



URBAN AND RURAL PLANNING ACT, 2000
PUBLIC HEARING
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 1, 2023
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 13, 2022
AND DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

The Town Council of Portugal Cove-St. Philip's has adopted Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022 and Development Regulations Amendment No. 21, 2022.

A public hearing to consider objections and representations on the proposed amendments will be held on Wednesday, January 24, 2024, at 7:00 p.m. at the Portugal Cove-St. Philip's Town Hall, 1119 Thorburn Road, Portugal Cove-St. Philip's.

Municipal Plan Amendment No. 13, 2022 will redesignate the portion of property at No. 47-57 Thorpes Road from **Rural** to **Residential**. Development Regulations Amendment No. 21, 2022 will rezone the same area from **Rural (RUR)** to **Residential Low Density (RLD)**.

St. John's Urban Region Regional Plan Amendment No. 1, 2023 will redesignate the same land as described in Municipal Plan Amendment No. 13, 2022 and Development Regulations Amendment No. 21, 2022 from **Rural** to **Urban Development**.

Anyone wishing to make an objection or representation at the Public Hearing shall, at least 2 days before the date set for the public hearing, deposit with the Town Clerk of Portugal Cove-St. Philip's two copies of a signed, written statement outlining the objection or representation. If no written objection or representation with respect to the proposed amendments is received within the time indicated, the public hearing may be cancelled.

Council encourages residents to view the proposed amendments, which shall be on display from **January 6 to January 24, 2024**, during normal business hours at the Town Office, Portugal Cove-St. Philip's and on the Town's website at **www.pcsp.ca**.

For more information about the proposed amendments or the public hearing, please contact planning@pcsp.ca or 895-8000 (ext. 4).

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 1, 2023

Land west of Tuckers Hill Road
Portugal Cove-St. Philip's



Planning and Development
Department

Nov 14, 2023

July 2023

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 1, 2023.


Minister of Municipal and Provincial Affairs

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

this 12 day of October, 2023

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 2, 2021 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Planning and Development
Department

Nov 14, 2023



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 1, 2023

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

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 1, 2023 on the ___ day of _____, 2023;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 1, 2023 by advertisement inserted on the ___ day of _____, 2023, and the ___ day of _____, 2023 in _____ newspaper; and
- c) set the ___ day of _____, 2023 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 and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 1, 2023, as adopted on the ___ day of _____, 2023.

Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this ___ day of _____, 2023.

Witness



Planning and Development
Department

Nov 14, 2023

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 1, 2023

BACKGROUND

The Town Council of Portugal Cove-St. Philip's is proposing to amend 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.

This Regional Plan amendment will be processed simultaneously to accommodate the following proposed amendments to the Portugal Cove-St. Philip's Municipal Plan and Development Regulations 2014-2024:

- Municipal Plan Amendment No. 13, 2022 and Development Regulations Amendment No. 21, 2022. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located on the west side of Tuckers Hill Road from 'Rural' to 'Urban Development' to accommodate residential development in the form of a serviced subdivision.

In general terms, the amendment proposes to redesignate and rezone the subject land from 'Rural' to 'Residential' (Residential Low Density zone).

ST. JOHN'S URBAN REGION REGIONAL PLAN

According to E. Urban Development (c) The Local Centres of the Regional Plan, land Portugal Cove-St. Philip's is identified as a local centre. Land within such centres shall be used in accordance with the policies of the relevant municipal plan.

The Regional Plan outlines guidelines for Municipal Plans for local centres including:

- a focus on low density development;
- encouraging infilling and consolidation of areas once municipal services are in place; and
- improvements to the local street system.

