



**PUBLIC CONSULTATION  
MUNICIPAL PLAN AMENDMENT No. 24, 2025 and  
DEVELOPMENT REGULATIONS AMENDMENT  
No. 41, 2025**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 41, 2025.

Municipal Plan Amendment No. 24, 2025 proposes to redesignate a portion of No. 39A Farm Road from Eco Village Sustainable Agriculture to Eco Village Cluster. Development Regulations Amendment No. 41, 2025 proposes to rezone the same area of land from Eco Village Sustainable Agriculture to Eco Village Cluster.

The purpose of the redesignation and rezoning is to allow the development of a multigenerational cohousing community closer to Farm Road due to slopes and costs identified during design work.

Council encourages residents to view the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 41, 2025, which shall be on display from **June 13, 2025**, to **June 27, 2025**, on the Town's website at [www.pcsp.ca](http://www.pcsp.ca). The public can provide any comments or concerns on the proposed amendment to the Town Office in writing before Council considers proceeding with adoption.

The deadline for written comments shall be 4:00 pm, **June 27, 2025**.

For more information, please contact the Town Office.

Town of Portugal Cove-St. Philip's  
1119 Thorburn Road  
Portugal Cove-St. Philip's, NL  
A1M 1T6  
Tel: 709-895-8000 ext. 4 Fax: 709-895-3780  
E-mail: [planning@pcsp.ca](mailto:planning@pcsp.ca)

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

**MUNICIPAL PLAN AMENDMENT NO. 24, 2025**

(Eco Village Sustainable Agriculture to Eco Village Cluster, Farm Road)



**MAY 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

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

**MUNICIPAL PLAN AMENDMENT No. 24, 2025**

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. 24, 2025 to the Town of Portugal Cove-St. Philip's Municipal Plan on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.
- b) gave notice of the adoption of the Amendment No. 24, 2025 to the Town of Portugal Cove-St. Philip's Municipal Plan by notice on the Town's digital signage located on Thorburn Road and Portugal Cove Road, and on the Town's website and social media platforms between \_\_\_\_\_ and \_\_\_\_\_, 2025.
- c) set the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ 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 Town Council of Portugal Cove-St. Philip's approves the Amendment No. 24, 2025 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor: \_\_\_\_\_

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

<p>Municipal Plan/Amendment <b><u>REGISTERED</u></b></p> <p>Number _____</p> <p>Date _____</p> <p>Signature _____</p>
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(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**MUNICIPAL PLAN AMENDMENT No. 24, 2025**

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 Municipal Plan Amendment No. 24, 2025.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ..... day of ....., 2025.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Mayor: \_\_\_\_\_

Town Clerk: \_\_\_\_\_

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 24, 2025, 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. 24, 2025

### 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. 41, 2025.

The Town Council of Portugal Cove-St. Philip's is in receipt of a request to redesignate an area of land to accommodate development of a multigenerational cohousing community. The property is currently designated Eco Village Cluster (EVC) and Eco Village Sustainable Agriculture (EVSA). It was requested that a portion of the EVSA area be redesignated to EVC to allow development of the cohousing community closer to Farm Road due to slopes and costs identified during design work.

The purpose of this amendment is to redesignate a portion of No. 39A Farm Road from **Eco Village Sustainable Agriculture to Eco Village Cluster**.

This change is consistent with the policies of the Municipal Plan, as amended in Amendment No. 17, 2024 as follows:

Policy-2.2 HOUSING

Identify opportunities to effectively respond to the changing housing needs of local seniors and young adults, and to manage developments within the more detached locations of the community, including innovative concepts, such as cohousing.

and

Section 3.4.11 ECO VILLAGE, policies EV-1 to EV-9, which outline the Eco Village Cluster designation uses and conditions for development.

At the time of the preparation of the design and layout of the Eco Village development, an assessment of the location of wetlands in the Town of Portugal Cove-St. Philip's was underway; therefore, the locations of the Eco Village Cluster and the Eco Village Sustainable Agriculture designations were determined by the available wetland mapping. Since that time, the Town has adopted the updated wetland mapping which indicates that the area of land closer to Farm Road is suitable for development. EnFor Consulting Services prepared the Wetland Mapping, adopted by Council on February 21, 2023 and came into legal effect when gazetted in the NL Gazette on July 7, 2023.

