



Municipal Plan & Development Regulations Review & Update

Planning and Development Department
December 2024 Status Update



Agenda

1. Municipal Plan & Development Regulations Purpose
2. What We've Done so Far!
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6. What is the Estimated Timeline?
7. Opening Up For Conversations Around the Room

Municipal Plan & Development Regulations Purpose

- The Municipal Plan provides a policy framework to influence, manage, and regulate future growth and change in the Town
- The policies in the Municipal Plan form the basis of the Development Regulations
- The Municipal Plan and Development Regulations build on the vision as set out in the Town's Strategic Plan

Municipal Plan 2025-2035

Town of Portugal Cove - St. Philip's



TRACT

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Municipal Plan & Development Regulations Purpose

- The Municipal Plan & Development Regulations address the development of the Town for a 10-year period
- The Municipal Plan & Development Regulations must be reviewed every five (5) years for a 10-year period.
- The Municipal Plan and Development Regulations are binding upon Council, residents, and any person undertaking a development

DEVELOPMENT REGULATIONS

2025-2035

Town of Portugal Cove - St. Philip's

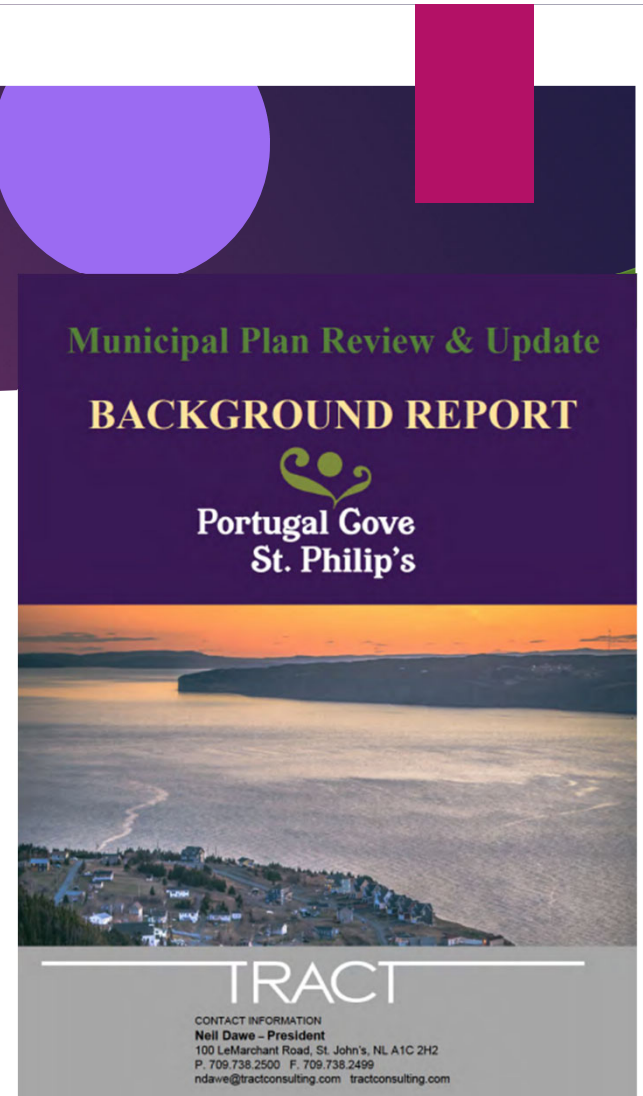


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TRACT

What We've Done So Far!

- Town engaged TRACT Consulting to complete the review & update
- Fall 2022 Community Survey
- Winter 2023 Two public consultation sessions
- Winter/Spring 2023: Meetings with Council Committees, Chamber of Commerce, Arts Wellness & Heritage, Advisory Committee on the Environment, Heritage Committee, and Inclusion Committee
- Background Report prepared by TRACT Consulting



What We've Done So Far!