E. URBAN DEVELOPMENT **(c) The Local Centres**

Policy:



Planning and Development
Department

Nov 14, 2023

Nov 14, 2023

The detailed development of the local centres designated on the Regional Plan Map shall be according to the policies in Local Area or Municipal Plans that might be prepared from time to time. Such plans shall conform to the following guidelines:

- i) The local centres shall be able to develop to the fullest extent possible within the areas shown on the Regional Plan Map, consistent with the constraints set out in Objective No. 11...*
- iv) Two prime aims in the local centres will be to encourage the infilling and consolidation of presently semi-development areas once essential public services to existing development are installed and to develop improved local road systems so that better circulation of traffic may be facilitated.*

ANALYSIS

The Town is proposing to amend its Municipal Plan to redesignate the subject site to 'Residential' and to amend its Development Regulations to rezone the subject lands to 'Residential Low Density'. Section 81 of the Portugal Cove-St. Philips Development Regulations requires that the subdivision be serviced and where services are not intended, a Groundwater Assessment Study must be completed to the satisfaction of the provincial Water Resources Management division of the Department of Environment and Climate Change. The East Coast Trail Association and the Town's Development Regulations Schedule C, section 11 – East Coast Trails & Inland Community Trails require that a wide buffer be established in the area where the rezoning is closest to the East Coast Trail to protect the natural character and integrity of the trail system. The Town is informed to advise the developer of these requirements and they must be satisfied prior to the Minister's registering the subject amendments.

PUBLIC CONSULTATION

The Town of Portugal Cove-St. Philips is responsible for conducting public consultations on the matter. The Town advertised the proposed amendments in *The Telegram* newspaper on July 29, 2023, as well as posting the proposed amendments on the Town's website.

The Town also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments and requested comments be supplied. No objections or concerns were identified with the municipalities.

St. John's Region Regional Plan, 1976

Amendment No. 1, 2023

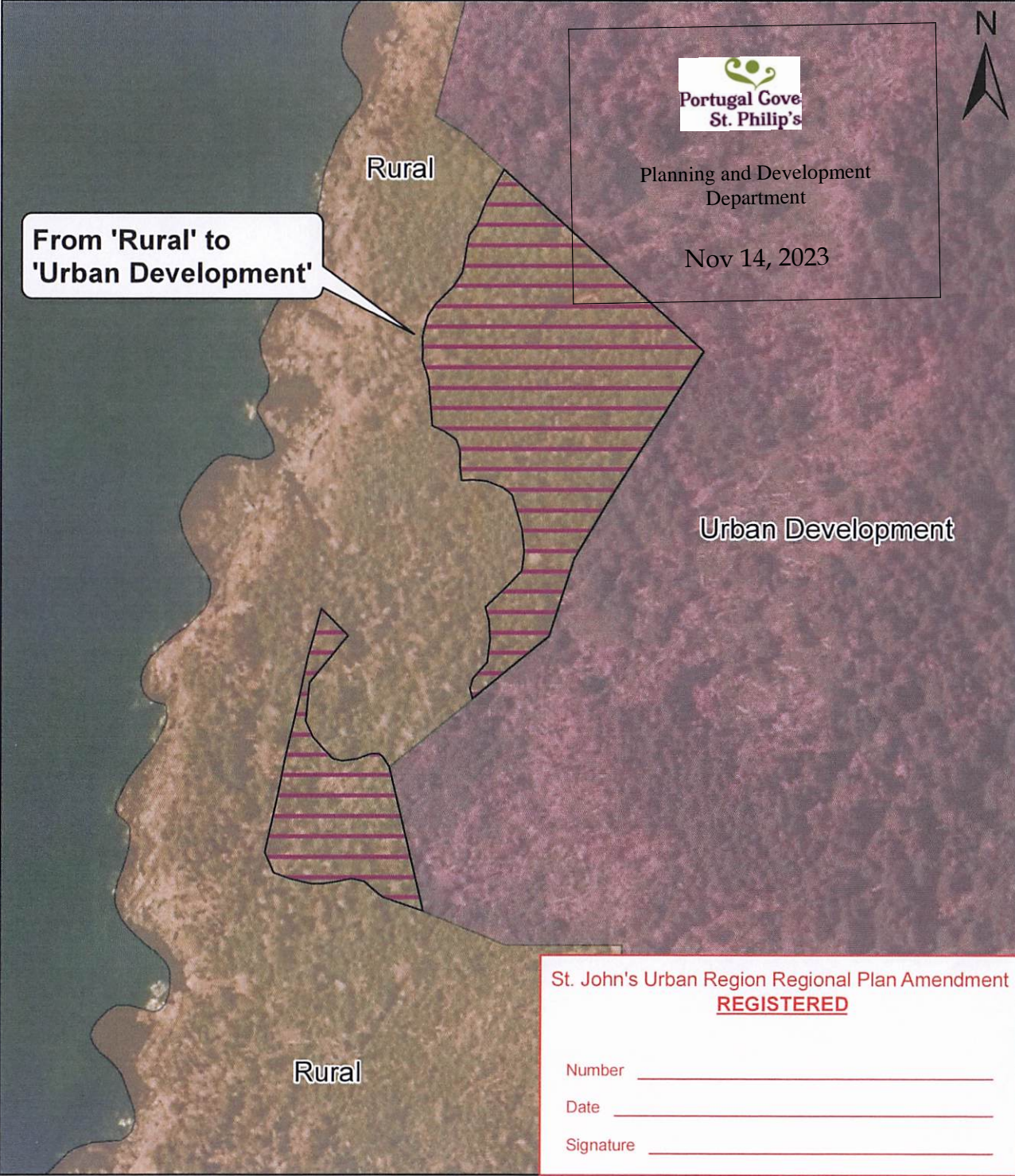
The proposed St. John's Urban Region Regional Plan amendment would re-designate on the west side of Tuckers Hill Road from 'Rural' to 'Urban Development' in accordance with the attached map.