The recent engineering assessment of the proposed Eco Village site combined with the change in wetland status are the impetus for this amendment. Moving the EVC closer to Farm Road will result in a residential cluster that fits naturally into the rural residential neighbourhood, saves costs for installation of municipal infrastructure and costs for providing ongoing municipal services. This opportunity to change the location of the Eco Village allows for the cohousing development to be integrated into the community fabric of the Town more fully.

## **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 posted notice of the proposed amendments on the Town's digital signage on Thorburn Road and Portugal Cove Road (two conspicuous places) between ..... and ..... advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms. 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 .....,

At a future date, individuals and groups shall also have another opportunity for submissions at a Public Hearing chaired by an independent Commissioner.

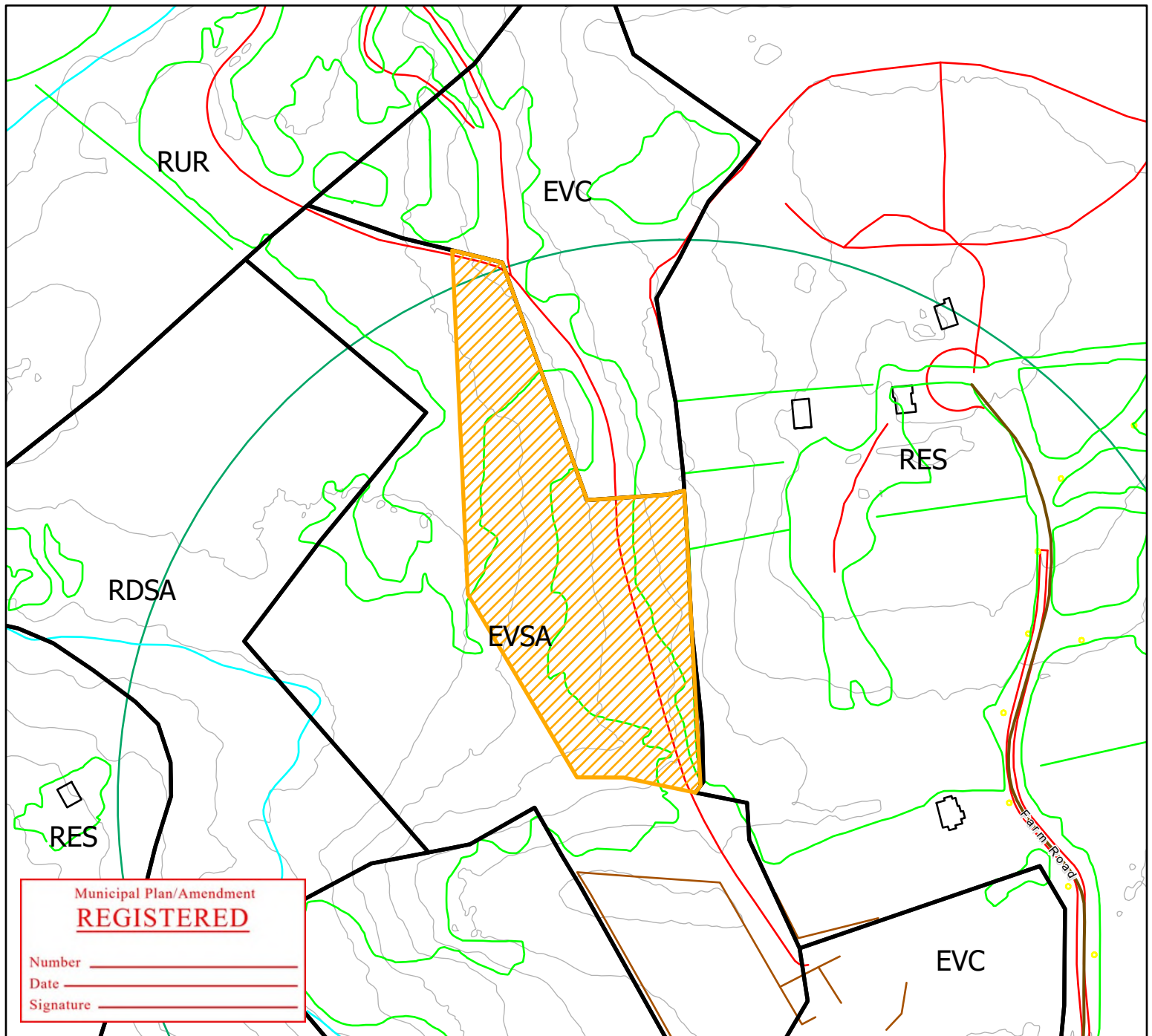
## **ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**

The proposed Municipal Plan Amendment No. 24, 2025 consists of a map change to the Future Land Use Map. The St. John's Urban Region Regional Plan has the area designated as Urban Development. The Urban Development designation accommodates a range of urban uses including residential. No amendment to the St. John's Urban Region Regional Plan is required.

