



URBAN AND RURAL PLANNING ACT, 2000
NOTICE OF REGISTRATION

TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 15, 2023
DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2023
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 2, 2023

Take notice that the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023 and Development Regulations Amendment No. 25, 2023, as adopted by Council on the 19th day of December, 2023, have been registered by the Department of Municipal and Provincial Affairs.

Further take notice that the Minister of Municipal and Provincial Affairs has also adopted the St. John's Urban Region Regional Plan Amendment No. 2, 2023.

In general terms, Municipal Plan Amendment No. 15, 2023 *will redesignate the portion of property at No. 627-629 Indian Meal Line from Agriculture (AG) to Residential (RES)*. Development Regulations Amendment No. 25, 2023 *will rezone the same area of land from Agriculture (AG) to Residential Low Density (RLD)*.

The St. John's Urban Region Regional Plan Amendment No. 2, 2023, in conjunction with the above-noted amendments, will redesignate the same area of land from **Rural** to **Urban Development**.

The Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023 and Development Regulations Amendment No. 25, 2023 come into effect on the day that this notice is published in the Newfoundland and Labrador Gazette. Anyone who wishes to inspect a copy of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023 and Development Regulations Amendment No. 25, 2023, may do so by contacting the Town Office at 709-895-8000 (ext 4) or planning@pcsp.ca.

Claudine Murray
Town Clerk
Town of Portugal Cove-St. Philip's
1119 Thorburn Road
Portugal Cove-St. Philip's, NL
A1M 1T6

NOV 12 2024

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

COR/2024/00454

VIA Email brian.peach@pcsp.ca

Dear Mr. Peach,

**PORTUGAL COVE – ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT NO. 15, 2023
DEVELOPMENT REGULATIONS AMENDMENT NO. 25, 2023**

I am pleased to inform you that the Portugal Cove - St. Philip's Municipal Plan Amendment No. 15, 2023 and Development Regulations Amendment No. 25, 2023 as adopted by Council on December 19th, 2023 has now been registered.

Council must publish a notice in the *Newfoundland and Labrador Gazette* within 10 days of this letter. The Municipal Plan and Development Regulations amendments will come into effect on the date that this notice appears in the *Gazette*. Council must also place a notice of registration in a local newspaper and post a notice of registration on its website and social media pages.

The *Newfoundland and Labrador Gazette* is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (kingsprinter@gov.nl.ca), by fax (709-729-1900) or by mail (King's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Attached is Council's registered copy of the Portugal Cove - St. Philip's Municipal Plan Amendment No. 15, 2023 and Development Regulations Amendment No. 25, 2023. As this is a legal document, it should be reserved in a safe place.

Sincerely,



Kim Blanchard, MCIP
Manager of Land Use Planning

**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

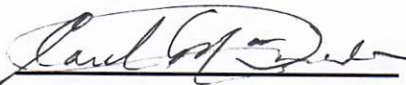
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's.

- a) Adopted the Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023, on the 19th day of December, 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 6th day and the 13th day of January, 2023 in *The Telegram* newspaper.
- c) Set the 25th day of January, 2024 at 7:00 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 approves the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023, as adopted (or as amended).

SIGNED AND SEALED this 21 day of February, 2024

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 19th day of December, 2023.

Signed and sealed this 21 day of February, 2024.

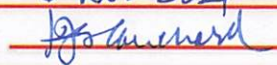
Mayor:  (Council Seal)

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*.

Municipal Plan/Amendment REGISTERED	
Number	<u>4000 - 0073 - 2024</u>
Date	<u>6 NOV 2024</u>
Signature	<u></u>



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.