Appendix A






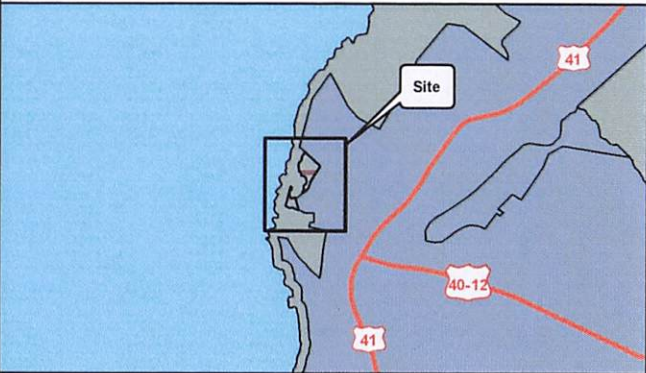
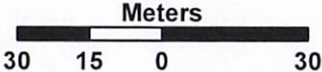
Planning and Development
Department

Nov 14, 2023



**St. John's Urban Region
Regional Plan Amendment No. 1, 2023
Portugal Cove – St. Philip's
(Related to MPA 13, 2022 & DRA 21, 2022)**

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



Signed this 12 day of October, 2023

Minister of Municipal and Provincial Affairs

**St. John's Urban Region Regional Plan Amendment
REGISTERED**

Number _____
Date _____
Signature _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 1, 2023 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: _____

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



MUNICIPAL PLAN AMENDMENT No. 13, 2022

“Rural” to “Residential”

THORPES ROAD

MAY 2022

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 13, 2022

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 Municipal Plan Amendment No. 13, 2022, on the _____ day of _____, 2023.

b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022, by advertisement inserted on the _____th day and the _____th day of _____, 2023 in *The Telegram* newspaper.

c) Set the _____th day of _____, 2023 at 7:00 p.m. at the Town Office, 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 approves the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022, as adopted (or as amended).

SIGNED AND SEALED this _____ day of _____, 2023

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 13, 2022

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 Municipal Plan Amendment No. 13, 2022.

