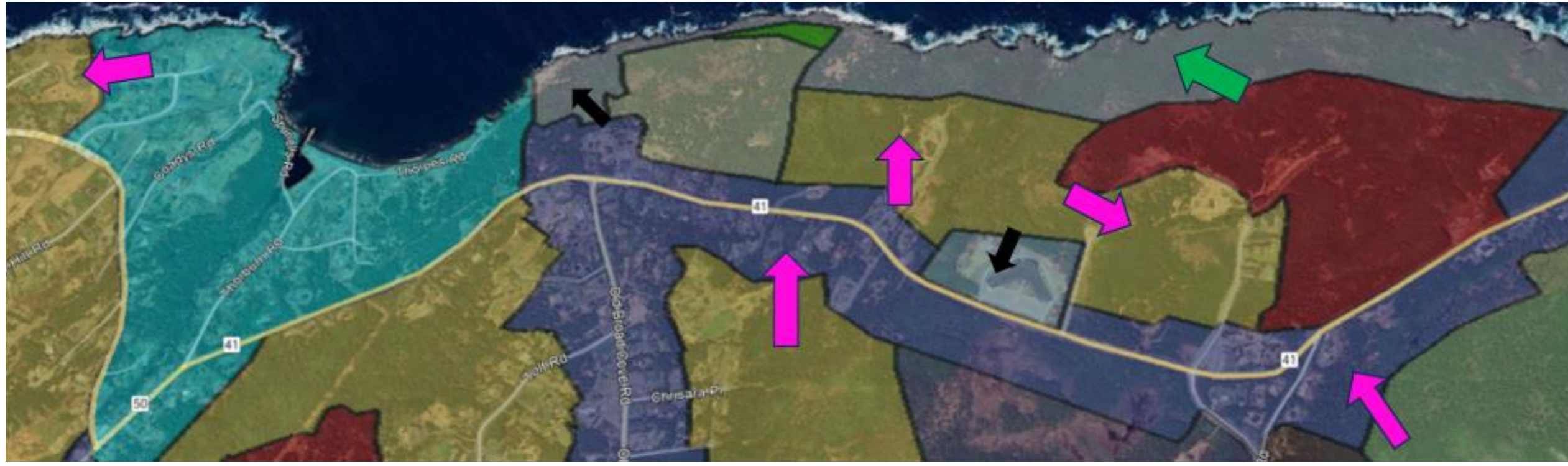


Rural Industry

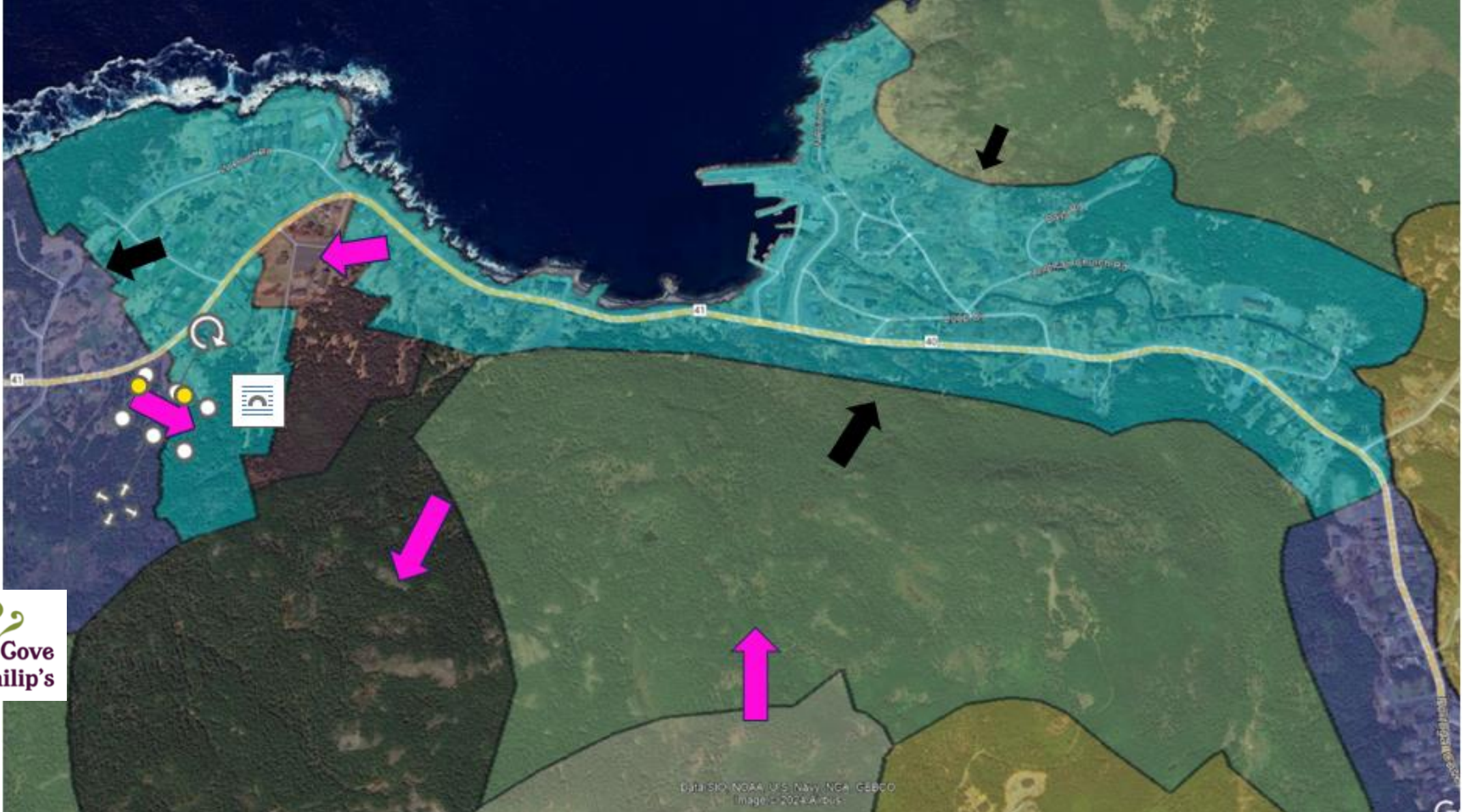


Changes to Tucker's Hill-Beachy Cove Road

LEGEND FOR ARROWS Property  Zone Change 



Changes to Traditional Community zone; New Arts, Wellness & Heritage, Conservation, Conservation- Cultural zones

