



URBAN AND RURAL PLANNING ACT, 2000
NOTICE OF REGISTRATION

TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 18, 2023
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 4, 2023

Take notice that the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 18, 2023 and Development Regulations Amendment No. 28, 2023, as adopted by Council on the 20th day of February, 2024, 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. 4, 2023.

In general terms, Municipal Plan Amendment No. 18, 2023 *will redesignate land on Old Broad Cove Road at the intersection of Maggie's Place from Agriculture (AG) and Residential (RES) to Public Use (PU)*. Development Regulations Amendment No. 28, 2023 *will rezone the same area of land from Agriculture (AG) and Residential Medium Density (RMD) to Public Use (PU)*.

The St. John's Urban Region Regional Plan Amendment No. 4, 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. 18, 2023 and Development Regulations Amendment No. 28, 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. 18, 2023 and Development Regulations Amendment No. 28, 2023, may do so by contacting the Town Office at 709-895-8000 (option 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



January 2, 2024

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

Dear Ms. Linehan:

**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 4, 2023
(IN CONJUNCTION WITH PORTUGAL COVE-ST. PHILIP'S MUNICIPAL PLAN
AMENDMENT NO. 18, 2023 AND PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT
REGULATIONS AMENDMENT NO. 28, 2023)**

I am pleased to inform you the **St. John's Urban Region Regional Plan Amendment No. 4, 2023**, as adopted by the Minister on the 31st day of January 2024, and approved by the Minister on the 11th day of December, 2024, has now been registered.

In general terms the Town's own amendment proposes to redesignate and rezone land located on the east side of Maggie's Road from "Rural to "Urban Development" to accommodate the development of a public high school.

The Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 18, 2023 and Development Regulations 26, 2023 have now been registered. These registered amendments are legal documents and should be saved in a secure location.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within ten days of this letter. The amendments to the Regional Plan and the Portugal Cove-St. Philip's Municipal Plan and Development Regulations come into effect on the date this notice appears in the Gazette. Council must also place a notice of registration in a local newspaper, if available, and may consider posting a notice of registration on its website and social media pages and by placing posters in prominent locations throughout the community.

Please ensure that the notice of registration in the Newfoundland and Labrador Gazette and the local newspaper includes references to the St. John's Urban Region Regional Plan Amendment No. 4, 2023 in conjunction with Municipal Plan Amendment No. 18, 2023 and Development Regulations Amendment No. 28, 2023.

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 or by fax 729-1900, or by mail Kings Printer, P.O. Box 8700, St. John's, NL A1B 4J6

A copy of the St. John's Region Regional Plan Amendment No. 4, 2023 is enclosed for your records.

Yours truly,



Kim Blanchard, MCIP
Manager of Land Use Planning

cc: Anna Myers, MCIP - Tract Consulting Inc.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 4, 2023

New High School (Old Broad Cove Road at Maggies Place)
Portugal Cove-St. Philip's

November 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 4, 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. 4, 2023 on the 31st day of January, 2024;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 4, 2023 by advertisement inserted on the 24th day of February, 2024 and the 2nd day of March, 2024 in *The Telegram* newspaper; and
- c) set the 13th day of March, 2024 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. 4, 2023, as adopted on the 31st day of January, 2024.



Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this 11 day of December, 2024.

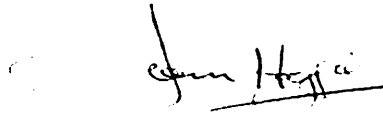


Witness

Regional: Plan/Amendment	
REGISTERED	
Number	<u>SJURRP-0107-2024</u>
Date	<u>31 DEC 2024</u>
Signature	<u>[Handwritten Signature]</u>

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 4, 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. 4, 2023.



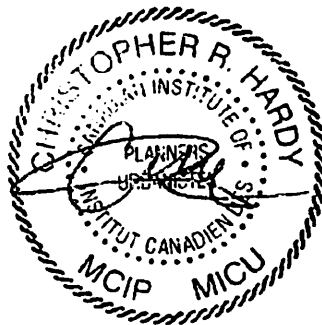
Minister of Municipal and Provincial Affairs

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

this 31 day of January, 2024.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 4, 2023 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 4, 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. 18, 2023 and Development Regulations Amendment No. 28, 2023. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located on the east side of Maggie's Road from 'Rural' to 'Urban Development' to accommodate the development of a public high school.