## **MUNICIPAL PLAN AMENDMENT No. 24, 2025**

- **MAP AMENDMENT:**

The Generalized Future Land Use Map of the Town of Portugal Cove-St. Philip's Municipal Plan, 2014-2024 is amended as shown on the following map.



**Municipal Plan/Amendment**  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

TOWN OF PORTUGAL COVE-ST. PHILIP'S

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

MUNICIPAL PLAN 2014-2024

This \_\_\_\_ day of \_\_\_\_\_, 2025.

GENERALIZED FUTURE LAND USE MAP

MUNICIPAL PLAN AMENDMENT NO. 24, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Area to be rezoned from "Eco Village Sustainable Agriculture" to "Eco Village Cluster"

Seal



Scale: 1:3,000

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 24, 2025 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. 41, 2025**

**Eco Village Sustainable Agriculture to Eco Village Cluster –  
Farm Road**

(Amendment to maps)



**MAY 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

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

**DEVELOPMENT REGULATIONS AMENDMENT No. 41, 2025**

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. 41, 2025 to the Town of Portugal Cove-St. Philip's Development Regulations on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.
- b) gave notice of the adoption of the Amendment No. 41, 2025 to the Town of Portugal Cove-St. Philip's Development Regulations by notice on the Town's Digital signage located on Thorburn Road and Portugal Cove Road, and on the Town's website and social media platforms between \_\_\_\_\_ and \_\_\_\_\_, 2025.
- c) set the \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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. 41, 2025 to the Town of Portugal Cove-St. Philip's Development Regulations as adopted.

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

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

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S**

**DEVELOPMENT REGULATIONS AMENDMENT No. 41, 2025**

**DEVELOPMENT REGULATIONS, 2014-2024**

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. 41, 2025.

Adopted by the Town Council of Portugal Cove-St. Philip's on the \_\_\_\_ day of \_\_\_\_\_, 2025.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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. 41, 2025, has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



MCIP: Anna Myers

Member of Canadian Institute of Planners (MCIP)

## **TOWN OF PORTUGAL COVE-ST. PHILIP'S**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 41, 2025 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. 24, 2025.

The Town Council of Portugal Cove-St. Philip's is in receipt of a request to rezone an area of land to accommodate development of a multigenerational cohousing community. The property is currently zoned Eco Village Cluster (EVC) and Eco Village Sustainable Agriculture (EVSA). It was requested that a portion of the EVSA area be rezoned to EVC to allow development of the cohousing community closer to Farm Road due to slopes and costs identified during design work.

At the time of the preparation of the design and layout of the Eco Village development, an assessment of the location of wetlands in the Town of Portugal Cove-St. Philip's was underway; therefore, the locations of the Eco Village Cluster and the Eco Village Sustainable Agriculture designations were determined by the available wetland mapping. Since that time, the Town has adopted the updated wetland mapping which indicates that the area of land closer to Farm Road is suitable for development. EnFor Consulting Services prepared the Wetland Mapping, adopted by Council on February 21, 2023 and came into legal effect when gazetted in the NL Gazette on July 7, 2023.

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The purpose of this amendment is to rezone a portion of No. 39A Farm Road from **Eco Village Sustainable Agriculture to Eco Village Cluster**.

