



*URBAN AND RURAL PLANNING ACT, 2000*  
**PUBLIC HEARING**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 2, 2023**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 15, 2023**  
**AND DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023**

The Town Council of Portugal Cove-St. Philip's has adopted Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023 and Development Regulations Amendment No. 25, 2023.

A public hearing to consider objections and representations on the proposed amendments will be held on Thursday, January 25, 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. 15, 2023 will redesignate the portion of property at No. 627-629 Indian Meal Line from **Agriculture** to **Residential**. Development Regulations Amendment No. 25, 2023 will rezone the same area from **Agriculture (AG)** to **Residential Low Density (RLD)**.

St. John's Urban Region Regional Plan Amendment No. 2, 2023 will redesignate the same land as described in Municipal Plan Amendment No. 15, 2023 and Development Regulations Amendment No. 25, 2023 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 25, 2024**, during normal business hours at the Town Office, Portugal Cove-St. Philip's and on the Town's website at **[www.pcsp.ca](http://www.pcsp.ca)**.

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

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**  
**AMENDMENT No. 2, 2023**

**627-629 Indian Meal Line**  
**Portugal Cove-St. Philip's**



Planning and Development  
Department

Nov 27, 2023

November 2023

***URBAN AND RURAL PLANNING ACT, 2000***  
**RESOLUTION TO ADOPT**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 2, 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. 2, 2023.

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Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador  
this \_\_ day of \_\_\_\_\_, 20\_\_.

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 2, 2023 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. 2, 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. 2, 2023 on the \_\_\_ day of \_\_\_\_\_, 2023;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 2, 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. 2, 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

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

## **AMENDMENT No. 2, 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. 15, 2022 and Development Regulations Amendment No. 25, 2022. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located on the south side of Indian Meal Line from 'Rural' to 'Urban Development' to accommodate residential development in the form of a serviced subdivision.

In general terms, the Town's amendment proposes to redesignate and rezone the subject land from 'Agricultural' 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:*

*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 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.

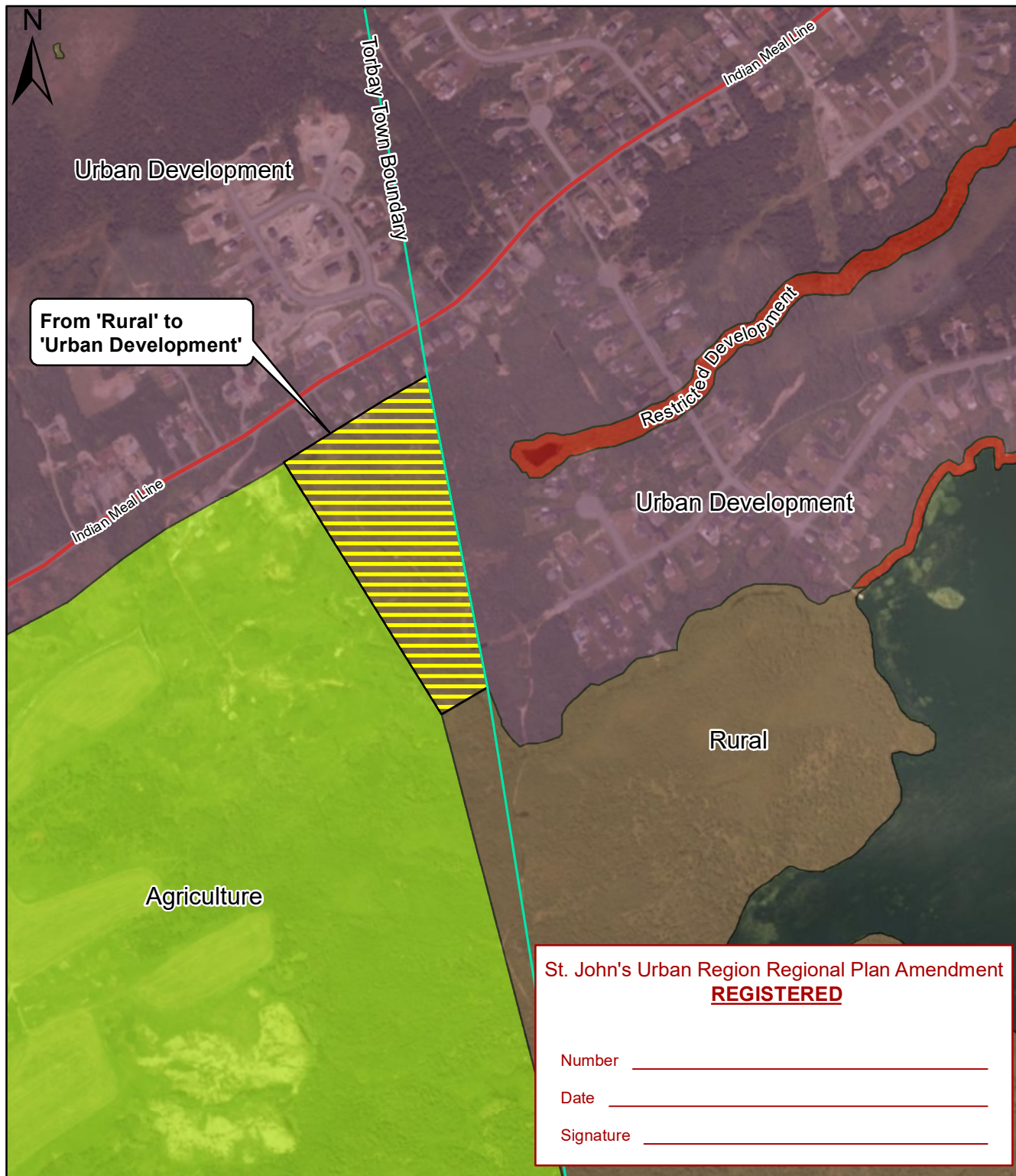
The Town also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments and requested comments be supplied. No objections or concerns were identified with the municipalities.