In general terms, the Town's own amendment proposes to redesignate and rezone the subject land from 'Agricultural' to 'Public Use'.

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 from 'Agriculture' to 'Public Use' and to amend its Development Regulations to rezone from 'Agriculture' to 'Public Use'. The agricultural lands are not part of the provincially designated Agricultural Development Area under *the Lands Act, 1991*, are not currently used for agricultural purposes, and is a small parcel of remnant agricultural zoning isolated by existing urban development. These isolated lands are not expected to be advantageous to agricultural development and should be used in support of the proposed high school facility. Rezoning to allow for commercial uses would invite business enterprise into the area that could offer food, recreational, or other related retail style service.

PUBLIC CONSULTATION

The Town of Portugal Cove-St. Philips is responsible for conducting public consultations on the matter. As required by section 14 of the Act, the Town advertised the proposed amendments in *The Telegram* newspaper on November 4, 2023 and in the November edition of *The Northeast Avalon Times*, as well as posting the proposed amendments on the Town's website.

After the section 14 Notice of Consultation advertisement resulted in individual responses from the public, mainly comments of employees and family of an adjacent commercial – agricultural operations, eluding that reducing agricultural lands will have negative impacts to their operation, however, lands between their operations and the subject agricultural zone is already separated by existing residential development and associated zoning. There is no change or potential impact to the existing commercial – agricultural operations.

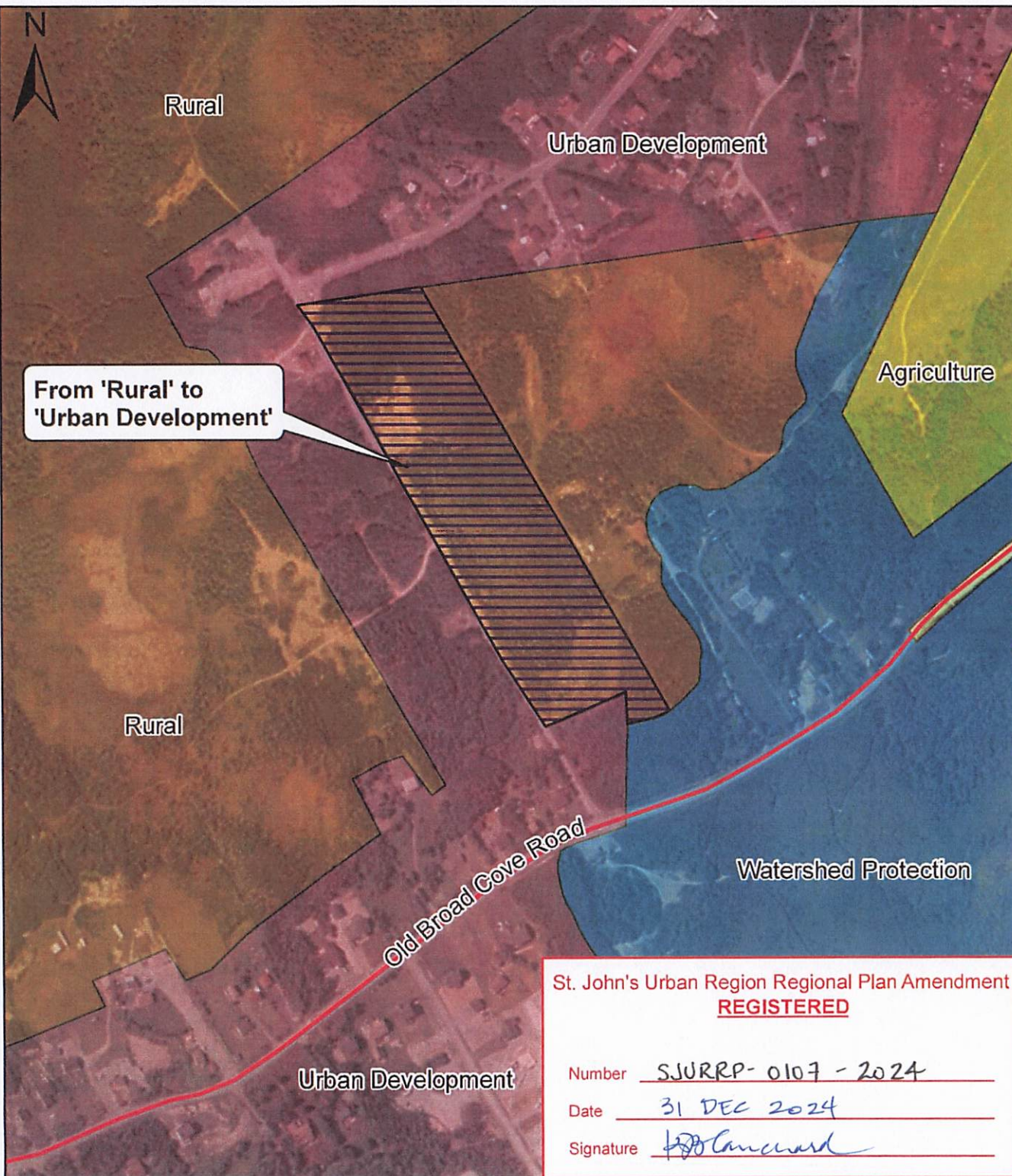
The Town also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments and requested comments be supplied. No objections or concerns were identified with the municipalities.