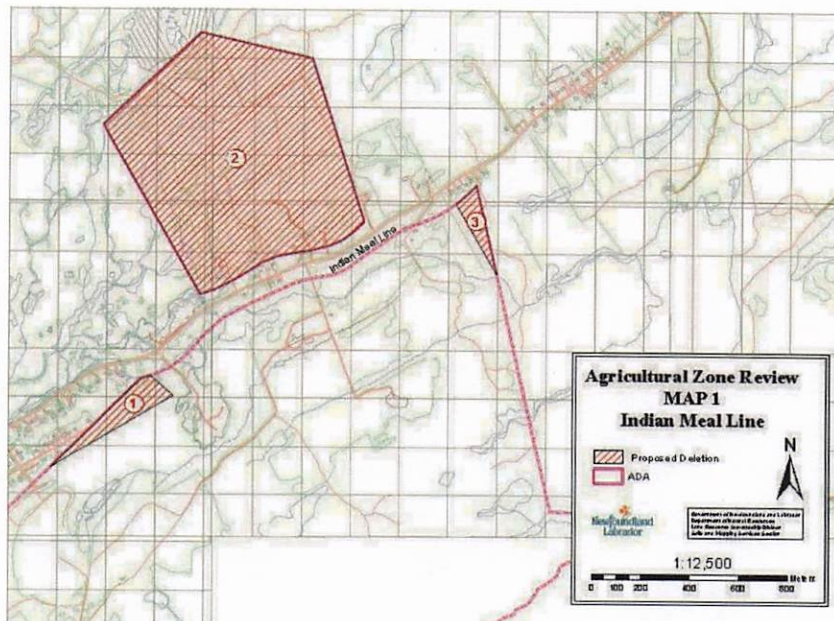


Figure 1

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

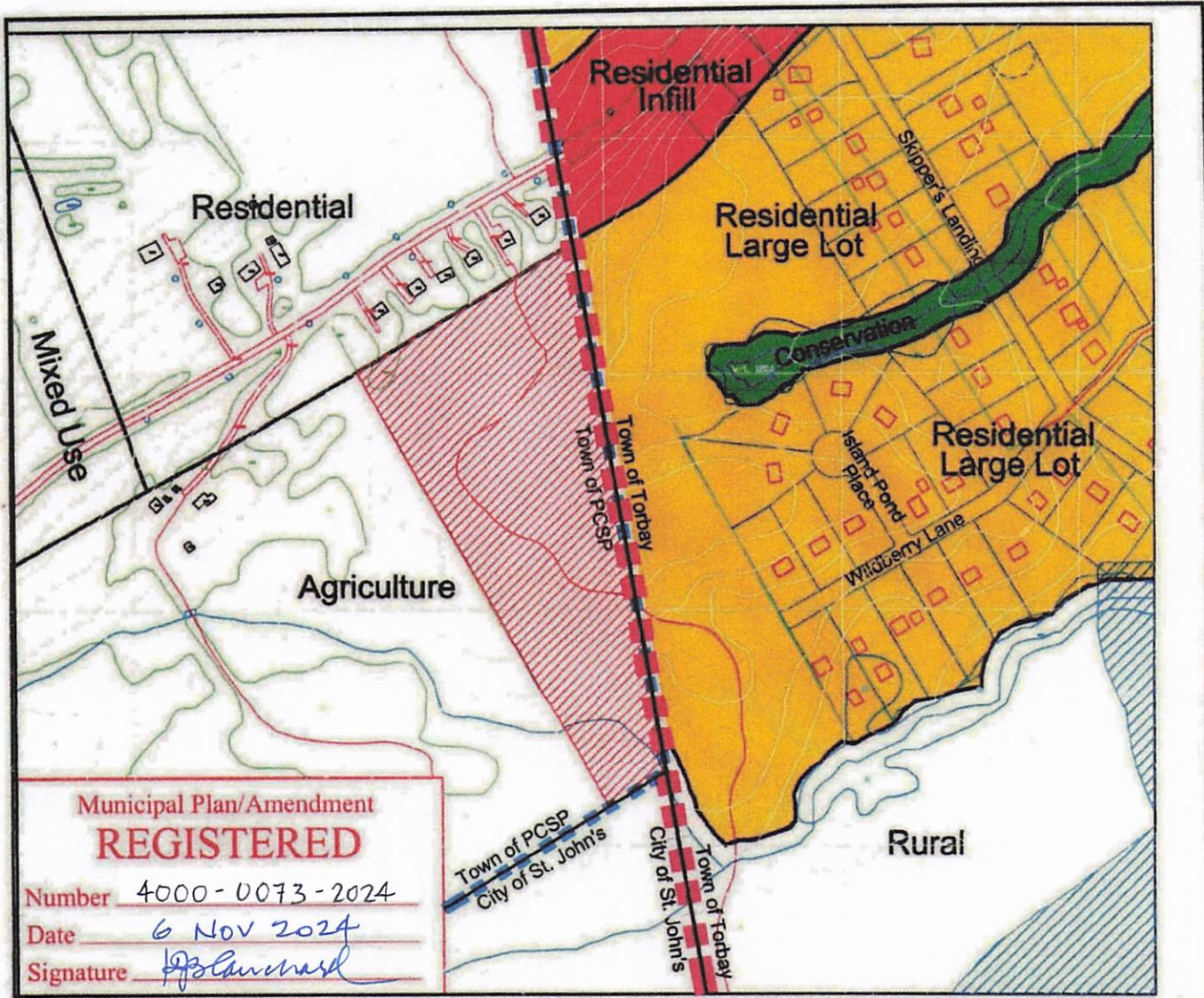
Under the Authority of Section 14, 17, 20 and 21 of the *Urban and Rural Planning Act, 2000*, a notice of the proposed amendments was published in The Telegram newspaper on July 29, 2023, and was circulated to property owners within 200 m of the proposed Amendment. The amendment was also available for viewing at the Town Hall during regular business hours and on the Town's website from July 29, 2023, to August 21, 2023. No responses were received during the consultation period.

