

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



DEVELOPMENT REGULATIONS AMENDMENT No. 44, 2026

**Amendment Regarding Discretionary Increase in Maximum
Front Yard in the Residential Medium Density (RMD),
Residential Low Density (RLD), Traditional Community (TC,
and Mixed Use (MIX) Zones**

JUNE 2026

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 44, 2026**

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. 44, 2026.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ____ day of _____, 2026.

Signed and sealed this ____ day of _____, 2026.

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. 44, 2026, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



<p style="color: red; margin: 0;">Development Regulations/Amendment</p> <p style="color: red; font-size: 1.5em; margin: 0;"><u>REGISTERED</u></p> <p style="color: red; margin: 5px 0 0 0;">Number _____</p> <p style="color: red; margin: 5px 0 0 0;">Date _____</p> <p style="color: red; margin: 5px 0 0 0;">Signature _____</p>

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 44, 2026**

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations.

The maximum front yard for a single dwelling in the Residential Medium Density, Residential Low Density, Traditional Community, and Mixed Use zones is 32 metres. Portugal Cove-St. Philip's includes many large lots, and residents have expressed a desire to construct dwellings beyond a 32 m front yard to maintain privacy and preserve the natural environment. Allowing an increased front yard would provide residents with the ability to retain more trees in front yards which supports these objectives, and is consistent with the Goals and Objectives of the Town's Municipal Plan 2014-2024, in particular Sections 2.1 (Community Structure and Character) and 2.2 (Housing).

In respond to this interest, the Town's draft Municipal Plan and Development Regulations 2025–2035, currently under review by the Department of Municipal and Community Affairs, proposes increased maximum front yard setbacks for single dwellings. Because the review and approval of a full Municipal Plan and Development Regulations document takes considerable time, Council is proposing this amendment to the existing 2014–2024 Municipal Plan and Development Regulations so this form of development can be permitted sooner.

The purpose of this amendment is to include conditions within the Residential Medium Density, Residential Low Density, Traditional Community, and Mixed Use land use zones to allow development of a single dwelling at a maximum front yard greater than 32 metres at Council's discretion. The length of driveway would not compromise the provision of municipal services as garbage pickup would still occur at the public road and the location of septic fields (if required) and backup locations are the responsibility of the owner in consultation with the Department of Government Services. The property owner would be responsible for maintaining the driveway in a manner suitable for access by emergency service vehicles; however, a hard surface requirement will facilitate such access and prevent damage to these vehicles.

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 Regulations Amendment. The Town Council of Portugal Cove-St. Philip's posted notice of the proposed amendment on the Town's digital signage on Thorburn Road and Portugal Cove Road and at the Town Office and Recreation Centre (two conspicuous places) between and advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms and sent out via the Town's PCSP Connects system. Residents were invited to

view the document at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by [Update with results of public consultation]

St. John’s Urban Region Regional Plan

The proposed Development Regulations Amendment No. 44, 2026 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. 44, 2026

CHANGES TO SCHEDULE C: RESIDENTIAL MEDIUM DENSITY FROM:

RMD Fully-Serviced Lots (municipal water & municipal sewer)									
STANDARDS	Single Dwellings		Multiple Dwellings		Apartment Buildings				Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	Row Dwelling	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm	
Min. Lot Area (m ²)	470	3,000	377*	350*	200*	200*	250*	300*	500
Min. Floor Area (m ²)	80	80	80*	65*	40*	40*	50*	60*	80
Min. Frontage (m)	15	30	10*	10* (See Condition 8)	36				15
Min. Pond Frontage (m)		30							
Min. Front Yard (m)	6	6	6	6	8				8
Max. Front Yard (m)	32	See General Provision 10	32	32	32				32
Min. Side Yard (m)	2.5 & 1	6	2.5	2.5	5				5
Min. Distance Between Dwellings (m)	3.5								
Min. Rear Yard (m)	9	9	9	9	14				9
Max. Lot Coverage (%)	33	33	33	33	33				33
Max. Height (m)	10	10	10	10	10				10

* per unit

TO:

RMD Fully-Serviced Lots (municipal water & municipal sewer)									
STANDARDS	Single Dwellings		Multiple Dwellings		Apartment Buildings				Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	Row Dwelling	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm	
Min. Lot Area (m²)	470	3,000	377*	350*	200*	200*	250*	300*	500
Min. Floor Area (m²)	80	80	80*	65*	40*	40*	50*	60*	80
Min. Frontage (m)	15	30	10*	10* (See Condition 8)	36				15
Min. Pond Frontage (m)		30							
Min. Front Yard (m)	6	6	6	6	8				8
Max. Front Yard (m)	32**	See General Provision 10	32	32	32				32
Min. Side Yard (m)	2.5 & 1	6	2.5	2.5	5				5
Min. Distance Between Dwellings (m)	3.5								
Min. Rear Yard (m)	9	9	9	9	14				9
Max. Lot Coverage (%)	33	33	33	33	33				33
Max. Height (m)	10	10	10	10	10				10
* per unit **See Condition 12									

ADD:

(12) Front Yard

Council may, at their discretion, allow a single dwelling to be developed at a front yard greater than the maximum front yard identified in the development standards table subject to the following:

- (a) The single dwelling must comply with all other development standards identified in the development standards table (ex. minimum frontage, lot area, and side and rear yards);
- (b) A vegetative screen, structural barrier or separation distance, or any combination of these, may be required by Council in order to maintain privacy with existing adjacent residential properties;
- (c) The driveway access to the dwelling must be developed in accordance with the following standards:
 - a. The driveway must be a solid surface, preferably asphalt or concrete but at a minimum class 'A' road gravel, with a minimum driving surface width of 3 metres and capable of bearing 50,000 lbs of weight;
 - b. A turnaround able to accommodate a minimum vehicle length of 10.7 metres must be constructed in either a circular or hammerhead style arrangement, and;
 - c. Vegetation must remain trimmed along the driveway so that there is no obstruction from overhanging trees or branches.

- (d) Development of the single dwelling at the increased front yard will not prejudice future access and/or development of backlands, and;
- (e) Where there are adjacent lands which may require road access for future development, the driveway and/or road access must be designed such that when the future access is developed, the lot under consideration will not become non-conforming with the development standards of the Residential Medium Density zone.

FROM:

RLD Fully-Serviced Lots (municipal water & municipal sewer)				
STANDARDS	Single Dwellings		Multiple Dwellings	Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	
Min. Lot Area (m²)	690	3,000	1,400*	690
Min. Floor Area (m²)	80	80	80*	80
Min. Frontage (m)	23	30	23*	23
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	6	3	5
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	25	25	25	25
Max. Height (m)	10	10	10	10
* per unit				

TO:

RLD Fully-Serviced Lots (municipal water & municipal sewer)				
STANDARDS	Single Dwellings		Multiple Dwellings	Non-Residential Building
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	
Min. Lot Area (m²)	690	3,000	1,400*	690
Min. Floor Area (m²)	80	80	80*	80
Min. Frontage (m)	23	30	23*	23
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	6	3	5
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	25	25	25	25
Max. Height (m)	10	10	10	10
* per unit **See Condition 11				

ADD:

(11) Front Yard

Council may, at their discretion, allow a single dwelling to be developed at a front yard greater than the maximum front yard identified in the development standards table subject to the following:

- (a) The single dwelling must comply with all other development standards identified in the development standards table (ex. minimum frontage, lot area, and side and rear yards);
- (b) A vegetative screen, structural barrier or separation distance, or any combination of these, may be required by Council in order to maintain privacy with existing adjacent residential properties;
- (c) The driveway access to the dwelling must be developed in accordance with the following standards:
 - a. The driveway must be a solid surface, preferably asphalt or concrete but at a minimum class 'A' road gravel, with a minimum driving surface width of 3 metres and capable of bearing 50,000 lbs of weight;
 - b. A turnaround able to accommodate a minimum vehicle length of 10.7 metres must be constructed in either a circular or hammerhead style arrangement, and;
 - c. Vegetation must remain trimmed along the driveway so that there is no obstruction from overhanging trees or branches.
- (d) Development of the single dwelling at the increased front yard will not prejudice future access and/or development of backlands, and;
- (e) Where there are adjacent lands which may require road access for future development, the driveway and/or road access must be designed such that when the future access is developed, the lot under consideration will not become non-conforming with the development standards of the Residential Low Density zone.