### **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 posted notice of the proposed amendments on the Town's digital signage on Thorburn Road and Portugal Cove Road (two conspicuous places) between ..... and ..... advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms. 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 .....,

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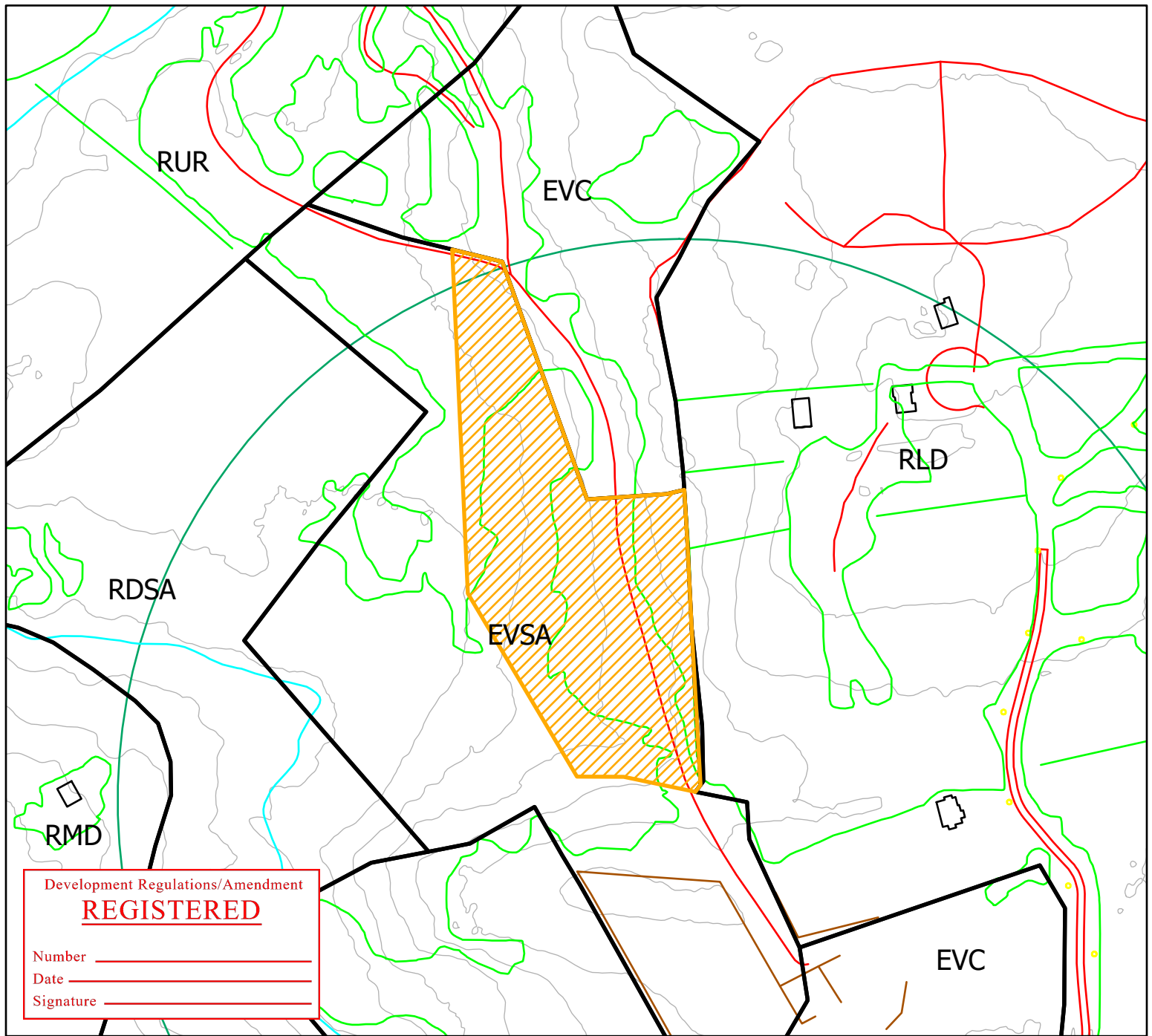
**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**

The proposed Development Regulations Amendment No. 41, 2025 consists of a map change to the Development Regulations Map. The St. John's Urban Region Regional Plan has the area designated as Urban Development. The Urban Development designation accommodates a range of urban uses including residential. No amendment to the St. John's Urban Region Regional Plan is required.

**DEVELOPMENT REGULATIONS AMENDMENT No. 41, 2025**

- **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 \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

TOWN OF PORTUGAL COVE-ST. PHILIP'S

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

MUNICIPAL PLAN 2014-2024


This \_\_\_\_ day of \_\_\_\_\_, 2025.

DEVELOPMENT REGULATIONS MAP

DEVELOPMENT REGULATIONS AMENDMENT NO. 41, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

 Area to be rezoned from "Eco Village Sustainable Agriculture" to "Eco Village Cluster"

Seal



Scale: 1:3,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 41, 2025 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.