



PUBLIC HEARING

Municipal Plan Amendment No. 5, 2018, Development Regulations Amendment No. 6, 2018, and St. John's Urban Region Regional Plan Amendment No. 1, 2019

The Town of Portugal Cove-St. Philip's has adopted Municipal Plan Amendment No. 5, 2018 and Development Regulations Amendment No. 6, 2018. The Minister of Municipal Affairs and Environment has adopted St. John's Urban Region Regional Plan Amendment No. 1, 2019.

In accordance with directive from the Department of Municipal Affairs & Environment (which waived the requirement for an in person public hearing where social distancing protocols cannot be met) the Town will gather objections and representations on the above noted Amendments for consideration by the Commissioner for the preparation of his report.

The purpose of Municipal Plan Amendment No. 5, 2018 and Development Regulations Amendment No. 6, 2018, is to re-designate and rezone an area of land within the community to reflect the appropriate location of the Traditional Community Zone as recommended by the Town's Planning and Development Committee and Heritage Advisory Committee.

St. John's Urban Region Regional Plan Amendment No. 1, 2019, will re-designate a small portion of the same land as described in Municipal Plan Amendment No. 5, 2018, and Development Regulations Amendment No. 6, 2018, from **Rural** to **Urban Development**.

Anyone wishing to make an objection or representation shall deposit with the Town of Portugal Cove-St. Philip's two copies of a signed written statement outlining the objection or representation by 3:00 p.m. on the 8 day of June, 2020 through letter mail or by emailing planning@pcsp.ca.

Council encourages residents to view Portugal Cove-St. Philip's Municipal Plan Amendment No. 5, 2018, and Development Regulations Amendment No. 6, 2018 and the St. John's Urban Region Regional Plan Amendment No. 1, 2019. A copy of the Amendments can be viewed on the Town's website at www.pcsp.ca.

For more information please contact:

Planning and Development Department
Town of Portugal Cove-St. Philip's
1119 Thorburn Road
Portugal Cove-St. Philip's, NL
A1M 1T6

Tel: 895-8000 Fax: 895-3780
E-mail: planning@pcsp.ca

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT #1, 2019**

Portugal Cove – St. Philip's:

Extension of Traditional Community Zone

Beachy Cove Rd/ Hanlon's Road/ Longmarsh Road

October 2019

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2019

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal Affairs and Environment hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 1, 2019.


Minister of Municipal Affairs and Environment

Signed and sealed before me at St. John's, Newfoundland and Labrador

this 2 day of MARCH, 2020.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 1, 2019 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 1, 2019

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal Affairs and Environment

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 1, 2019 on the ___ day of _____, 20__;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 1, 2019 by advertisement inserted on the ___ day of _____, 20__ in *The Telegram* newspaper, and on the ___ day of _____, 20__ in *The Telegram* newspaper; and
- c) set the ___ day of _____, 20__, at _____ pm, at _____ for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal Affairs and Environment hereby approves the St. John's Urban Region Regional Plan Amendment No. 1, 2019, as adopted on the ___ day of _____, 20__.

Minister of Municipal Affairs and Environment

Signed and sealed before me at St. John's, Newfoundland and Labrador
this ___ day of _____, 20__.

Witness

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 1, 2019

BACKGROUND

The Town Council of Portugal Cove-St. Philip's (PCSP) is proposing an amendment to its Municipal Plan and Development Regulations. The *Urban and Rural Planning Act, 2000* (the "Act") sets out the process for amending a Plan and Development Regulations. The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan.

The Town wishes to adjust the future land use and zoning boundaries to reflect the appropriate location of the Traditional Community zone, as recommended by the Town's Planning and Development Committee with support from the Heritage Advisory Committee. The Town's amendment to its Municipal Plan and Development Regulations is intended to adjust the boundaries of what the Town considers to be "Traditional Community". The overall subject lands would be re-designated from "Residential" to "Traditional Community", and from "Rural" to "Traditional Community" on the Future Land Use Map of the Town's Municipal Plan. Corresponding changes on the Land Use Zoning Map of the Town's Development Regulations would re-zone from "Residential Medium Density" to "Traditional Community", and from "Rural" to "Traditional Community".