Adopted by the Town Council of Portugal Cove-St. Philip's on the _____th day of _____, 2023.

Signed and sealed this _____ day of _____, 2023.

Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment <u>REGISTERED</u>	
Number	
Date	
Signature	



TOWN OF PORTUGAL COVE-ST. PHILIP'S MUNICIPAL PLAN AMENDMENT No. 13, 2022

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan. In 2014, the Portugal Cove-St. Philip's Municipal Plan 2014-2024 came into effect. The new Municipal Plan rescinded and replaced the 1994-2004 Municipal Plan.

The purpose of this amendment is to allow for inclusion of this land into an adjacent potential future residential subdivision development. The intent of the proposed amendment is to re-designate property located at No. 47-57 Thorpes Road from **Rural** to **Residential** on the Generalized Future Land Use Map.

St. John's Urban Region Regional Plan

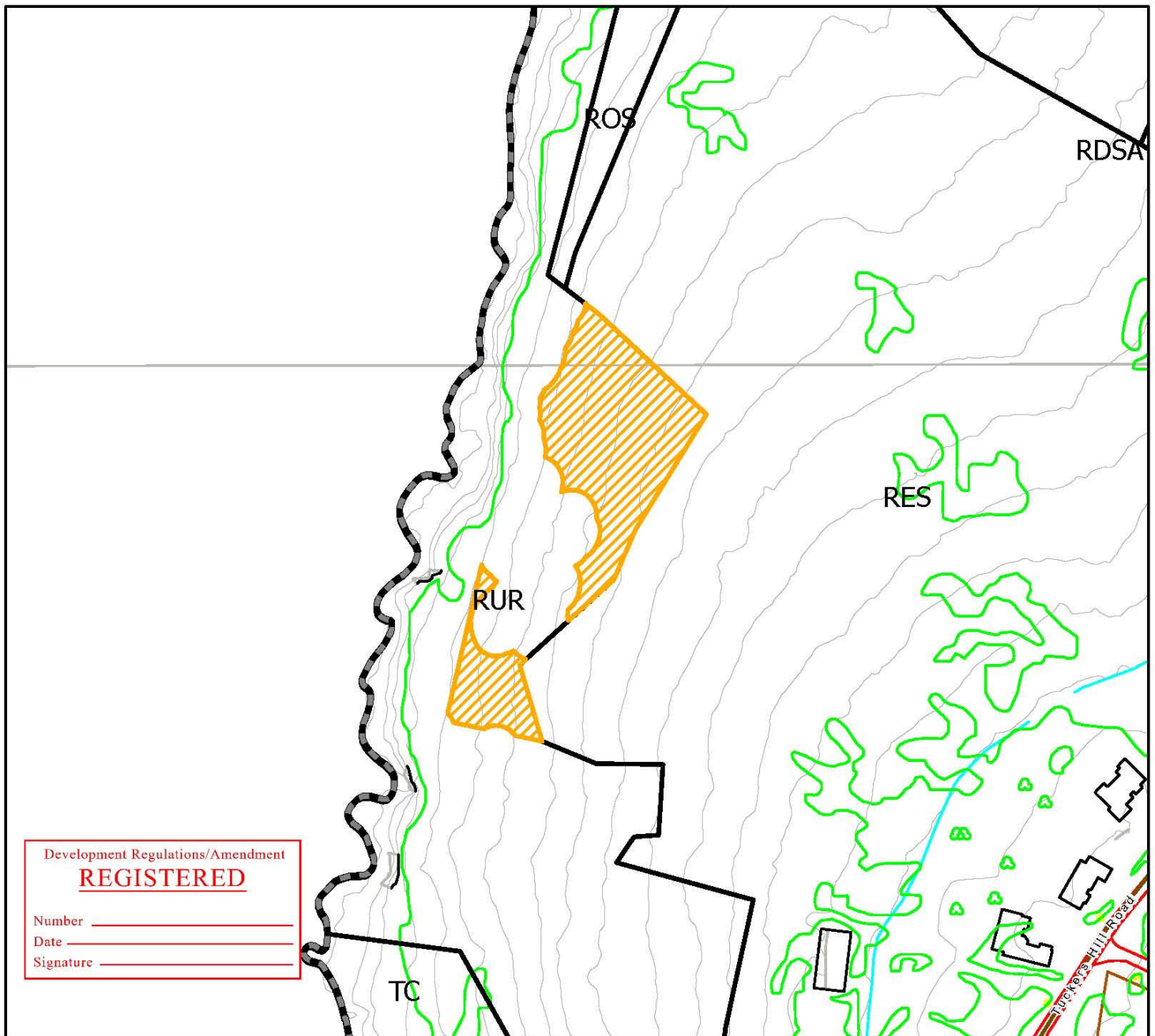
The proposed Municipal Plan Amendment No. 13, 2022, consists of map changes to the 2014-2024 Municipal Plan and is contrary to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is required in order to bring the proposed Municipal Plan Amendment No. 13, 2022, into conformity with the Regional Plan.