St. John's Region Regional Plan, 1976






Amendment No. 4, 2023

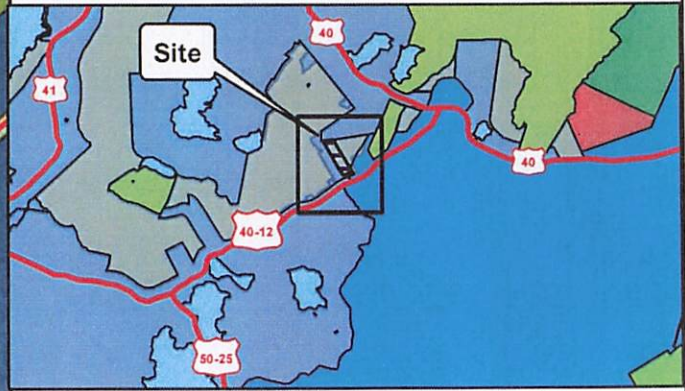
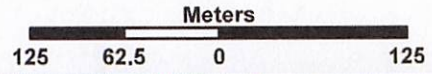
The proposed St. John's Urban Region Regional Plan amendment would re-designate on the south side of Maggie's Place from 'Rural' to 'Urban Development' in accordance with the attached map.

Appendix A



**St. John's Urban Region
Regional Plan Amendment No. 4, 2023
Portugal Cove - St. Philip's
'In relation to PCSP MPA 18 & DRA 28, 2023'**

-  From 'Rural' to 'Urban Development'
-  Urban Development
-  Agriculture
-  Rural
-  Watershed Protection



Signed this 11 day of December, 20 24.

Minister of Municipal and Provincial Affairs

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

Number SJURRP- 0107 - 2024
 Date 31 DEC 2024
 Signature [Handwritten Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 4, 2023 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: [Handwritten Signature]



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

MUNICIPAL PLAN AMENDMENT NO. 18, 2023

(Amendment to Generalized Future Land Use Map)

(Location for new High School – Broad Cove Road and Maggie’s Place)



JULY, 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

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

MUNICIPAL PLAN AMENDMENT No. 18, 2023

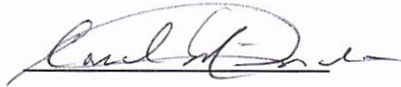
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 18, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan on the 20th day of February, 2024.
- b) gave notice of the adoption of the Amendment No. 18, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan by advertisement in The Telegram newspaper on February 24, 2024 and March 2, 2024. The advertisement was also posted on the Town's website and social media.
- c) set the 13th day of March, 2024, for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 18, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this 27 day of March, 2024.