## **St. John's Region Regional Plan, 1976**






### **Amendment No. 2, 2023**

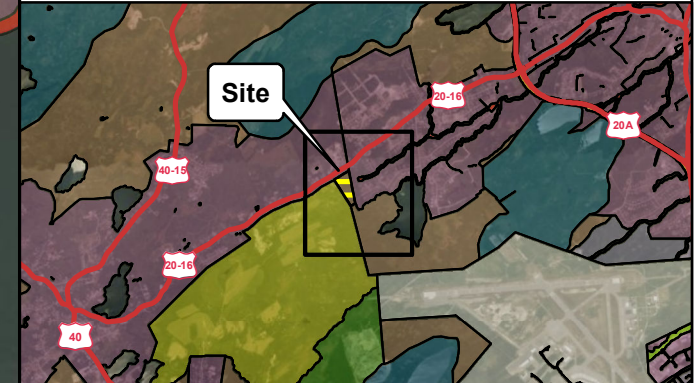
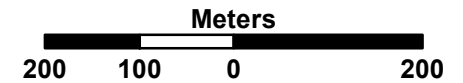
The proposed St. John's Urban Region Regional Plan amendment would re-designate on the south side of Indian Meal Line from 'Rural' to 'Urban Development' in accordance with the attached map.

## Appendix A



## St. John's Urban Region Regional Plan Amendment No. 2, 2023 Portugal Cove – St. Philip's

-  From 'Rural' to 'Urban Development'
-  Urban Development
-  Agriculture
-  Restricted Development
-  Rural



Signed this \_\_\_ day of \_\_\_\_\_, 20 \_\_.

\_\_\_\_\_  
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. 2, 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. 15, 2023**

**“Agriculture” to “Residential”**

**JANUARY 2023**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 15, 2023**

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. 15, 2023, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023, by advertisement inserted on the \_\_\_\_\_<sup>th</sup> day and the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023 in *The Telegram* newspaper.
- c) Set the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 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. 15, 2023, 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. 15, 2023**

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. 15, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

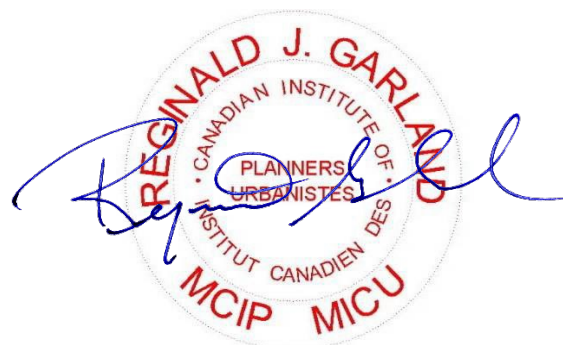
**Mayor:** \_\_\_\_\_ (Council Seal)

