

DEC 14 2024

COR/2024/00451

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

VIA Email brian.peach@pcsp.ca

Dear Mr. Peach,

**PORTUGAL COVE – ST.PHILIP'S
MUNICIPAL PLAN AMENDMENT NO. 13, 2022
DEVELOPMENT REGULATIONS AMENDMENT NO. 21, 2022**

I am pleased to inform you that the Portugal Cove - St. Philip's Municipal Plan Amendment No. 13, 2022 and Development Regulations Amendment No. 21, 2022 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. 13, 2022 and Development Regulations Amendment No. 21, 2022. 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**



**Portugal Cove
St. Philip's**

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 19th day of December, 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 6th day and the 13th day of January, 2024 in *The Telegram* newspaper, and in the January edition of the *Northeast Avalon Times*.

- c) Set the 24th day of January, 2024 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 21 day of February, 2024.

Mayor:  (Council Seal)

Clerk: 



THE BOARD OF DIRECTORS
OF THE
CITY OF
MONTREAL

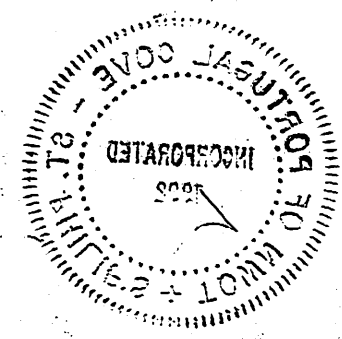
Resolved, That the Board of Directors of the City of Montreal do hereby...

authorize the Mayor of the City of Montreal to execute...

any and all acts and things which may be necessary or proper...

in connection with the above-mentioned purpose...

and to do all things which may be necessary or proper...



IN WITNESS WHEREOF, the Board of Directors has caused this resolution to be signed by its President and attested by its Secretary, this 15th day of May, 1955.

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 19th day of December, 2023.

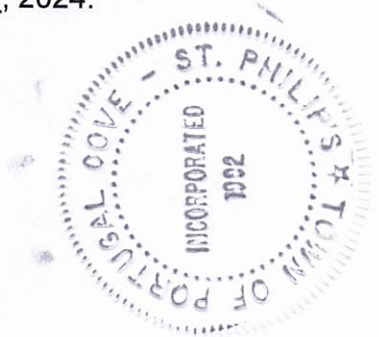
Signed and sealed this 21 day of February, 2024.

Mayor:

[Signature] (Council Seal)

Clerk:

[Signature]



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	
REGISTERED	
Number	<u>4000-0074-2024</u>
Date	<u>Nov 8, 2024</u>
Signature	<u>[Signature]</u>

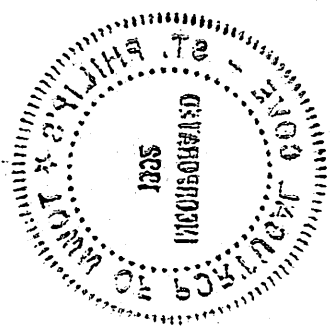


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TOWN OF PORTUGAL COVE-ST. PHILIP'S

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.

The property proposed to be redesignated is adjacent to a developed section of the East Coast Trail. At such time that the Town receives an application to develop the area proposed to be redesignated, an appropriate buffer shall be established between the proposed development and the trail to ensure that the proposed development does not negatively impact the trail in accordance with Schedule C: General Provision # 11 East Coast Trails & Inland Community Trails of the Town's Development Regulations, 2014-2024.