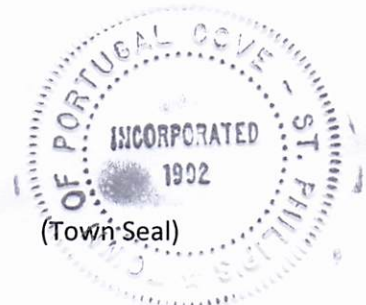
Mayor:



Town Clerk:



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>4000-0075-2024</u>
Date	<u>31 DEC 2024</u>
Signature	<u>[Handwritten Signature]</u>



6-14-1952

MEMORANDUM

TO: SAC, NEW YORK

FROM: SAC, NEW YORK

Re: [Illegible text]



[Illegible text]

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

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

MUNICIPAL PLAN AMENDMENT No. 18, 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. 18. 2023.

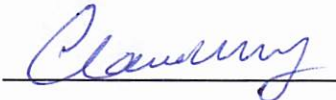
Adopted by the Town Council of Portugal Cove-St. Philip's on the 20th day of February, 2024.

Signed and sealed this 27 day of March 2024.

Mayor:



Town Clerk:



(Town Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 18, 2023, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP: Anna Myers

Member of Canadian Institute of Planners (MCIP)

TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 18, 2023

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan 2014-2024. There is an associated Development Regulations Amendment No. 28, 2023.

On July 7, 2023, the Government of Newfoundland and Labrador announced the location of a new high school for the Town of Portugal Cove-St. Philip's on Old Broad Cove Road at the corner of Maggie's Place. The purpose of this amendment is to establish the required designation for the proposed new school and update the General Intent of the Public Use designation to reflect completion of Brookside Intermediate and the proposed new high school. The land is owned by the Town of Portugal Cove-St. Philip's.

The site will be redesignated on the Generalized Future Land Use Map from 'Agriculture' to 'Public Use' and from 'Residential' to 'Public Use' for the purposes of developing the new secondary school. The agriculture lands are not part of the Agricultural Development Area under the *Lands Act, 1990*, and they are not in use for agriculture purposes. Development of schools in the Public Use designation is supported by Section 3.4.5 (Public Use) of the Municipal Plan 2014-2024, specifically Plan Policy PU-1. The text regarding the intent of the zone will be updated to reflect the changes that have occurred since the Municipal Plan came into legal effect.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in The Telegram newspaper on November 4, 2023, in the November edition of the Northeast Avalon Times advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website and individual notices were sent to property owners located within a 200 metre offset of the areas proposed to be redesignated. Residents were invited to view the documents and maps at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by November 20, 2023. The Town received six responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

Council also consulted with the 14 stakeholder municipalities of the St. John's Urban Region Regional Plan regarding the proposed amendments. The Town received five responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

Under 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 February 24, 2024 and March 2, 2024. The amendments were available for review at the Town Office during regular business hours and on the

Town's website from February 24 to March 11, 2024. Council scheduled a public hearing for March 13, 2024 at the Town Office. As no responses were received, the public hearing was cancelled.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

The proposed Municipal Plan Amendment No. 18, 2023 consists of text and map changes to the 2014-2024 Municipal Plan and Generalized Future Land Use Map. The amendment to the St. John's Urban Region Regional Plan, 1976, is as follows:

To redesignate an area on Maggie's Place from 'Rural' to 'Urban Development'.

An amendment to the St. John's Urban Region Regional Plan, 1976 is required.

MUNICIPAL PLAN AMENDMENT No. 18, 2023

CHANGES TO TEXT OF MUNICIPAL PLAN

FROM:

3.4.5 Public Use – General Intent

Lands for Public uses are designated Public Use (PU) on the Generalized Future Land Use Map in order to permit the development of a variety of public land uses to serve the assembly, civic, cultural, spiritual, recreational, health care and educational needs of the community. The two largest designated areas for public uses include the Town Hall on Thorburn Road (and the pending new middle school nearby) and Beachy Cove Elementary on Beachy Cove Road. Smaller designated public use areas include some of the Town's churches and cemeteries.

Lands designated Public Use (PU) shall be also zoned on the Zoning Map as Public Use (PU). Detailed requirements of this zone are outlined in Schedule C of the Development Regulations.