PUBLIC CONSULTATION

MUNICIPAL PLAN AMENDMENT No. 13, 2022

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

- A) *Re-Designating*** land from “**Rural**” to “**Residential**” as shown on the attached copy of the Town of Portugal Cove-St. Philip's Generalized Future Land Use Map 1.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

Dated at Portugal Cove-St. Philip's, Newfoundland and Labrador

MUNICIPAL PLAN 2014-2024


This ____ day of _____, 2022.

GENERALIZED FUTURE LAND USE MAP

Mayor

MUNICIPAL PLAN
AMENDMENT NO. 13, 2022

Clerk

 Area to be changed from "Rural" to "Residential"

Seal



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



DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

“Rural” (RUR) to “Residential Low Density” (RLD)

Thorpes Road

MAY 2022

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

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. 21, 2022, on the ____th day of _____, 2023.

b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022, by advertisement inserted on the ____th day and the ____th day of _____, 2023 in *The Telegram* newspaper.

C) Set the ____th day of _____, 2023 at 7:00 p.m. at the Town Office, 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. 21, 2022, as adopted (or as amended).

SIGNED AND SEALED this ____ day of _____, 2023

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

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. 21, 2022.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ____th day of ____, 2023.

Signed and sealed this _____ day of _____, 2023.

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. 21, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

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



TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Town has received an inquiry concerning land adjacent to an area deemed to be suitable for residential subdivision development. The developer feels that the additional land would be required to make the project feasible. There is no conceptual design for this amendment. This Amendment proposes to rezone property located at No. 47-57 Thorpes Road from **Rural (RUR)** to **Residential Low Density (RLD)** on the Generalized Development Regulations Map.