- 1st Draft Issued to Public (June 2024)
- June 2024: Two public information sessions
- Summer/Fall 2024: Reviewed input with Council
- November 2024: Draft documents revised (2nd Draft) and issued to public
- November 2024: 2nd Draft forwarded to MAPA about completing companion amendment to the St. John's Urban Region Regional Plan
- December 5, 2024: Public consultation today

ST JOHN'S URBAN REGION
REGIONAL PLAN
1976

with
Forestry Policy Amendment, 1978
Watershed Protected Areas Policy Amendment, 1980
and
Subsequent Amendments

OCTOBER 1995

Unofficial Consolidation as of May 1, 2007

Prepared by
Engineering and Land Use Planning Division
Department of Municipal Affairs

Summary of Changes

- 4 Page Summary of Changes Document ->
- **Changes are in Red Text in the** November 2024 2nd Draft of the Municipal Plan and Development Regulations
- Municipal Plan: 16 Changes
- Development Regulations: 13 Changes
- Maps: 12 Changes
- Schedules: 3 Changes

SUMMARY OF CHANGES TO DRAFT MUNICIPAL PLAN & DEVELOPMENT REGULATIONS STEMMING FROM PUBLIC CONSULTATIONS		
ITEM NAME	SECTION	COMMENT
MUNICIPAL PLAN		
Environment and Climate Change Goals & Objectives	MP 2.3	Add Goal No. 4 regarding street connectivity and active transportation networks
Sustainable Development	MP 2.9	Add Objective No. 10
Provincial Land Use Overlays	MP 3.2.1 and DR 3.3	- Remove subsection 1 'Agricultural Leases' and replace with new subsection 'Agricultural Referral Buffer' - Remove subsection 10 'Habitat Management Unit' and replace with new subsection 'Environmental Protection'
Environmental Protection	MP 3.2.1	Remove subsection 5 (Floodway and Floodway Fringe) and add
Remediation	MP 3.3.2	Add Policy GE-13 regarding remediation of lands
Land use designations and zones	MP 3.4.1	Created Arts, Wellness and Heritage (AWH) and Rural Industry land use classes and designations. Moved AWH and Conservation-Cultural land use zones to AWH designation, and moved Rural Industry land use zone to Rural Industry designation
Agriculture buffers	MP AG-4 and AG-5	Added reference to provincial guidelines
Arts, Wellness and Heritage	MP 3.4.5	- Re-organization: Moved Arts, Wellness & Heritage and Conservation Culture zones into new AWH designation - Changed location of sub-section for Arts, Wellness and Heritage by creating its own section and re-numbering accordingly
Arts, Wellness and Heritage and Conservation-Cultural	MP 3.4.5, DR 3.2.3 and DR 3.2.12	Moved 'Garage, public parking, parking/taxi stand' from Conservation-Cultural to Arts, Wellness and Heritage
Mixed Development	MP 3.4.8.2	Changed references of 'Mixed Use' to 'Mixed Development' -TYPO
Mixed Development	MP 3.4.8.2 and DR 3.2.7	Move 'Apartment building' and 'Plex housing' from permitted use to discretionary use
Traditional Community	MP 3.4.9	Add Policy TC-9 to also apply Residential & Public Use policies, as applicable
RSS	MP 3.4.11.7	- Created subsection - Moved RES-11 to RES-13 and re-numbered accordingly - Added RES-12 to require Planning Impact Analysis

2024-2034 Municipal Plan Review and Update Webpage

- Summary of Changes
- Municipal Plan 2024-2034
- Future Land Use Map
- Development Regulations 2024-2034
- Land Use Zoning Map
- Environmental Protection Overlay Map
- Interactive Map (2014 Zone Layer, 2024 Zone Layer, and Environmental Protection Layers)



Anna Myers, MCIP
Senior Planner, Project Consulting



Staff and Council
A subsidiary or section of Department of Municipal Services and Research



Residents
Residents of Portugal Cove St. Philip's and the local business community

Public Consultation (November 2024)

The Town Council of Portugal Cove-St. Philip's is pleased to announce that it has reviewed all public consultation submissions received so far during the summer and fall 2024 and has revised the draft of the proposed Town of Portugal Cove-St. Philip's Municipal Plan and Development Regulations 2024-2034 to present for additional public input.

Below are copies of the updated draft Municipal Plan and Development Regulations 2024-2034. Alternatively, a copy of the draft documents can be viewed at the Town Office during normal business hours (M-F 8:30 am – 4:30 pm).

- [Summary of Changes – November 2024](#)
- [Draft Municipal Plan 2024-2034 – November 2024](#)
- [Draft Future Land Use Map – November 2024](#)
- [Draft Development Regulations 2024-2034 – November 2024](#)
- [Draft Land Use Zoning Map – November 2024](#)
- [Draft Environmental Protection Overlay Map – November 2024](#)

Where Do We Go from Here?