**Clerk:** \_\_\_\_\_

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

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



# TOWN OF PORTUGAL COVE-ST. PHILIP'S

## MUNICIPAL PLAN AMENDMENT No. 15, 2023

### BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan. In 2008, a Commission was appointed to review the boundaries of the St. John's Urban Region (Agriculture) Development Area (ADA). The ADA boundary is an overlay of agriculture land contained within the St. John's Urban Region. The intent of the review was to examine the current boundaries of the St. John's ADA to ensure that the ADA only included lands of agricultural importance, or lands used in agricultural production together with neighbouring buffer zones. The ADA Commission made 23 recommendations.

### ANALYSIS

Recommendation No. 3 of the ADA Report called for the deletion and removal of approximately 1.8 hectares of land south of Indian Meal Line (Figure 1). This area, which borders the Town of Torbay, is part of a larger private property which is outside the ADA. The area, identified as civic Nos. 627-629 Indian Meal Line, is surrounded by residential development.

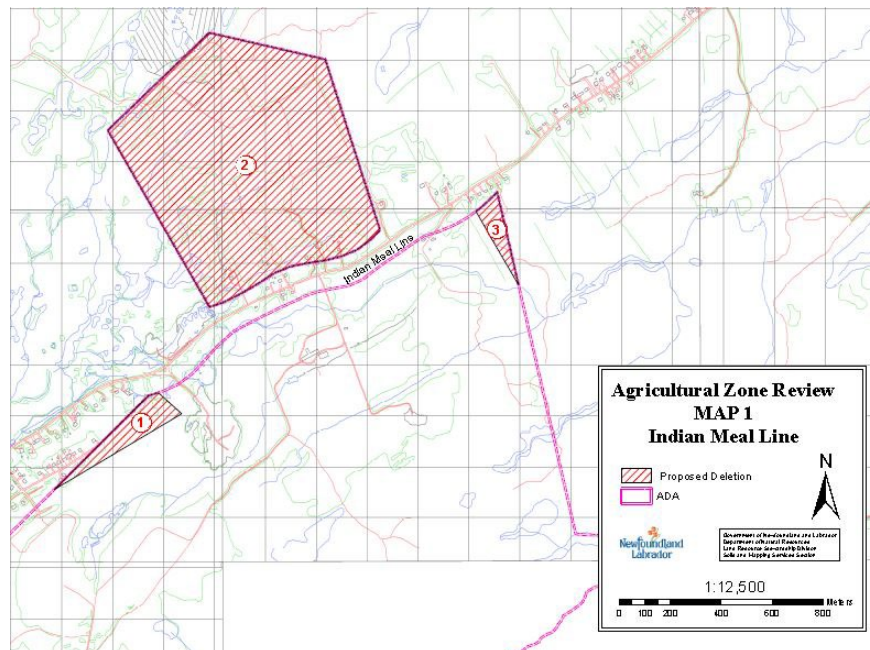


Figure 1

The purpose of this amendment is to re-designate property located at civic Nos. 627-629 Indian Meal Line from **Agriculture** to **Residential** on the Generalized Future Land Use Map.

## **St. John's Urban Region Regional Plan**

The proposed Municipal Plan Amendment No. 15, 2023, 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. 15, 2023, into conformity with the Regional Plan.