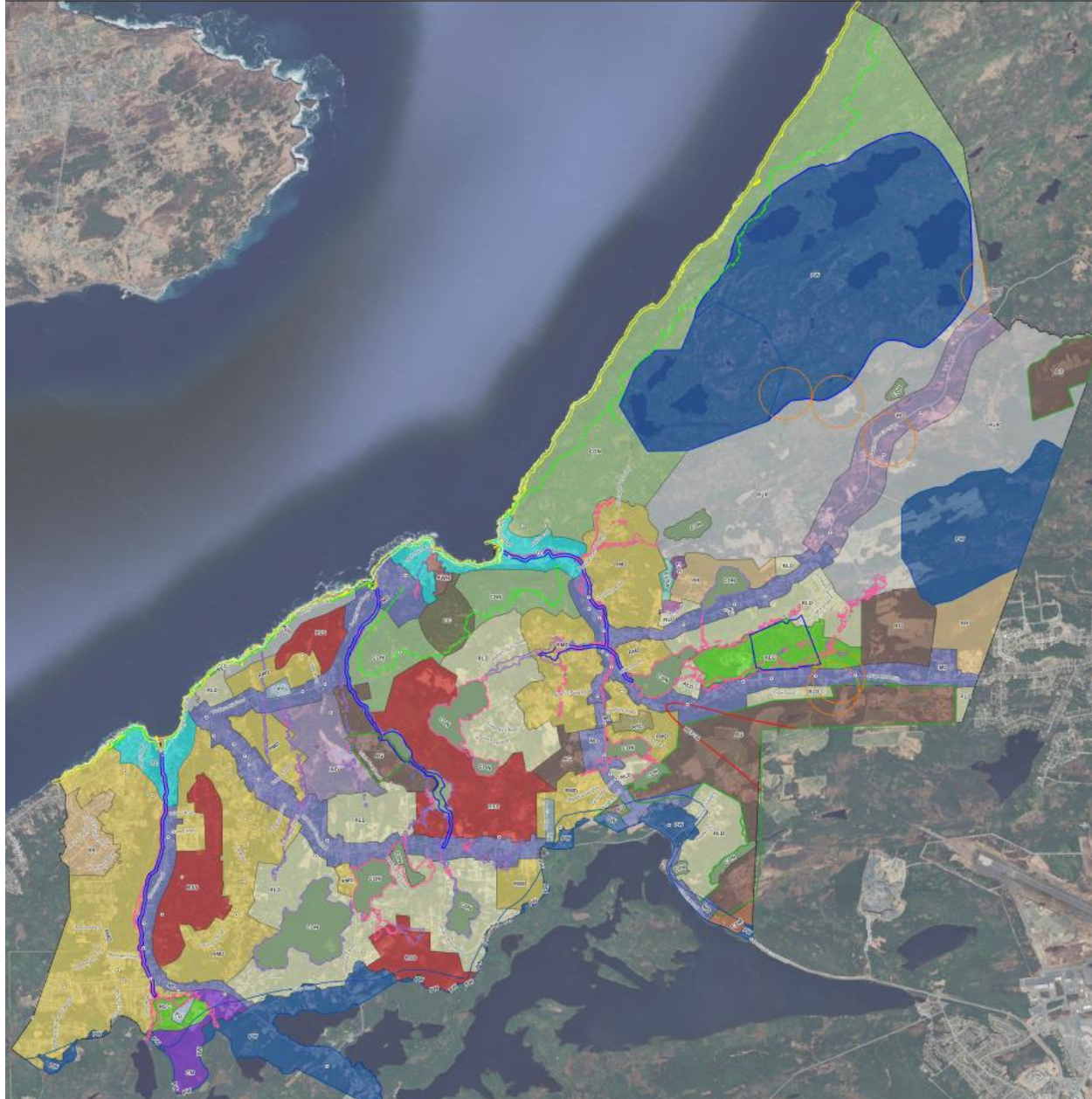


Portugal Cove
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Proposed Land Use Zones



Land Use Zone

- Agriculture (AG)
- Mixed Development (MD)
- Protected Watershed (PW)
- Public Use (PUB)
- Residential Sustainable Subdivision (RSS)
- Residential Low Density (RLD)
- Residential Medium Density (RMD)
- Residential Rural (RR)
- Residential Small Lot (RSL)
- Rural (RUR)
- Traditional Community (TC)
- Conservation (CON)
- Community Mixed (CM)
- Recreation (REC)
- Commercial (COM)
- Eco Village Cluster (EVC)
- Eco Village Sustainable Agriculture (EVSA)
- Arts-Wellness-Heritage
- Rural-Industrial
- Conservation-Cultural

Overlays

- Survey Control Monuments
- 4m contour
- East Coast Trail
- Agriculture Development Area
- Protected Water Supply
- Coastal Buffer (30m)
- Quarry Referral Buffer
- Wetland Stewardship Management Unit
- Municipal and Planning Area Boundary

Next Steps

- Public to review and provide comments
- Council review
- Draft documents and maps are shared with Provincial Government and other St. John's Urban Region Regional Plan (SJURRP) communities for comment
- Review of required SJURRP changes
- Section 15 submission for Provincial Government Review
- Revisions made and MP & DR adopted by Town Council
- Next public involvement: **Public Hearing** with Commissioner