To accommodate the Town Council's proposal to alter the extents of its Traditional Community zone, amendments are required to alter the Regional Plan designation. Currently, the Regional Plan designates the proposed development area as "Rural" and "Urban Development". The "Urban Development" designation of the Regional Plan would be the appropriate regional designation to accommodate the Town's "Traditional Community" land use designation and zone. Therefore, Council has requested that the small portion of the overall subject property designated regionally as "Rural" be changed to "Urban Development".

The subject property is within the regional servicing limit of the Regional Plan (i.e. below the 190-metre contour). Where piped municipal water and sewer services are available, they are utilized in development. Residential subdivision development that occurs with on-site servicing must conform to the Provincial "Groundwater Supply Assessment and Reporting guidelines for Subdivisions Serviced by Individual Private Wells".

The Minister was agreeable to the Town undertaking the amendment process, including public consultations, in consideration of the proposed change to the land use designation in the Regional Plan. The Regional Plan map amendment is to be processed simultaneously with the Town's amendments to the future land use designation map of the Municipal Plan and the land use zoning map of the Development Regulations.

PUBLIC CONSULTATION

The Town of Portugal Cove-St. Philip's arranged publication of notices soliciting comments on the proposed SJURRP Amendment No. 1, 2019 in the *Telegram* on the 4th day of May, 2019. The Town also uses its website and social media forums to post information about amendments, and invite comments or objections. Five (5) written representations were received by the Town, citing concerns and objections for the unnecessary development of rural lands (a defining feature of PCSP), and impact on the environment.

From a provincial interest perspective, the proposed amendment was referred to the Interdepartmental Land Use Committee (ILUC) for input and recommendations. The development could only proceed if compliant with the provincial requirements. The nature of the concerns are considered local in nature and within the development control purview of the municipal Council.

The Town also wrote to the other 14 municipalities that are subject to the St. John's Urban Region Regional Plan regarding its proposed amendment. Written responses were provided by the City of St. John's, and the Towns of Flatrock, Logy Bay-Middle Cove-Outer Cove, Conception Bay South, and Torbay. There were no objections by any of the municipalities.




St. John's Region Regional Plan, 1976 Amendment No. 1, 2019

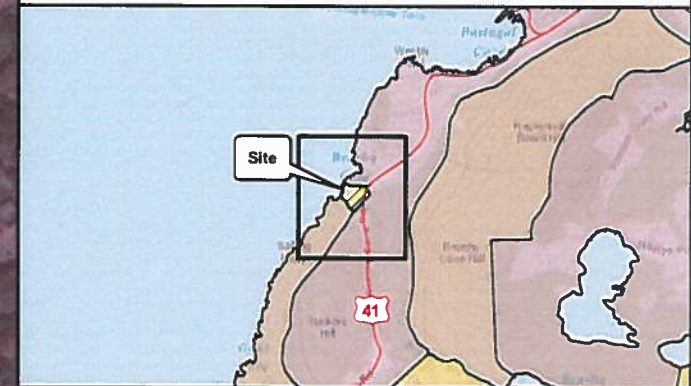
The St. John's Urban Region Regional Plan map is amended as follows:

- Proposed SJURRP re-designation from 'Rural' to 'Urban Development' to enable future residential development (Traditional Community zoning) in the area of Beachy Cove Rd/ Hanlon's Road/ Longmarsh Road, as shown on the attached map.



St. John's Urban Region Regional Plan Amendment No. 1, 2019 Portugal Cove - St Philip's MPA5 & DRA6

-  From 'Rural' to 'Urban Development'
-  Urban Development
-  Rural



St. John's Urban Region Regional Plan Amendment REGISTERED

Number _____

Date _____

Signature _____

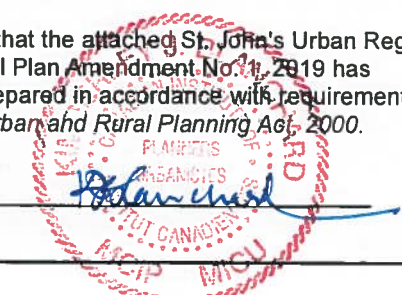
Signed this ____ day of _____, 20 ____.

