

**Town of Portugal Cove-St. Philip's**  
**Development Regulations By-Law**

Pursuant to the authority conferred in section 7 of the *Towns and Local Service Districts Act, 2025*, the Town Council of Portugal Cove-St. Philip's has adopted the following regulations on December 19, 2024.

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**1. TITLE**

1.1. This document will be known and cited as the *Development Regulations By-Law*.

**2. PURPOSE**

2.1. The purpose of this by-law is to establish the Town's Municipal Plan and Development Regulations, and Occupancy and Maintenance Regulations to control the design, construction, alteration, reconstruction, minimum lot size and occupancy of buildings and classes of buildings and the demolition, removal and relocation and maintenance of buildings.

**3. INTERPRETATION/DEFINITION**

- 3.1. "**Council**" shall mean the Town Council of Portugal Cove – St. Philip's.
- 3.2. "**Development Regulations**" shall mean the Town of Portugal Cove-St. Philip's Development Regulations enacted by Council under the *Urban and Rural Planning Act, 2000*.
- 3.3. "**Municipal Plan**" shall mean the Town of Portugal Cove-St. Philip's Municipal Plan as enacted by Council under the *Urban and Rural Planning Act, 2000*.
- 3.4. "**Occupancy and Maintenance Regulations**" shall mean the provincial Occupancy and Maintenance Regulations enacted under the *Urban and Rural Planning Act, 2000*.
- 3.5. "**Town**" shall mean the Town of Portugal Cove – St. Philip's.

**4. APPLICATION**

4.1. This by-law applies to all members of the public, including Council.

**5. BY-LAW STATEMENT**

5.1. In accordance with Section 7 (1) (c) of the *Towns and Local Service Districts Act*, the Municipal Plan and Development Regulations, and Occupancy and Maintenance Regulations shall be used to control the design, construction, alteration, reconstruction, minimum lot size and occupancy of buildings and classes of buildings and the demolition, removal and relocation and maintenance of buildings.

5.2. The Town shall, every 2 years, conduct a review of this By-law and consider the areas which may be improved.

## **6. CONSTRUCTION CODES**

6.1 Through adoption of this *Development Regulations By-Law*, and in accordance with Section 7 (3) (a) of the *Towns and Local Service Districts Act*, the Town adopts the following with any supplements or amendments to that code:

- a. National Building Code of Canada 2020,
- b. National Energy Code of Canada 2020, and;
- c. National Energy Code of Canada for Buildings 2020.

6.2 Through adoption of this *Development Regulations By-Law*, the Town adopts the National Plumbing Code of Canada 2020 and supplements and amendments.

## **7. PENALTIES**

7.1. Penalties may be applied in accordance with Division 6 of the *Towns and Local Service Districts Act*.


7.2. This by-law shall not exclude the application of other penalties not expressly listed.

## **8. REPEAL OF PREVIOUS BY-LAWS AND AMENDMENTS**

8.1. None

## **9. CAME INTO EFFECT**

These Regulations first came into effect on January 1, 2025, through a resolution of Council, # 2024-488.



**Carol McDonald, Mayor**



**Claudine Murray, Town Clerk**