St. John's Urban Region Regional Plan

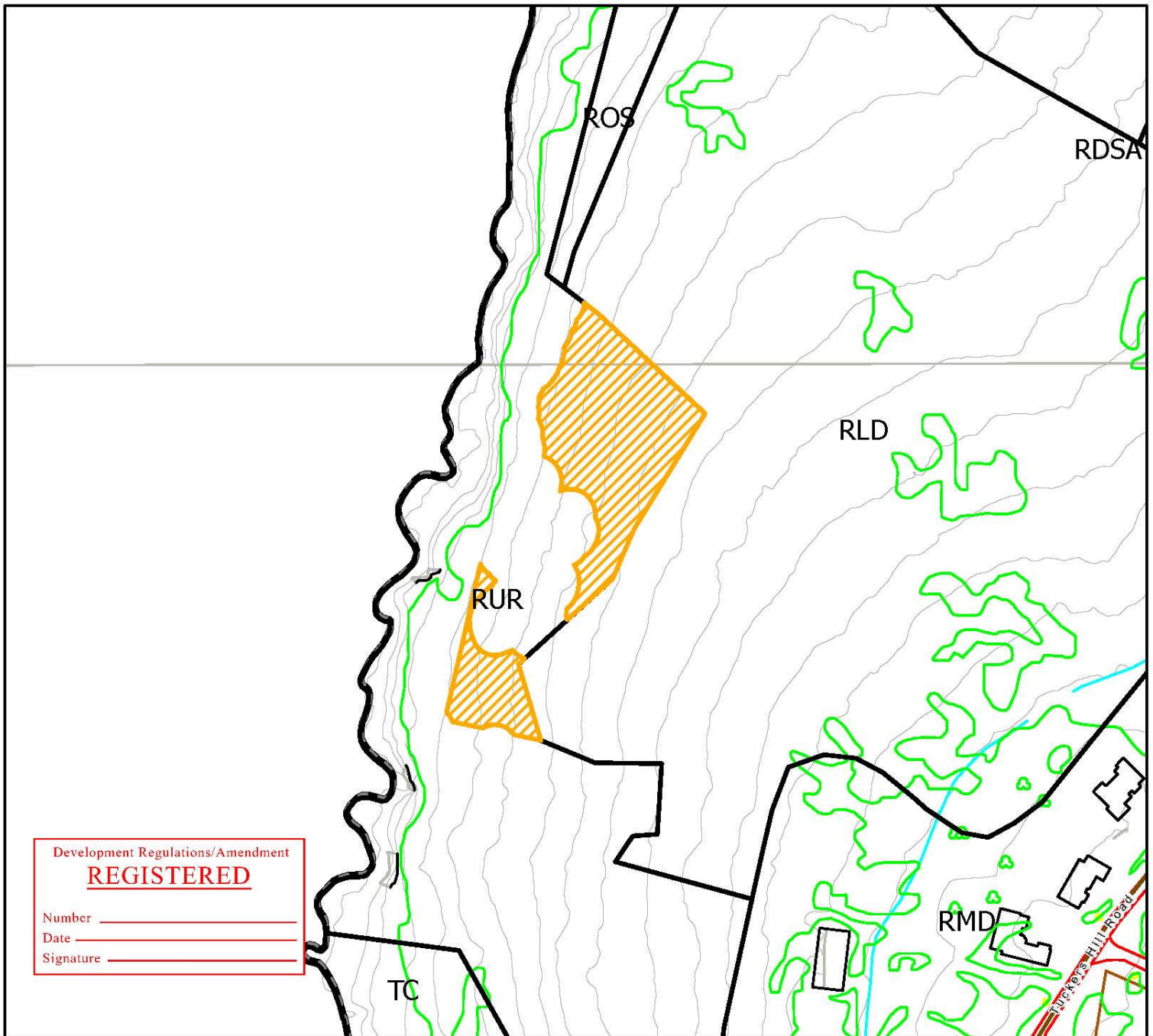
The St. John's Urban Region Regional Plan Map has designated the land proposed in Development Regulations Amendment No. 21, 2022, as Rural on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to bring the proposed Development Regulations Amendment No. 21, 2022, into conformity with the Regional Plan.

PUBLIC CONSULTATION

DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2022

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

- A) *Changing*** land from “**Rural**” (**RUR**) to “**Residential Low Density**” (**RLD**) as shown on the attached copy of the Town of Portugal Cove-St. Philip's Development Regulations Map.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

Dated at Portugal Cove-St. Philip's, Newfoundland and Labrador

MUNICIPAL PLAN 2014-2024

This ____ day of _____, 2022.

DEVELOPMENT REGULATIONS MAP

Mayor

DEVELOPMENT REGULATIONS
AMENDMENT NO. 21, 2022

Clerk



Area to be changed from "Rural" to
"Residential Low Density"

Seal



PLAN-TECH



ENVIRONMENT



Scale: 1:2,500

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 21, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.