Minister of Municipal Affairs and Environment

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 1, 2019 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: _____



The Town of Portugal Cove – St. Philip's

MUNICIPAL PLAN 2014-2024



**Portugal Cove
St. Philip's**

MUNICIPAL PLAN AMENDMENT

No. 5, 2018

AMENDMENTS TO:

Generalized Future Land Use Map

October 2019

LYDIA LEWYCKY, MCIP, CSLA

PLANNING & DESIGN

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 5, 2018

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

- a) Adopted the Portugal Cove-St. Philip's Municipal Plan Amendment No. 5, 2018 on the ____ day of _____, 2019.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No.5, 2018 by advertisement inserted on the _____ day and the ____ day of _____, 2019 in *The Telegram* newspaper.
- c) Set the ____ day of _____, 2019 at ____p.m. at the Town Hall, Portugal Cove-St. Philip's for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Portugal Cove-St. Philip's approved the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 5, 2018 as adopted (or as amended).

SIGNED AND SEALED this ____ day of _____, 2019

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 5, 2018

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 Municipal Plan Amendment No. 5, 2018.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ____ day of _____, 2019.

Signed and sealed this ____ day of _____, 2019.

Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove - St. Philip's Development Regulations Amendment No. 6, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: Lydia M. Lewycky
Lydia M. Lewycky, MCIP, CSLA



Town of Portugal Cove – St. Philip's
Municipal Plan 2014-2024
Generalized Future Land Use Map
Amendment No. 5, 2018

Background

The Town Council of Portugal Cove - St. Philip's proposes to amend its Municipal Plan 2014-2024 by changing the land use designation of specific parcels of land on its Generalized Future Land Use Map(s). The intent of the proposed amendment is to allow for the adjustment of land use designation boundaries to reflect the appropriate location of the Traditional Community Zone as recommended by the Town's Planning and Development Committee. The proposal was reviewed by the Town's Heritage Advisory Committee who provided additional input and favoured the suggestion that would more accurately represent the traditional community of years past. Town Council reviewed and accepted the recommendations proposed by the Planning and Development Committee on June 12, 2018. The Resolution of Council is attached.

The proposed amendment will adjust the Generalized Future Land Use Map(s) as follows:

- re-designate land currently designated as Residential (RES) to Traditional Community (TC) ;
- re-designate land currently designated as Rural (RUR) to Traditional Community (TC)

Interdepartmental Land Use Committee (ILUC)

This Amendment has been reviewed by the Interdepartmental Land Use Committee (ILUC) and received Conditional Approval on August 28, 2019 as per the ILUC Project 1741 Report. The ILUC comments received are more related to development conditions and are better addressed as part of a Development Permit and do not form part of this Amendment. However, the ILUC Project 1741 - Report recommends that where possible, existing traditional agriculture use shall be allowed to continue. ILUC also recommends that any unserviced subdivisions conform to the *"Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells."*

St. John's Urban Region Regional Plan, 1976

The proposed Municipal Plan 2014-2024 Amendment No. 5, 2018 requires amendments to the Generalized Future Land Use Map that re-designates land uses.