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

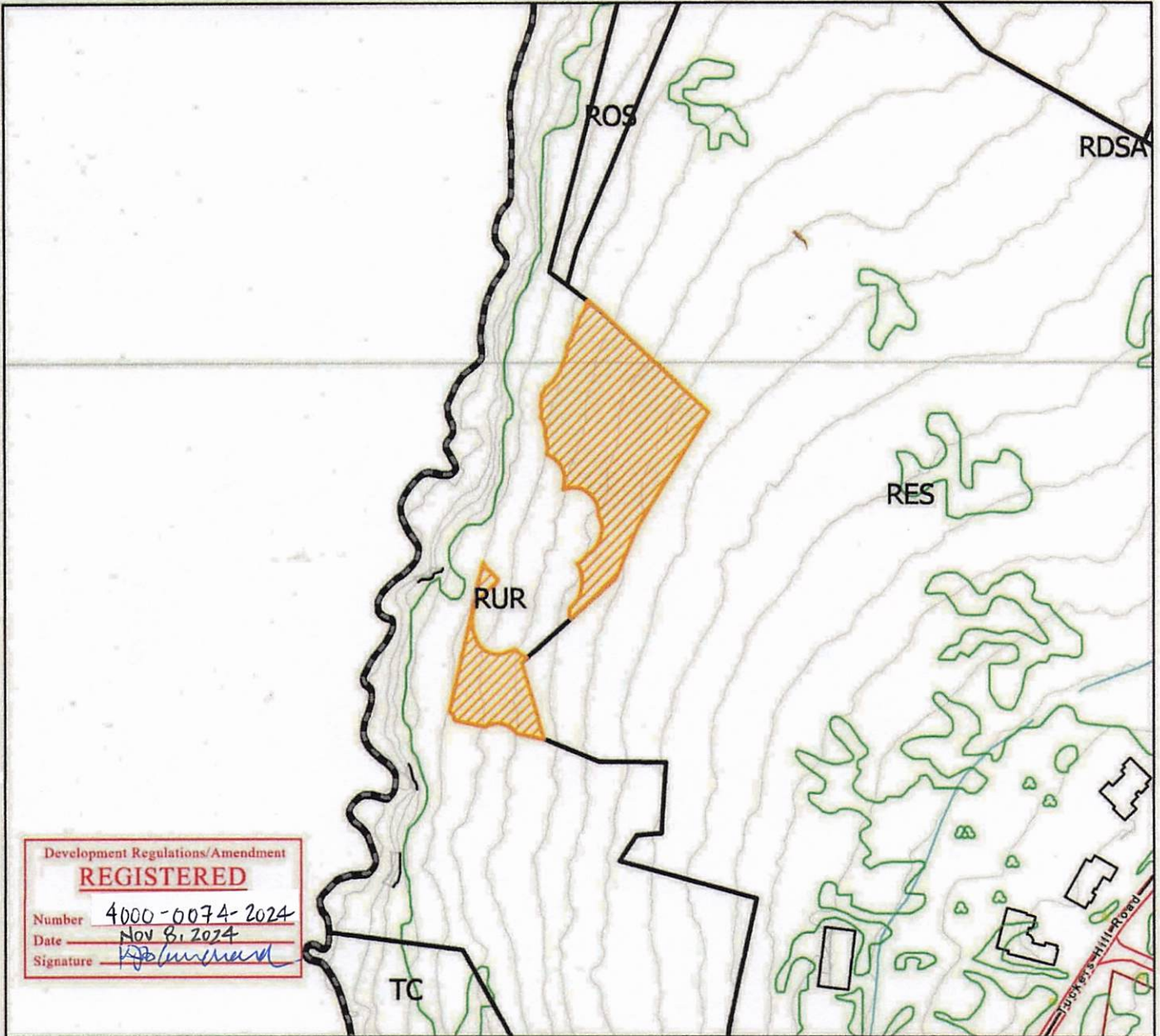
In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, notice of the proposed amendments were published in The Telegram newspaper on July 29, 2023, and circulated notices to property owners within 200 m of the subject property. The amendment was available for review at the Town Hall during regular business hours and on the Town's website from July 29, 2023 to August 21, 2023. Two responses were received, including correspondence from the East Coast Trail Association.

Under the Authority of Section 17, 20 and 21 of the *Urban and Rural Planning Act, 2000*, 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 available for review at the Town Hall during regular business hours and on the Town's website from January 6, 2024, to January 24, 2024. Council scheduled a Commissioner's Hearing for January 24, 2024, at the Town Hall. As no responses were received, the public hearing was cancelled.

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.**



Development Regulations/Amendment
REGISTERED
 Number 4000-0074-2024
 Date Nov 8, 2024
 Signature [Signature]

TOWN OF PORTUGAL COVE-ST. PHILIP'S

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

MUNICIPAL PLAN 2014-2024

This 21 day of February, 2022

GENERALIZED FUTURE LAND USE MAP

[Signature] Mayor

MUNICIPAL PLAN
 AMENDMENT NO. 13, 2022

[Signature] Clerk

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

Seal



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.

**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 19th day of December, 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 6th day and the 13th day of January, 2024 in *The Telegram* newspaper.
- c) Set the 24th day of January, 2024 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 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. 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 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. 21, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

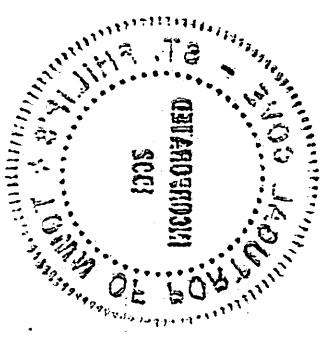
Development Regulations/Amendment	
REGISTERED	
Number	<u>4000 - 0074 - 2024</u>
Date	<u>Nov 8, 2024</u>
Signature	



STATE OF TEXAS
COUNTY OF [illegible]
[illegible]
[illegible]

[illegible text]

[illegible text]



[illegible text]

[illegible text]

[illegible text]

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.

The property proposed to be redesignated is adjacent to a developed section of the East Coast Trail. At such time that the Town receives an application to develop the area proposed to be redesignated, an appropriate buffer shall be established between the proposed development and the trail to ensure that the proposed development does not negatively impact the trail in accordance with Schedule C: General Provision # 11 East Coast Trails & Inland Community Trails of the Town's Development Regulations, 2014-2024.