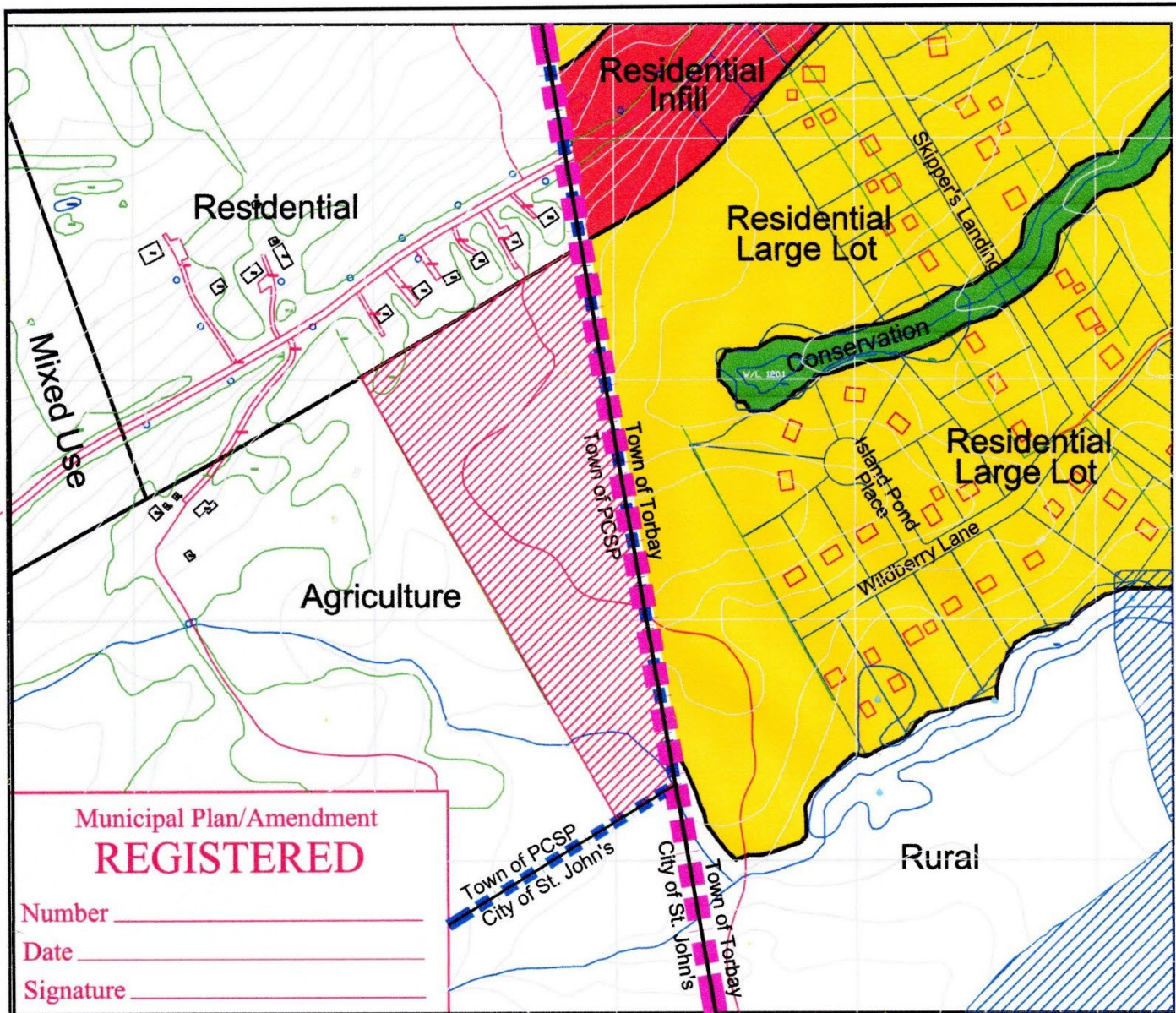
## **PUBLIC CONSULTATION**

### **MUNICIPAL PLAN AMENDMENT No. 15, 2023**

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

- A) *Re-Designating*** land from “**Agriculture**” to “**Residential**” as shown on the attached copy 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**

**Dated at Portugal Cove-St. Philip's**

**GENERALIZED FUTURE LAND USE MAP**

This \_\_\_\_ Day of \_\_\_\_\_, 2023

**MUNICIPAL PLAN  
AMENDMENT No. 15, 2023**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Area to be changed from: **"Agriculture"** to  
**"Residential"**

Seal



**PLAN-TECH**



**ENVIRONMENT**

Scale: 1:5000



I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

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



**DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023**

**“Agriculture” (Ag) to “Residential Low Density” (RLD)**

**JANUARY 2023**



**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023**

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. 25, 2023, on the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 25, 2023, by advertisement inserted on the \_\_\_\_<sup>th</sup> day and the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023 in *The Telegram* newspaper.
- c) Set the \_\_\_\_<sup>th</sup> day of \_\_\_\_ 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. 25, 2023, 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. 25, 2023**

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. 25, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the \_\_\_\_<sup>th</sup> 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. 25, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

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



# TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023

## BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. In 2008, a Commission was appointed to review the boundaries of the St. John's Urban Region (Agriculture) Development Area (ADA). The ADA boundary is an overlay of agriculture land contained within the St. John's Urban Region. The intent of the review was to examine the current boundaries of the St. John's ADA to ensure that the ADA only included lands of agricultural importance, or lands used in agricultural production together with neighbouring buffer zones. The ADA Commission made 23 recommendations.