TO:

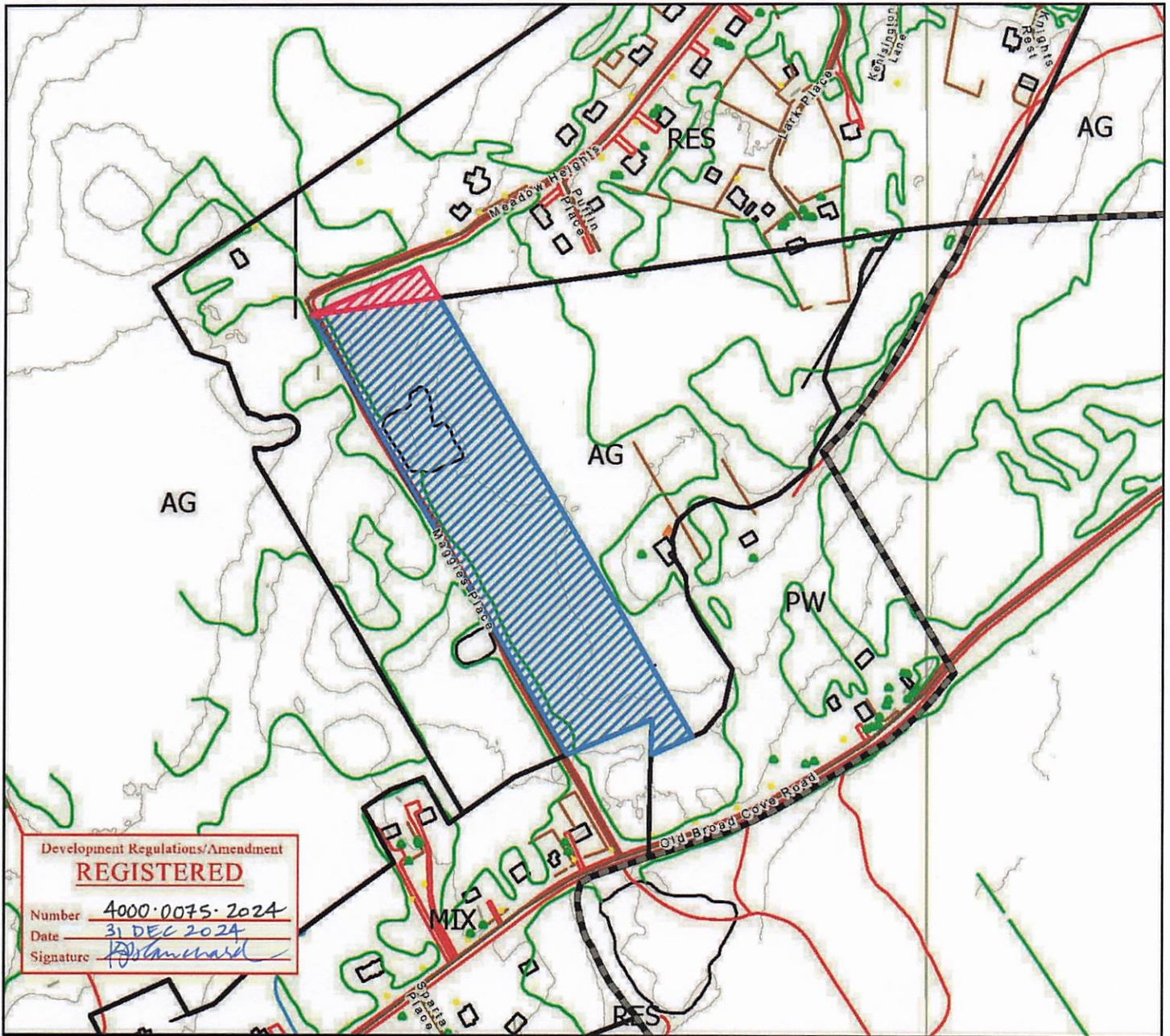
3.4.5 Public Use – General Intent

Lands for Public uses are designated Public Use (PU) on the Generalized Future Land Use Map in order to permit the development of a variety of public land uses to serve the assembly, civic, cultural, spiritual, recreational, health care and educational needs of the community. The three largest designated areas for public uses include the Town Hall and Brookside Intermediate on Thorburn Road, Beachy Cove Elementary on Beachy Cove Road, and a proposed new high school off Old Broad Cove Road at the corner of Maggie's Place. Smaller designated public use areas include some of the Town's churches and cemeteries.