A notice of the adoption was published in The Telegram newspaper on January 6, 2024, and January 13, 2024, and in the January edition of the Northeast Avalon Times. The amendments were also available for viewing at the Town Hall during regular business hours and on the Town's website from January 6, 2024, to January 25, 2024. Council scheduled a Commissioner's Hearing for January 25, 2024, at the Town Hall. As no responses were received, the public hearing was cancelled.

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 21 Day of February, 2023²⁰²⁴

MUNICIPAL PLAN
AMENDMENT No. 15, 2023

[Signature] Mayor

[Signature] Clerk

Seal



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

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

PLAN-TECH



ENVIRONMENT

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 19th day of December, 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 6th day and the 13th day of January, 2024 in *The Telegram* newspaper.
- c) Set the 25th day of January, 2024 at 7:00 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. 25, 2023, as adopted (or as amended).

SIGNED AND SEALED this 21 day of February, 2024

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 19th day of December, 2023.

Signed and sealed this 21 day of February, 2024.

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	
REGISTERED	
Number	<u>4000-0073-2024</u>
Date	<u>6 Nov 2024</u>
Signature	<u></u>



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.

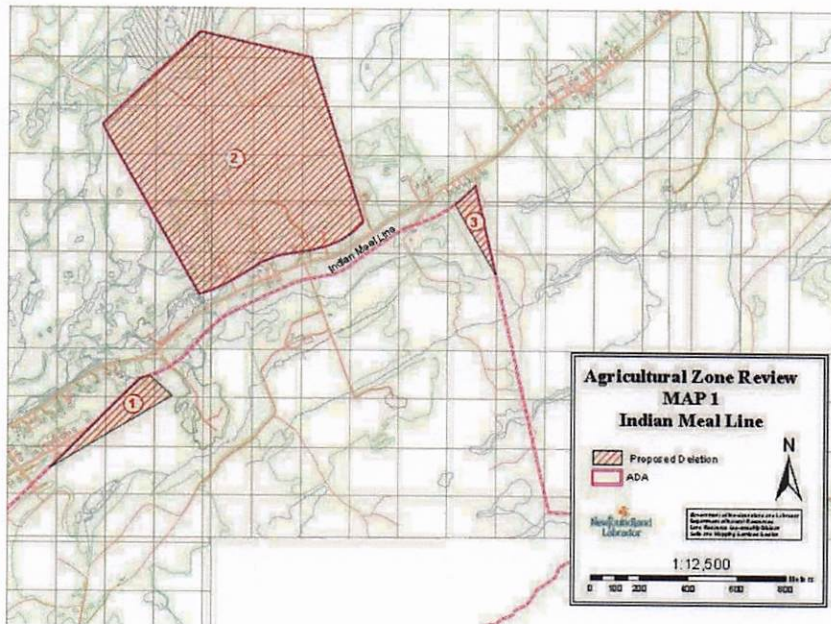


Figure 1

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 Generalized Future Land Use 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

