



**PUBLIC CONSULTATION
DEVELOPMENT REGULATIONS AMENDMENT
No. 38, 2024**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 38, 2024.

Development Regulations Amendment No. 38, 2024 proposes to revise the development standards for fully-serviced single dwellings with pond frontage in the Mixed Use land use zone to reduce the minimum lot area from 3,000 m² to 900 m², the minimum lot frontage and minimum pond frontage from 30 metres to 15 metres, the minimum front yard from 9 metres to 6 metres, and the minimum side yard from 6 metres to 1.5 metres.

Council encourages residents to view the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 38, 2024, which shall be on display from July 13, 2024 to July 29, 2024, on the Town's website at www.pcsp.ca. The public can provide any comments or concerns on the proposed amendment to the Town Office in writing before Council considers proceeding with adoption.

The deadline for written comments shall be 4:00 pm., Monday, July 29, 2024.

For more information, please contact the Town Office.

Town of Portugal Cove-St. Philip's
1119 Thorburn Road
Portugal Cove-St. Philip's, NL
A1M 1T6
Tel: 709-895-8000 ext. 4 Fax: 709-895-3780
E-mail: planning@pcsp.ca

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



DEVELOPMENT REGULATIONS AMENDMENT No. 38, 2024

**Amendments to Fully-Serviced Single Dwelling with Pond
Frontage Development Standards
in the Mixed Use (MIX) Zone**

JULY 2024

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 38, 2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 38, 2024.

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

Signed and sealed this ____ day of _____, 2024.

Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I, Anna Myers, MCIP, certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 38, 2024, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



<p>Development Regulations/Amendment</p> <p><u>REGISTERED</u></p> <p>Number _____</p> <p>Date _____</p> <p>Signature _____</p>

TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 38, 2024

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. In 2021, the Town extended municipal water and sanitary sewer services along approximately 415 metres of Indian Meal Line between the intersections of Millers Road and Blagdon Hill. This section of Indian Meal Line is zoned Mixed Use (MIX) and properties on the north side of Indian Meal Line also have frontage on Millers Pond. Numerous pond frontage properties along this section of Indian Meal Line are non-conforming with respect to minimum lot area. To eliminate these non-conformities once the dwellings are connected to municipal water and sanitary sewer, the Town proposes to reduce the minimum lot area required for a fully-serviced single dwelling with pond frontage in the Mixed Use zone.

Also, to encourage intensification of development in the area newly made accessible to municipal water and sewer services, the Town has reviewed the development standards for fully-serviced single dwellings with pond frontage in the Mixed Use (MIX) Zone.

The purpose of this amendment is to revise the development standards for fully-serviced single dwellings with pond frontage to reduce the minimum lot area from 3,000 m² to 900 m², the minimum lot frontage and minimum pond frontage from 30 metres to 15 metres, the minimum front yard from 9 metres to 6 metres, and the minimum side yard from 6 metres to 1.5 metres.

Encouraging development in areas serviced by municipal water and sewer is supported by the policies of the Municipal Plan 2014-2024:

“Policy GL-1:

Council shall encourage the consolidation of development in existing developed areas, particularly areas that can be economically connected with existing piped water and/or sewer services.”

“Policy GL-5:

Council shall encourage the intensification of development in areas that are made newly accessible to piped water and sewer services. This may occur through infilling along existing roads and the development of new streets and street extensions.”

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulation Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in *The Telegram* newspaper

on _____, advertising the proposed amendment and seeking comments or representations from the public. A copy of the public notice and draft amendment documents were posted on the Town’s website. Residents were invited to view the documents between _____ and _____, and to provide any comments or concerns in writing to Council by the _____ deadline. **[Update once consultation closes]**

St. John’s Urban Region Regional Plan

The proposed Development Regulations Amendment No. 38, 2024 consists of text changes to Town of Portugal Cove-St. Philip’s 2014-2024 Development Regulations only and conforms to the St. John’s Urban Region Regional Plan.

It is concluded that no Regional Plan Amendment is required.

DEVELOPMENT REGULATIONS AMENDMENT No. 38, 2024

CHANGES TO SCHEDULE C: MIXED USE ZONE DEVELOPMENT STANDARDS

FROM:

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

TO:

MIX Fully-Serviced Lots (municipal water & municipal sewer)				
STANDARDS	Single Dwelling		Multiple Dwellings	Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	
Min. Lot Area (m²)	470	900	390*	500
Min. Floor Area (m²)	65	65	65*	65
Min. Frontage (m)	15	15	20*	15
Min. Pond Frontage (m)		15		
Min. Front Yard (m)	6	6	6	8
Max. Front Yard (m)	32	See General Provision 10	32	32
Min. Side Yard (m)	2.5 & 1	1.5	2.5	5
Min. Distance Between Dwellings (m)	3.5			
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	33	33	33	33
Max. Height (m)	10	10	10	10

* per unit