

## ZONE TITLE: PROTECTED WATERSHED (PW)

### PW USE CLASSIFICATIONS

#### Permitted Use Classes

(see Regulation 101)

Conservation

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

#### Discretionary Use Classes

(see Regulation 33 and 102)

Antenna, Forestry, Recreational Open Space

*(see Schedules A and B for definitions and examples of above Classes)*

Refer to **Town of Portugal Cove-St. Philip's Municipal Plan 2014-2024**, Section 3.3: General Land Use Policies; and Section 3.4.7: Protected Watershed.

#### Terms & Conditions

##### (1) Development Approval

No development activity shall be undertaken within the designated protected watershed areas without the approval firstly of the Department of Environment and Conservation and then, by Council. Where the Windsor Lake Protected Water Supply Area falls within the Town's boundary, no development activity shall be undertaken without additionally the referral for comment and receipt of approval from the City of St. John's as authority for this watershed. Where the Great Pond Potential Water Supply Area falls within the Town's boundary, no development activity shall be undertaken without the referral to and approval of the Town of Torbay.

##### (2) Forestry

A forestry use which may be considered to be permitted as a discretionary use upon review by the applicable referral municipalities, the Province and by Council, will be limited to activities that are approved and receive applicable permits by external agencies and are deemed to be environmentally acceptable with relation to potential impacts on the existing or proposed municipal drinking water supplies.

##### (3) Recreational Open Space

A recreational open space use, which may be permitted as a discretionary use by Council, will generally be limited to passive recreational development such as hiking trails, picnic areas, lookout platforms or interpretative displays. External agencies will be consulted for any recreational open space proposal for comment, potential requirement considerations and endorsement.

#### **(4) Wind Turbines**

Commercial and private wind turbines shall not be permitted in the Protected Watershed (PW) zone.