

ZONE TITLE: RESIDENTIAL DEVELOPMENT SCHEME AREA (RDSA)

RDSA USE CLASSIFICATIONS

<p>Permitted Use Classes (see Regulation 101)</p> <p>n/a <i>(see Schedules A and B for definitions and examples of above Classes)</i></p>
<p>Discretionary Use Classes (see Regulation 33 and 102)</p> <p>See Terms and Conditions <i>(see Schedules A and B for definitions and examples of above Classes)</i></p>

Refer to **Town of Portugal Cove-St. Philip’s Municipal Plan 2014-2024** Section 3.3: General Land Use Policies and Section 3.4.2: Development Scheme Areas.

Terms & Conditions

(1) Development Scheme and Rezoning Required Prior to Development

- A. No development will be permitted in any area in the Residential Development Scheme Area zone until:
 - i. A development scheme for the subject area is completed in line with Policy RDSA-1 of the Municipal Plan and approved by Council, and
 - ii. The area is rezoned through an amendment to these Development Regulations.

- B. The intended use of each of the affected Areas, as outlined in the Portugal Cove-St. Philip’s Municipal Plan, is as follows:

RDSA#	Location	Intended Zone
RDSA1	Anglican Cemetery Road	RMD
RDSA2	Farm Road/Churchills Road	RMD/RLD
RDSA3	Carew Drive/Old Cart Road	RMD/RLD
RDSA4	Neary’s Pond/Western Round Pond	RR
RDSA5	Old Broad Cove Road West	RMD
RDSA6	Mitchell’s Pond/Hugh’s Pond	RLD/RR
RDSA7	Thorburn Road/Skinner’s Road	RMD
RDSA8	St. Thomas Line	RMD
RDSA9	Tucker’s Hill	RMD/RLD/TC
RDSA10	Voisey’s Brook Park	MIX/RMD/RLD

(2) Development Scheme Requirements

A development scheme will:

- (a) Include a detailed site plan that meets the requirements listed in Policy RDSA-1 and considers for implementation the provisions of Policy RDSA-2 of the Municipal Plan;
- (b) Adhere to all applicable Municipal Plan policies, General Development Regulations, and standards and conditions of the proposed new zone for the area; and
- (c) Be subject to a planning and engineering evaluation that will assess the feasibility of the proposed development with respect to environmental impacts, storm drainage, traffic circulation, the expected costs of future municipal servicing and infrastructure maintenance.

(3) Development Scheme Approval and Rezoning Amendment

- (a) Council will consider approving a rezoning application for an RDSA area only if it deems the proposed development scheme to be feasible and appropriate for the area;
- (b) Council will prioritize development schemes that incorporate the principles of environmental preservation and sustainable community design as listed in Policy RDSA-2 of the Municipal Plan;
- (c) The development scheme will be reviewed by Council to determine conformity to the Municipal Plan and Development Regulations;
- (d) After the development scheme has been completed to Council's satisfaction, Council will initiate a process to approve the Development Scheme through a rezoning amendment to the Development Regulations;
- (e) Prior to adopting the rezoning amendment, Council will give public notice in accordance with the *Urban and Rural Planning Act 2000*, make the development scheme available for public viewing, and consider all comments and representations received; and
- (f) Council will reserve the option to identify terms and conditions to the rezoning amendment to ensure the area is developed in accordance with the development scheme, the objectives and policies of the Municipal Plan, and any particular needs identified for the subject area. Council will pay specific attention to the policies and requirements set out in Section 3.4.2 of the Municipal Plan.