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

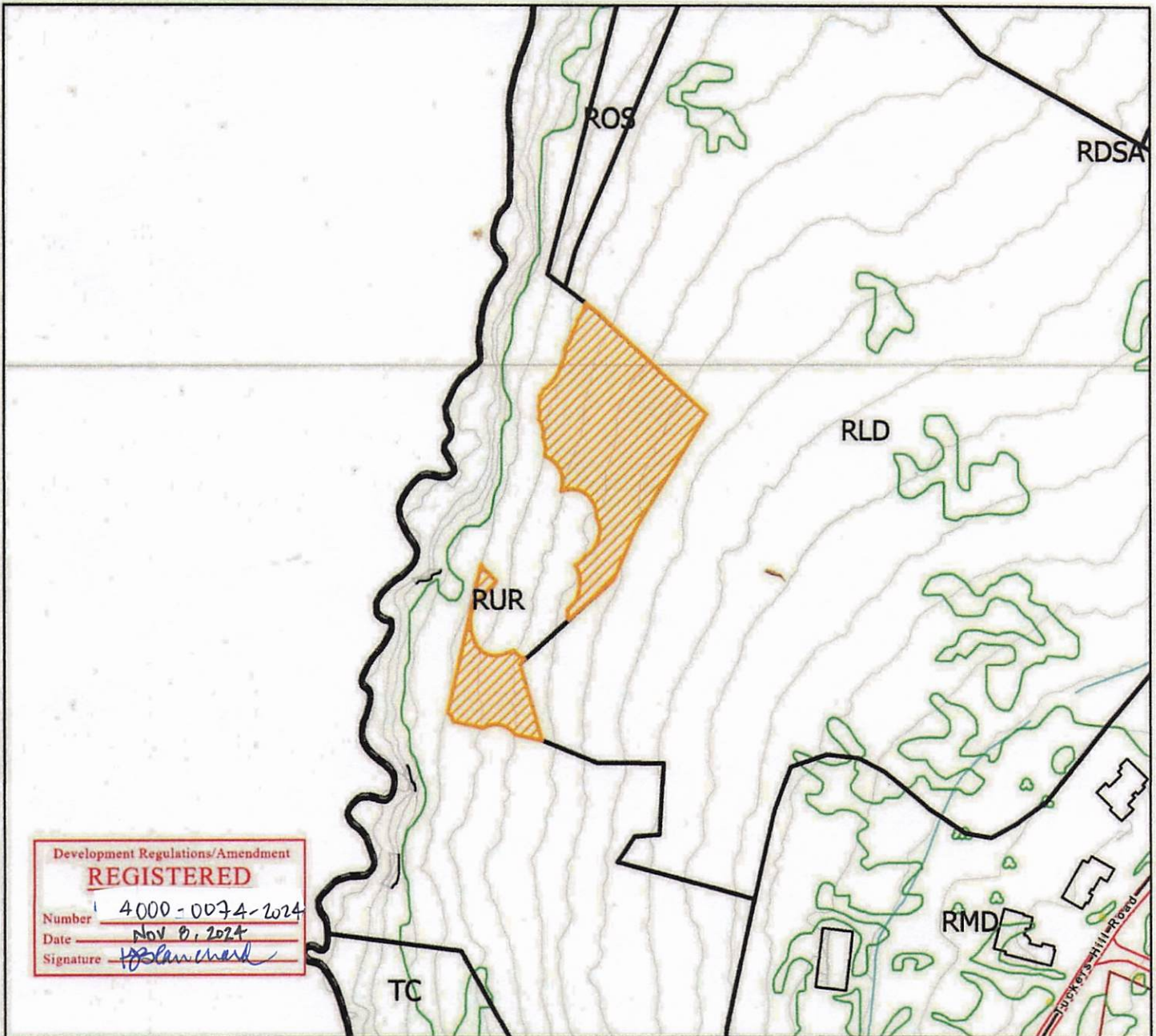
In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, notice of the proposed amendments were published in The Telegram newspaper on July 29, 2023, and circulated notices to property owners within 200 m of the subject property. The amendment was available for review at the Town Hall during regular business hours and on the Town's website from July 29, 2023 to August 21, 2023. Two responses were received, including correspondence from the East Coast Trail Association.

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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.**



Development Regulations/Amendment
REGISTERED
 Number 4000-0074-2024
 Date Nov 8, 2024
 Signature *[Signature]*


TOWN OF PORTUGAL COVE-ST. PHILIP'S
 MUNICIPAL PLAN 2014-2024
 DEVELOPMENT REGULATIONS MAP
 DEVELOPMENT REGULATIONS
 AMENDMENT NO. 21, 2022

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

This 21 day of February, 2022.

[Signature] Mayor

[Signature] Clerk

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



Scale: 1:2,500

Seal



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.





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