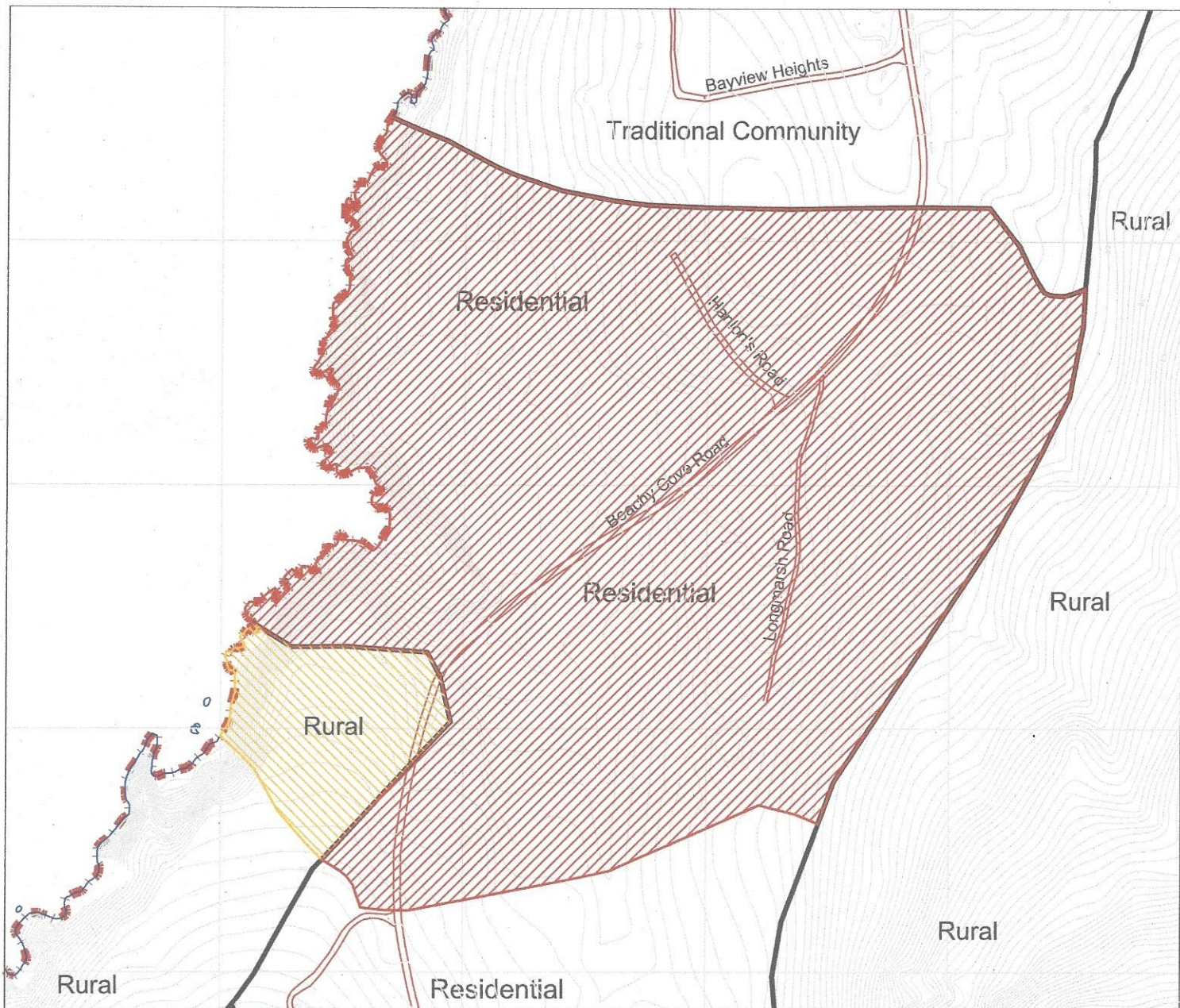
Currently, the St. John's Urban Region Regional Plan indicates lands affected by this re-designation are designated Urban Development and Rural. It is determined that an amendment to the St. John's

Urban Region Regional Plan is required in order to bring the proposed Municipal Plan Amendment No. 5, 2018 into conformity with the Regional Plan.

Municipal Plan Amendment No. 5, 2018

The Town of Portugal Cove – St. Philip's Municipal Plan 2014-2024 is amended by:

- a) Re-designating the highlighted areas of RES land use to TC land use, as illustrated on the attached section of the Town of Portugal Cove – St. Philip's Generalized Future Land Use Map;
- b) Re-designating the highlighted areas of RUR land use to TC land use, as illustrated on the attached section of the Town of Portugal Cove – St. Philip's Generalized Future Land Use Map.



**TOWN OF PORTUGAL COVE- ST. PHILIP'S
MUNICIPAL PLAN 2014-2024
FUTURE LAND USE MAP**

**MUNICIPAL PLAN
AMENDMENT No. 5, 2018**

Dated at Portugal Cove-St. Philip's

This _____ Day of _____ 2019

_____ Mayor

_____ Clerk



Area to be changed from "Residential "
to "Traditional Community"



Area to be changed from "Rural"
to "Traditional Community"

Seal



I certify that the attached Town of Portugal Cove- St. Philip's unicipal Plan Amendment No. 5, 2018, has been prepared in accordance with the requirements of the *Urban and Ural Planning Act*.