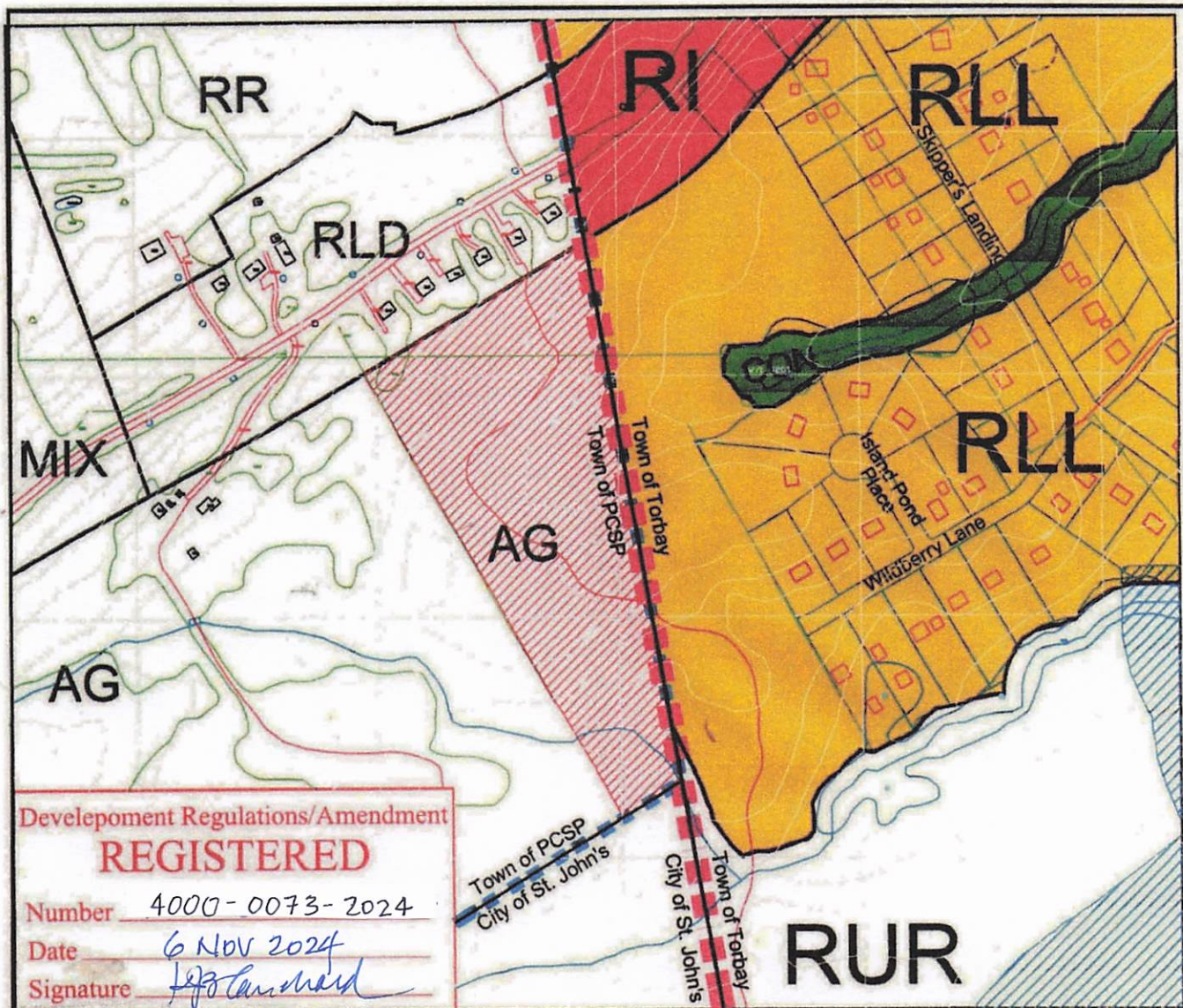
Under the Authority of Section 14, 17, 20 and 21 of the *Urban and Rural Planning Act, 2000*, a notice of the proposed amendments was published in The Telegram newspaper on July 29, 2023, and was circulated to property owners within 200 m of the proposed Amendment. The amendment was also available for viewing at the Town Hall during regular business hours and on the Town's website from July 29, 2023, to August 21, 2023. No responses were received during the consultation period.

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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

DEVELOPMENT REGULATIONS MAP

DEVELOPMENT REGULATIONS
 AMENDMENT No. 25, 2023

Dated at Portugal Cove-St. Philip's

This 21 Day of February ~~2023~~ ²⁰²⁴

[Signature] Mayor
[Signature] Clerk



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

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



Seal



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.