Lands designated Public Use (PU) shall be also zoned on the Zoning Map as Public Use (PU). Detailed requirements of this zone are outlined in Schedule C of the Development Regulations.

GENERALIZED FUTURE LAND USE MAP AMENDMENT

The Generalized Future Land Use Map of the Town of Portugal Cove-St. Philip's Municipal Plan is amended as shown on the following map.



Development Regulations/Amendment
REGISTERED
 Number 4000-0075-2024
 Date 31 DEC 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 29 day of March, 2024.

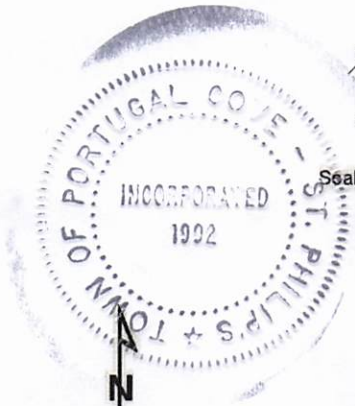
GENERALIZED FUTURE LAND USE MAP

[Signature] Mayor

MUNICIPAL PLAN
 AMENDMENT NO. 18, 2023

[Signature] Clerk

- ▬ Area to be rezoned from Agriculture (AG) to Public Use (PUB)
- ▬ Area to be rezoned from Residential (RES) to Public Use (PUB)



[Signature]

Scale: 1:4,688

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 18, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**TOWN OF PORTUGAL COVE-ST, PHILIP'S
DEVELOPMENT REGULATIONS, 2014-2024**

DEVELOPMENT REGULATIONS AMENDMENT NO. 28, 2023

(Amendment to Development Regulations Map)

(Location for new High School - Old Broad Cove Road/Maggie's Place)



JULY, 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS, 2014-2024**

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023

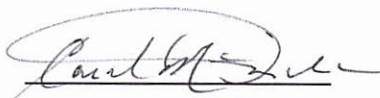
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 28, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations on the 20th day of February, 2024.
- b) gave notice of the adoption of the Amendment No. 28, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations by advertisement in The Telegram newspaper on February 24, 2024 and March 2, 2024, 2024. The advertisement was also posted on the Town's website and social media platforms;
- c) set the 13th day of March, 2024, for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 28, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations as adopted.

SIGNED AND SEALED this 27 day of March, 2024.

Mayor



Clerk



Development Regulations/Amendment	
REGISTERED	
Number	<u>4000-0075-2024</u>
Date	<u>31 DEC 2024</u>
Signature	<u>[Handwritten Signature]</u>



THE BOARD OF DIRECTORS

OF THE COMPANY

RESOLVED THAT

THE FOLLOWING

BE APPOINTED

AS A COMMITTEE TO INVESTIGATE THE MATTER OF THE

ALLEGED VIOLATION OF THE BY-LAWS OF THE COMPANY

BY THE SAID COMMITTEE

AND TO REPORT TO THE BOARD OF DIRECTORS

AS SOON AS PRACTICABLE

AND TO TAKE SUCH OTHER ACTION AS MAY BE

DEEMED ADVISABLE

IN CONNECTION WITH THE MATTER

HEREIN REFERRED TO

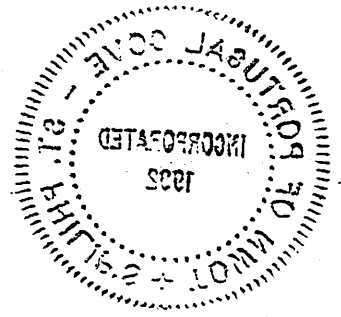
AND TO SIGN SUCH INSTRUMENTS AS MAY BE

NECESSARY TO CARRY OUT THE PURPOSES

OF THIS RESOLUTION

AND TO TAKE SUCH OTHER ACTION AS MAY BE

DEEMED ADVISABLE



Handwritten signature and date, possibly "J. H. [Name] 1935".

