

**TOWN OF PORTUGAL COVE-ST, PHILIP'S
DEVELOPMENT REGULATIONS, 2014-2024**

DEVELOPMENT REGULATIONS AMENDMENT NO. 47, 2026

(Protective and Emergency Services)



October 2026



**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS, 2014-2024**

DEVELOPMENT REGULATIONS AMENDMENT No. 47, 2026

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 47, 2026 to the Town of Portugal Cove-St. Philip's Development Regulations on the ____ day of ____, 2027.
- b) gave notice of the adoption of the Amendment No. 47, 2026 to the Town of Portugal Cove-St. Philip's Development Regulations by notice on the Town's digital signage located on Thorburn Road and Portugal Cove Road, posting at the Town Office and recreation centre, on the Town's website and social media platforms, and sent out on the PCSP Connects system between ____ and ____, 2027.
- c) set the ____ day of ____, 2027, for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 47, 2026 to the Town of Portugal Cove-St. Philip's Development Regulations as adopted.

SIGNED AND SEALED this ____ day of ____, 2027.

Mayor _____

Clerk _____

(Council Seal)

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

**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 47, 2026
DEVELOPMENT REGULATIONS, 2014-2024**

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. 47, 2026.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ____ day of _____, 2027.

Signed and sealed this _____ day of _____ 2027.

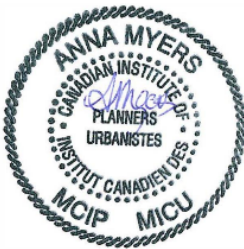
Mayor _____

Town Clerk _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 47, 2026, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP:

Member of Canadian Institute of Planners (MCIP)

TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 47, 2026

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. There is an associated Municipal Plan Amendment No. 28, 2026.

The Portugal Cove-St. Philip's Volunteer Fire Department is seeking to establish a training area in a rural area of Town off Bauline Line Extension. The area under consideration is currently zoned Rural. The Municipal Plan and Development Regulations 2014-2024 currently does not contain a land use classification that would allow this type of development.

A new land use classification, Protective and Emergency Services, is proposed within the Town's draft Municipal Plan and Development Regulations 2025-2035 currently being reviewed by the Department of Municipal and Community Affairs. Due to the time required for an entire draft Municipal Plan and Development Regulations 2025-2035 document to undergo the review and approval process, Council proposes to include the Protective and Emergency Services use within the existing Municipal Plan and Development Regulations 2014-2024 to allow this type of development sooner to support the training requirements of the Volunteer Fire Department.

The purpose of this amendment is to introduce the Protective and Emergency Services use as a Permitted Use within the Rural land use designation and establish the terms and conditions under which the development may be permitted.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan 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 [Date] and [Date], 2027 advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms and sent out through the PCSP Connects system. Residents were invited to view the documents and maps on the Town's website or at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by [Date]. [Update with consultation results]

Opportunity for further comments or concerns will be available during the public hearing.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

The proposed Development Regulations Amendment No. 47, 2026 consists of text changes to the 2014-2024 Development Regulations. No amendment to the Regional Plan is required.

DEVELOPMENT REGULATIONS AMENDMENT No. 47, 2026

CHANGES TO TEXT OF SCHEDULE A: DEFINITIONS

ADD:

Protective and Emergency Services: means a development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of protective and Emergency Services. Typical uses include police stations, fire stations and ancillary training facilities.

CHANGES TO TEXT OF SCHEDULE B: CLASSIFICATION OF USES OF LAND AND BUILDINGS

FROM:

B. INSTITUTIONAL (CARE OR DETENTION) USES	1. Penal and Correctional Institutional Uses	(a) Penal and Correctional Detention	Jails Penitentiaries Prisons Psychiatric Reformatories
	2. Special Care Institutional Uses	(a) Medical Treatment and Special Care	Children's Homes Convalescent Homes Homes for Aged Seniors Care Facilities Nursing home Hospitals Infirmaries Orphanages Psychiatric Hospitals Sanatoria

TO:

B. INSTITUTIONAL USES	1. Penal and Correctional Institutional Uses	(a) Penal and Correctional Detention	Jails Penitentiaries Prisons Psychiatric Reformatories
	2. Special Care Institutional Uses	(a) Medical Treatment and Special Care	Children's Homes Convalescent Homes Homes for Aged Seniors Care Facilities Nursing home Hospitals Infirmaries Orphanages Psychiatric Hospitals Sanatoria
	3. Protective and Emergency Services	(a) Protective and Emergency Services	Police Stations Fire Stations Ancillary Training Facilities for Police or Fire Services

FROM:

D. BUSINESS & PERSONAL SERVICE USES	1. Business, Professional, and Personal Service Uses	(a) Office	Offices (including business and Government Offices) Banks
		(b) Medical & Professional	Medical Offices and Consulting Rooms Nursing Clinic Dental Offices & Surgeries Legal Offices Similar Professional Offices
		(c) Personal Service	Barbers Hairdressers Beauty Parlours Small Appliance Repairs Health spa Fitness gym Tailor Arts and crafts instruction
		(d) General Service	Self-service Laundries Dry Cleaners Tool and Appliance Rentals Travel Agents
		(e) Communications	Radio Stations Telephone Exchanges
		(f) Police Station	Police Stations
		(g) Taxi Stand	Taxi Stands
		(h) Take-out Food Service	Take-out Food Service
		(i) Veterinary	Veterinary Clinics

TO:

D. BUSINESS & PERSONAL SERVICE USES	1. Business, Professional, and Personal Service Uses	(a) Office	Offices (including business and Government Offices) Banks
		(b) Medical & Professional	Medical Offices and Consulting Rooms Nursing Clinic Dental Offices & Surgeries Legal Offices Similar Professional Offices
		(c) Personal Service	Barbers Hairdressers Beauty Parlours Small Appliance Repairs Health spa Fitness gym Tailor Arts and crafts instruction
		(d) General Service	Self-service Laundries Dry Cleaners Tool and Appliance Rentals Travel Agents
		(e) Communications	Radio Stations

			Telephone Exchanges
		(f) Taxi Stand	Taxi Stands
		(g) Take-out Food Service	Take-out Food Service
		(h) Veterinary	Veterinary Clinics

CHANGES TO TEXT OF SCHEDULE C: RURAL

FROM:

Permitted Use Classes

(see Regulation 101)

Agriculture, Conservation, Forestry, Recreational Open Space

(see Schedules A and B for definition and examples of above Class)

TO:

Permitted Use Classes

(see Regulation 101)

Agriculture, Conservation, Forestry, Recreational Open Space, **Protective and Emergency Services**

(see Schedules A and B for definition and examples of above Class)

ADD:

(9) Protective and Emergency Services

- 1) Shall meet Use Zone Site Development Standards and conditions.
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce nuisance impact on surrounding properties.