## ANALYSIS

Recommendation No. 3 of the ADA Report called for the deletion and removal of approximately 1.8 hectares of land south of Indian Meal Line (Figure 1). This area, which borders the Town of Torbay, is part of a larger private property which is outside the ADA. The area, identified as civic Nos. 627-629 Indian Meal Line, is surrounded by residential development.

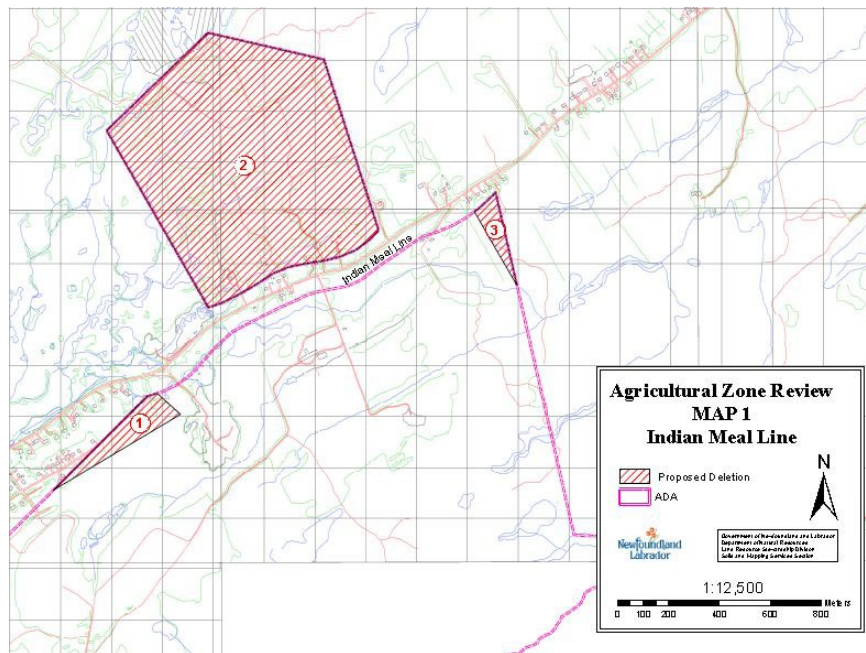


Figure 1

The purpose of this amendment is to re-zone property located at civic Nos. 627-629 Indian Meal Line from **Agriculture (Ag)** to **Residential Low Density (RLD)** on the Development Regulations Map.

### **Subject Property**

The property, which borders the Town of Torbay on the east side, has sufficient room for a new access of Indian Meal Line. The Torbay zoning immediately east of the subject property is zoned as Residential Large Lot (RLL). To date there is no concept for a subdivision design. The land map be developed as a cul-de-sac or construct a road from the access point of Indian Meal Line and connect with Wildberry Lane in the Town of Torbay. The maximum length of a cul-de-sac in Portugal Cove-St. Philip's is 450 metres. The subject property narrows to a width of approximately 60 metres at the end making it a long cul-de-sac. The Town of Portugal Cove-St. Philip's maintains that there would not to be any encroachment of any dwellings or lots into the Town of Torbay.

### **St. John's Urban Region Regional Plan**

The proposed Development Regulations Amendment No. 25, 2023, 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 Development Regulations Amendment No. 25, 2023, into conformity with the Regional Plan.