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

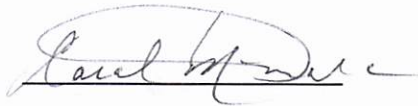
**TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023
DEVELOPMENT REGULATIONS, 2014-2024**

Under the authority of Section 16 of the Urban and Rural Planning Act, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 28, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 20th day of February, 2024.

Signed and sealed this 27 day of March 2024.

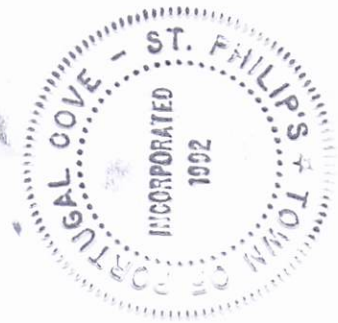
Mayor



Town Clerk



(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 28, 2023, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



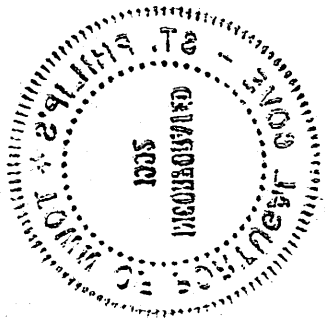


MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)

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TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations, 2014-2024. There is an associated Municipal Plan Amendment No. 18, 2023.

On July 7, 2023, the Government of Newfoundland and Labrador announced the location of a new high school for the Town of Portugal Cove-St. Philip's on Old Broad Cove Road at the corner of Maggie's Place. The purpose of this amendment is to establish the required zoning for the proposed new school location. The land is owned by the Town of Portugal Cove-St. Philip's. The site will be rezoned on the Development Regulations Map from 'Agriculture' to 'Public Use' and from 'Residential Medium Density' to 'Public Use' to accommodate the new school. The agriculture lands are not part of the Agricultural Development Area under the *Lands Act, 1990*, and they are not in use for agriculture purposes. Schools, as an example of the Educational class, are a Permitted Use on the Use Zone Table for the Public Use zone in Schedule C of the Development Regulations. Development of schools in the Public Use zone is supported by Section 3.4.5 (Public Use) of the Town's Municipal Plan 2014-2024, specifically Plan Policy PU-1.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in The Telegram newspaper on November 4, 2023, in the November edition of the Northeast Avalon Times advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website and individual notices were sent to property owners located within a 200 metre offset of the areas proposed to be redesignated. Residents were invited to view the documents and maps at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by November 20, 2023. The Town received six responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

Council also consulted with the 14 stakeholder municipalities of the St. John's Urban Region Regional Plan regarding the proposed amendments. The Town received five responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

Under 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 February 24, 2024 and March 2, 2024. The amendments were available for review at the Town Office during regular business hours and on the Town's website from February 24 to March 11, 2024. Council scheduled a public hearing for March 13, 2024 at the Town Office. As no responses were received, the public hearing was cancelled.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