50 0 100 200

Bar Scale

Grid North

The Town of Portugal Cove – St. Philip's
DEVELOPMENT REGULATIONS 2014-2024



DEVELOPMENT REGULATIONS AMENDMENTS

No. 6, 2018

AMENDMENTS TO:

DEVELOPMENT REGULATIONS MAP

October 2019

LYDIA LEWYCKY, MCIP, CSLA

PLANNING & DESIGN

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE - ST. PHILIP'S
DEVELOPMENT REGULATIONS

No. 6, 2018

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 Portugal Cove-St. Philip's Development Regulations Amendment No. 6, 2018 on the ____ day of _____, 2019.
- b) Gave notice of the adoption of the Town of Portugal Cove - St. Philip's Development Regulations Amendment No. 6, 2018 by advertisement inserted on the ____ day and the ____ day of _____, 2019 in *The Telegram* newspaper.
- c) Set the ____ day of _____, 2019 at __ p.m. at the Town Hall, Portugal Cove - St. Philip's for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove - St. Philip's approved the Town of Portugal Cove - St. Philip's Development Regulations Amendment No. 6, 2018 as adopted (or as amended).

SIGNED AND SEALED this ____ day of _____, 2019

Mayor: _____

(Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE - ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT

No. 6, 2018

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove - St. Philip's adopts the Town of Portugal Cove - St. Philip's Development Regulations Amendment No. 6, 2018.

Adopted by the Town Council of Portugal Cove - St. Philip's on the _____ day of _____, 2019.

Signed and sealed this _____ day of _____, 2019.

Mayor: _____

(Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove - St. Philip's Development Regulations Amendment No. 6, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: _____

Lydia M. Lewycky, MCIP, CSLA



Town of Portugal Cove – St. Philip's
Development Regulations 2014-2024 Amendments
No. 6, 2018

Background

The Town Council of Portugal Cove - St. Philip's proposes to amend its Development Regulations 2014-2024 by changing the land use zones of specific parcels of land on its Development Regulations Map(s). The intent of the proposed amendment is to allow for the adjustment of the land use zone boundaries to reflect the appropriate location of the Traditional Community Zone as recommended by the Town's Planning and Development Committee. The proposal was reviewed by the Town's Heritage Advisory Committee who provided additional input and favoured the suggestion that would more accurately represent the traditional community of years past. Town Council reviewed and accepted the recommendations proposed by the Planning and Development Committee on June 12, 2018.

The proposed amendment will adjust the Development Regulations Map(s) as follows:

- re-zone land currently zoned as Residential Medium Density (RMD) to Traditional Community (TC);
- re-zone land currently zoned as Rural (RUR) to Traditional Community (TC)

Interdepartmental Land Use Committee (ILUC)

This Amendment has been reviewed by the Interdepartmental Land Use Committee (ILUC) and received Conditional Approval on August 28, 2019 as per the ILUC Project 1741 Report. The ILUC comments received are more related to development conditions and are better addressed as part of a Development Permit and do not form part of this Amendment. However, the ILUC Project 1741 - Report recommends that where possible, existing traditional agriculture use shall be allowed to continue. ILUC also recommends that any unserviced subdivisions conform to the *"Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells."*

St. John's Urban Region Regional Plan, 1976

The proposed Development Regulations 2014-2024 Amendment No. 6, 2018 requires amendments to the Development Regulations Map that re-zones land uses.