FROM:

TC 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 (m ²)	470	3,000	285*	500
Min. Floor Area (m ²)	65	65	65*	65
Max. Floor Area (m ²)	see Condition 3			
Min. Frontage (m)	15	30	10*	15
Min. Pond Frontage (m)	30			
Min. Front Yard (m)	6	6	6	8
Max. Front Yard (m)	32	See General Provision 10	32	32
Min. Side Yard (m)	1	6	1	5
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	33%	33	33%	33
Max. Height (m)	8	8	8	8
* per unit				

TO:

TC 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 (m ²)	470	3,000	285*	500
Min. Floor Area (m ²)	65	65	65*	65
Max. Floor Area (m ²)	see Condition 3			
Min. Frontage (m)	15	30	10*	15
Min. Pond Frontage (m)	30			
Min. Front Yard (m)	6	6	6	8
Max. Front Yard (m)	32**	See General Provision 10	32	32
Min. Side Yard (m)	1	6	1	5
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	33%	33	33%	33
Max. Height (m)	8	8	8	8
* per unit **See Condition 13				

ADD:

(13) Front Yard

Council may, at their discretion, allow a single dwelling to be developed at a front yard greater than the maximum front yard identified in the development standards table subject to the following:

- (a) The single dwelling must comply with all other development standards identified in the development standards table (ex. minimum frontage, lot area, and side and rear yards);
- (b) A vegetative screen, structural barrier or separation distance, or any combination of these, may be required by Council in order to maintain privacy with existing adjacent residential properties;
- (c) The driveway access to the dwelling must be developed in accordance with the following standards:
 - a. The driveway must be a solid surface, preferably asphalt or concrete but at a minimum class 'A' road gravel, with a minimum driving surface width of 3 metres and capable of bearing 50,000 lbs of weight;
 - b. A turnaround able to accommodate a minimum vehicle length of 10.7 metres must be constructed in either a circular or hammerhead style arrangement, and;
 - c. Vegetation must remain trimmed along the driveway so that there is no obstruction from overhanging trees or branches.
- (d) Development of the single dwelling at the increased front yard will not prejudice future access and/or development of backlands, and;
- (e) Where there are adjacent lands which may require road access for future development, the driveway and/or road access must be designed such that when the future access is developed, the lot under consideration will not become non-conforming with the development standards of the Traditional Community zone.

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	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 **See Condition 9				

ADD:**(9) Front Yard**

Council may, at their discretion, allow a single dwelling to be developed at a front yard greater than the maximum front yard identified in the development standards table subject to the following:

- (a) The single dwelling must comply with all other development standards identified in the development standards table (ex. minimum frontage, lot area, and side and rear yards);

- (b) A vegetative screen, structural barrier or separation distance, or any combination of these, may be required by Council in order to maintain privacy with existing adjacent residential properties;
- (c) The driveway access to the dwelling must be developed in accordance with the following standards:
 - a. The driveway must be a solid surface, preferably asphalt or concrete but at a minimum class 'A' road gravel, with a minimum driving surface width of 3 metres and capable of bearing 50,000 lbs of weight;
 - b. A turnaround able to accommodate a minimum vehicle length of 10.7 metres must be constructed in either a circular or hammerhead style arrangement, and;
 - c. Vegetation must remain trimmed along the driveway so that there is no obstruction from overhanging trees or branches.
- (d) Development of the single dwelling at the increased front yard will not prejudice future access and/or development of backlands, and;
- (e) Where there are adjacent lands which may require road access for future development, the driveway and/or road access must be designed such that when the future access is developed, the lot under consideration will not become non-conforming with the development standards of the Mixed Use zone.