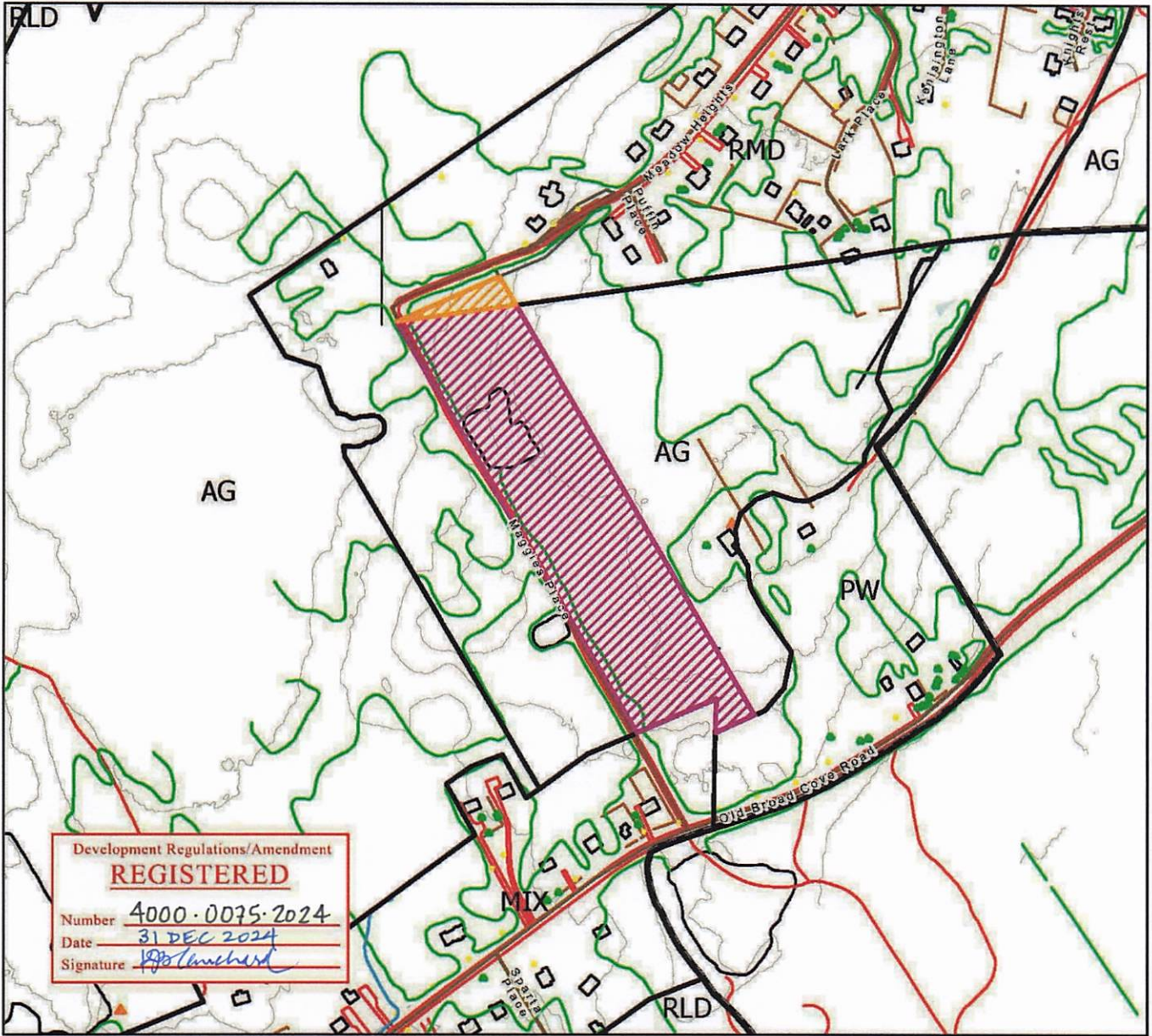
The proposed Development Regulations Amendment No. 28, 2023 consists of a map change to the St. John's Urban Region Regional Plan, 1976 as follows:

To redesignate an area on Maggie's Place from 'Rural' to 'Urban Development'.

An amendment to the St. John's Urban Region Regional Plan, 1976 is required.

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023**MAP AMENDMENT**

The Development Regulations Map of the Town of Portugal Cove-St. Philip's Development Regulations, 2014-2024 is amended as shown on the following map.



Development Regulations/Amendment
REGISTERED
 Number 4000-0075-2024
 Date 31 DEC 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 27 day of March, 2024.

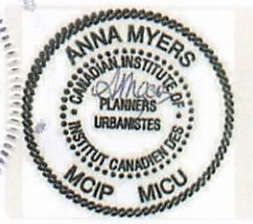
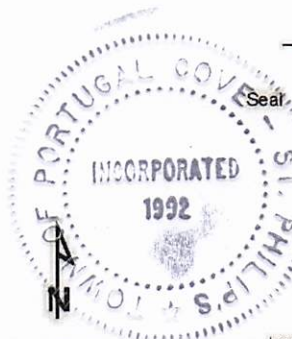
DEVELOPMENT REGULATIONS MAP

[Signature] Mayor

DEVELOPMENT REGULATIONS
AMENDMENT NO. 28, 2023

[Signature] Clerk

-  Area to be rezoned from Agriculture (AG) to Public Use (PUB)
-  Area to be rezoned from Residential Medium Density (RMD) to Public Use (PUB)



[Signature]

Scale: 1:5,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 28, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.