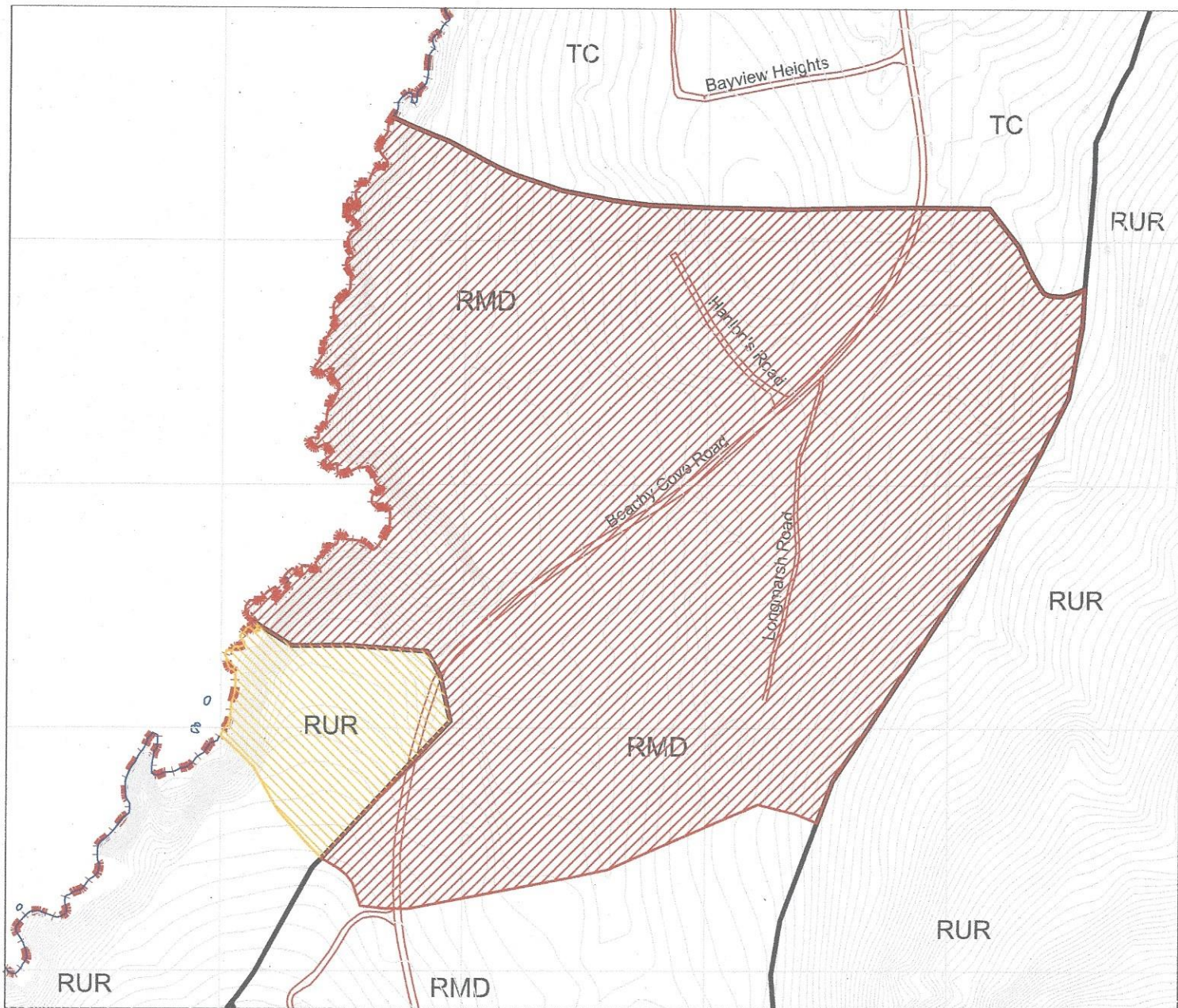
Currently, the St. John's Urban Region Regional Plan indicates lands affected by this re-zoning are designated Urban Development and Rural. It is determined that an amendment to the St.

John's Urban Region Regional Plan is required in order to bring the proposed Development Regulations Amendment No. 6, 2018 into conformity with the Regional Plan.

Development Regulations Amendment No. 6, 2018

The Town of Portugal Cove – St. Philip's Development Regulations 2014-2024 is amended by:

- a) Re-zoning the highlighted areas of the RMD zone to TC zone, as illustrated on the attached section of the Town of Portugal Cove – St. Philip's Development Regulations Map;
- b) Re-zoning the highlighted areas of the RUR zone to TC zone, as illustrated on the attached section of the Town of Portugal Cove – St. Philip's Development Regulations Map.



**TOWN OF PORTUGAL COVE- ST. PHILIP'S
MUNICIPAL PLAN 2014-2024
DEVELOPMENT REGULATIONS MAP
DEVELOPMENT REGULATIONS
AMENDMENT No. 6, 2018**

Dated at Portugal Cove-St. Philip's

This _____ Day of _____ 2019

_____ Mayor

_____ Clerk



Area to be changed from "Residential Medium Density" (RMD)
to "Traditional Community" (TC)



Area to be changed from "Rural" (RUR)
to "Traditional Community" (TC)

50 0 100 200

Bar Scale

Grid North

Seal



I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 6, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.