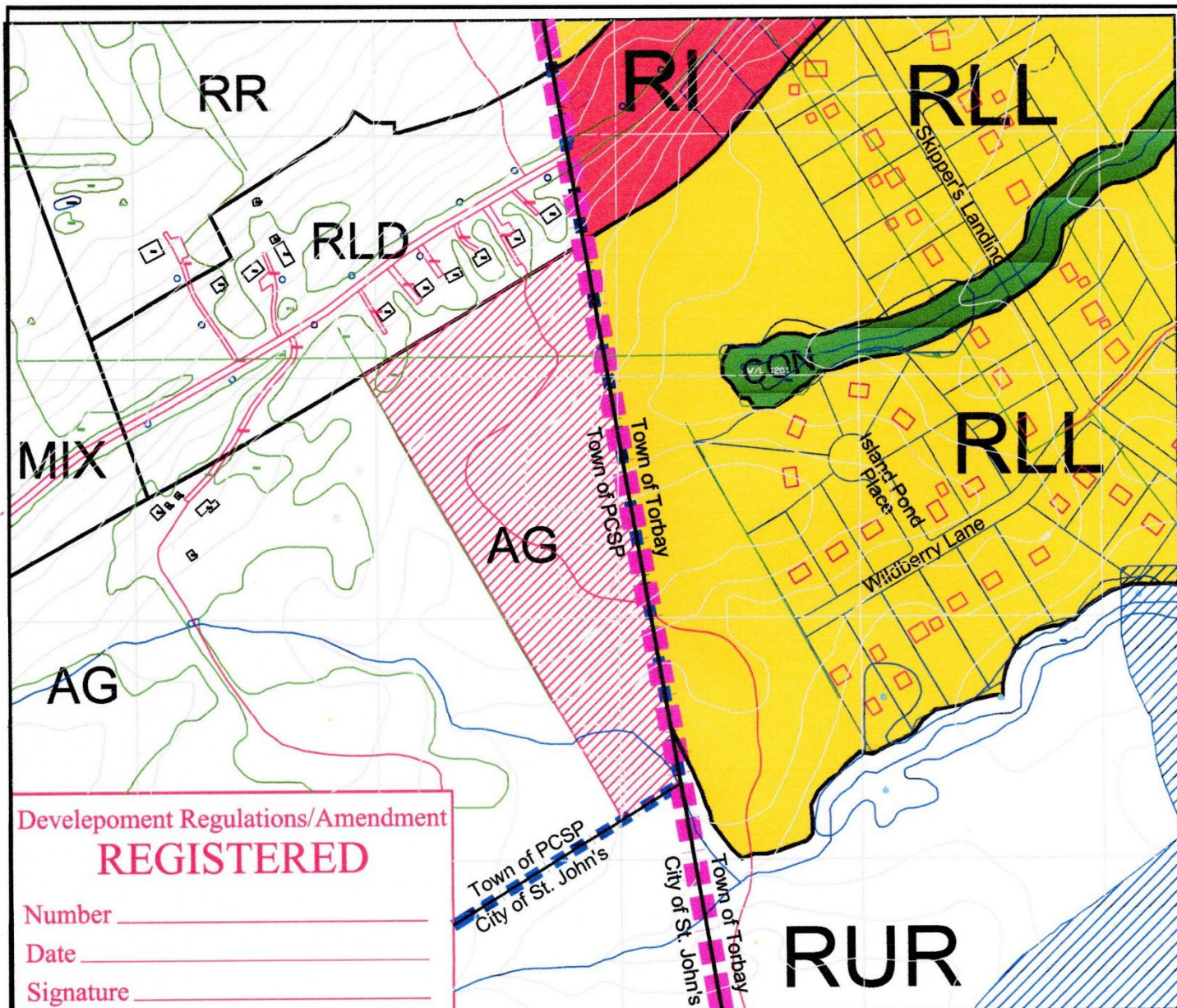
## **PUBLIC CONSULTATION**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023**

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

- A) *Changing* land from “Agriculture” (AG) 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  
MUNICIPAL PLAN 2014-2024**

**Dated at Portugal Cove-St. Philip's**

**DEVELOPMENT REGULATIONS MAP**

This \_\_\_\_ Day of \_\_\_\_\_, 2023

**DEVELOPMENT REGULATIONS  
AMENDMENT No. 25, 2023**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Area to be changed from: "Agriculture (AG)"  
to "Residential Low Density (RLD)"

Seal



**PLAN-TECH**



**ENVIRONMENT**

Scale: 1:5000



I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 25, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.