The process for preparing a Municipal Plan and Development Regulations is set out in Part III of the *Urban and Rural Planning Act, 2000 (Sections 14-25)*

The 5 Key Milestones include the following:

1. s.14 Public Consultations <-- **We are Here**
2. Submit Documents to MAPA for s.15 Review
3. Receive Documents from MAPA from s.15 Review
4. Adopt & Host Independent Commissioner Hearing
5. Approve and Register the Documents

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[Important Information](#)
(Includes details about the availability of printed and electronic versions of the Statutes.)

[Table of Public Statutes](#) [Main Site](#) [How current is this statute?](#)

[Responsible Department](#)

SNL2000 CHAPTER U-8
URBAN AND RURAL PLANNING ACT, 2000

Amended:
2003 c5 s5; 2004 cL-3.1 s65; 2004 c47 s35; 2006 c33; 2006 cC-17.1 s48; 2011 c17; 2012 c10 s2;
2013 c16 s25; 2017 c10 s30; 2022 c14

CHAPTER U-8

**AN ACT TO CONSOLIDATE AND REVISE THE LAW WITH RESPECT TO
URBAN AND RURAL PLANNING IN THE PROVINCE**

(Assented to May 12, 2000)

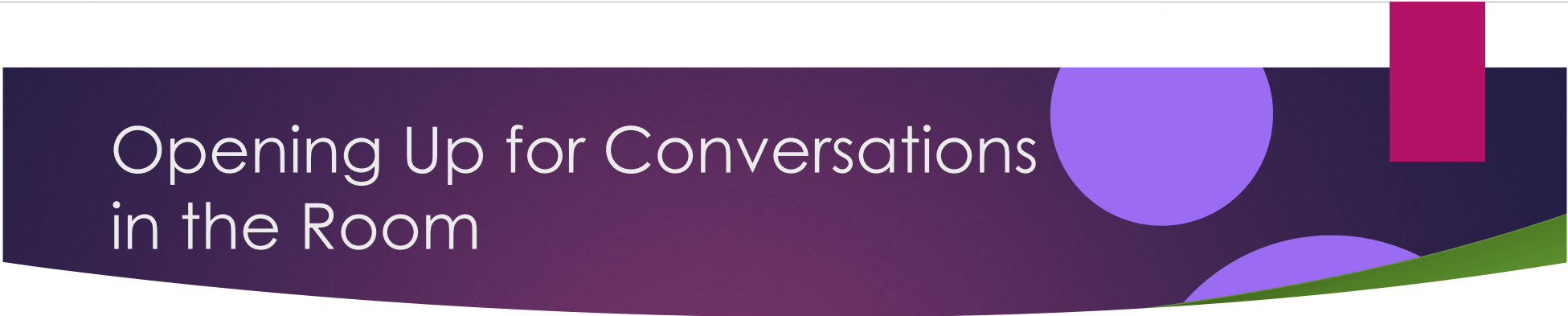
Analysis

[1. Short title](#)
[2. Definitions](#)
[3. Land use policy](#)
[3.1 Labrador Inuit rights](#)
[4. Approval](#)
[5. No compensation](#)

PART I
REGIONAL PLANNING

What is the Estimated Timeline?

Timeline	Description
2022 to Present	Public consultations remain open, no deadline set.
2 to 4 Months	Await MAPA permission to consult SJURRP municipalities. ...(For the sake of this timeline, let's assume 3 months)
March 2025	Send out SJURRP letters and provide public notices that s.14 consultations will finish in 30 days.
April 2025	Review public input and consider additional changes.
May 2025	Present input and changes to council and obtain motion for submission to s.15 review.
6 to 18 Months	Await MAPA to complete s.15 review and identify required changes (if applicable). ...(For the sake of this timeline, let's assume 6 months)
November 2025	Present documents to council with MAPA changes and seek approval to adopt.
January 2026	Advertise and Host Independent Commissioner's Hearing and await completion of Report.
March 2026	Approve Municipal Plan and Development Regulations and Submit to MAPA for Registration.
April 2026	Receive Confirmation of Registration from MAPA.



Opening Up for Conversations in the Room

- Individual Handouts - Summary of Changes and Zoning Map
- Large scale maps on the wall: Zoning Map, Designation Map, and Schedule E
- Desk Copies of the 2024-2034 Municipal Plan and Development Regulations
- Anna Myers, MCIP – Tract Planning Consultant
- Brian Peach, MCIP – Director of Planning and Development
- Les Spurrell – Planning Coordinator
- Ashley Linehan – Planning Technician
- Members of Council