



URBAN AND RURAL PLANNING ACT, 2000
PUBLIC HEARING
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 24, 2025
AND DEVELOPMENT REGULATIONS AMENDMENT No. 41, 2025

The Town Council of Portugal Cove-St. Philip's has adopted Portugal Cove-St. Philip's Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 41, 2025.

A public hearing to consider objections and representations on the proposed amendments will be held on Wednesday, September 10, 2025, at 7:00 p.m. at the Portugal Cove-St. Philip's Town Hall, 1119 Thorburn Road, Portugal Cove-St. Philip's.

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.

Anyone wishing to make an objection or representation at the Public Hearing shall, at least 2 days before the date set for the public hearing, deposit with the Town Clerk of Portugal Cove-St. Philip's two copies of a signed, written statement outlining the objection or representation. If no written objection or representation with respect to the proposed amendments is received within the time indicated, the public hearing will be cancelled.

Council encourages residents to view the proposed amendments, which shall be on display from **August 27 to September 11, 2025** during normal business hours at the Town Office, Portugal Cove-St. Philip's and on the Town's website at **www.pcsp.ca**.

For more information about the proposed amendments or the public hearing, please contact planning@pcsp.ca or 709-895-8000 (option 4).

August 1, 2025

COR/2025/01327

Ashley Linehan
Director of Planning and Development
Town of Portugal Cove-St. Philips
1119 Thorburn Rd
Portugal Cove-St. Philips, NL A1M 1T6

Email: Ashley.linehan@pcsp.ca

Dear Ms. Linehan:

**TOWN OF PORTUGAL COVE – ST. PHILIP’S
MUNICIPAL PLAN AMENDMENT NO. 24, 2025 and
DEVELOPMENT REGULATIONS AMENDMENT NO. 41, 2025**

In keeping with the requirements of Section 15 of the **Urban and Rural Planning Act, 2000**, (*the “Act”*), staff with the Local Governance and Land Use Planning Division reviewed the above-noted documents to determine provincial or agency interests. Pursuant to review under Section 15 of the **Urban and Rural Planning Act, 2000**, I hereby release the documents from provincial review on behalf of the Department.

Council may now consider these amendments for adoption under Section 16 of the “Act”. Section 44 of the Towns and Local Service District Act, provides the process for a Council to vote on a resolution. Where a proposed plan and development regulations have been adopted under subsection 16(1) of the “Act”, a council or regional authority shall publish notice of that adoption twice in accordance with section 17(1) not fewer than 14 days before the date fixed under Section 18 for the hearing of objections to and representations on the proposed plan and regulations. The notice shall state the place and time during which the proposed plan and development regulations may be inspected, and the place and time set for the hearing of representations and objections (public hearing).

As per Section 19 of the “Act” a council or regional authority shall appoint a commissioner and may appoint one other person that is considered necessary to help the commissioner in holding a public hearing and to complete a report on that hearing. As per Section 19(6) of the “Act” a commissioner shall not be a member or employee of a council or regional authority in the province. Section 19(3)(4)(5) provide details regarding reimbursement entitlements and remuneration of a commissioner.

Pursuant to Section 21 of the “Act”, if no objections are received two days prior to the date specified in the notice under Section 17 and 18 and as outlined under Section 20, Council may cancel the public hearing. Pursuant to Section 23(4) of the “Act” and the provinces submission standards, an Affidavit document must be provided by the Authority as a component of the Section 24 registration package if no submissions were received enabling the cancellation of the public hearing, if applicable.

If the public hearing is held, Section 22 of the “Act” requires the Commissioner holding that public hearing to submit a written report on the public hearing to the council or regional authority together with 2 copies of evidence taken at the public hearing. The report shall set out in detail recommendations respecting objections and representations considered by the commissioner at the public hearing together with reasons and a statement showing objections and representations that came to the attention of the commissioner but were not considered together with the reasons why they were not considered. The report, any submissions received before the public hearing and all documents considered by the Commissioner must be included in the submission to the Division.

Pursuant to Section 22 and 23(1) of the “Act”, the Commissioner’s report must be tabled for Council’s consideration. After Council has reviewed the Commissioner’s report, Council may pass a resolution to approve the Municipal Plan and Development Regulations amendments. If Council decides to make changes to the adopted Municipal Plan and Development Regulations amendments, the resolution to approve must outline the changes to the document in which it is found. The Council also has the authority to withdraw the submitted plan and development regulations, or amendments there to under Section 23(1)(b). The Municipal Plan and the Development Regulations amendments must both have a resolution to approve. The resolution to approve must be signed by the mayor and the municipality’s clerk and stamped with the municipality’s seal. The resolution must include the date of the public meeting at which Council approved the Municipal Plan and Development Regulations amendments.

The adopted and approved documents and accompanying map(s), must comply with the departments submission standards (<https://www.gov.nl.ca/mpa/local-governance-division/submission-standards/>). Please ensure all documents and maps are signed, sealed and dated by the Mayor and Town Clerk, and certified by a Member or Fellow of the Canadian Institute of Planners (MCIP or FCIP respectively). When submitting these planning documents for registration under Section 24 of the **Urban and Rural Planning Act, 2000**, please ensure the hardcopy set is accompanied by a digital submission of

map data in GIS shapefile format, if applicable. In addition, please include the registration stamp on the maps, where appropriate, and on the Resolution to Approve pages.

Sincerely,



Sean McGrath
Planner III

cc: Anna Myers, MCIP, Tract Consulting

Additional note:

Please note that the department name has changed and is now Municipal Affairs and Community Engagement, using the abbreviated name MACE. When submitting this amendment for registration, please reflect this change in any materials submitted where necessary.

**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: _____

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

(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 amendment on the Town's digital signage on Thorburn Road and Portugal Cove Road and at the Town Office and Recreation Centre (two conspicuous places) between June 13, 2025 and June 27, 2025 advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms and sent out through the PCSP Connects system. 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 June 27, 2025. 29 submissions were received in response to the consultation. 28 submissions were in support of the amendment and one in opposition expressing concerns regarding groundwater disturbance for existing properties, security of the neighbourhood, and plans for agricultural animals on the property. Council considered the submissions received at their public meeting on July 8, 2025.

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

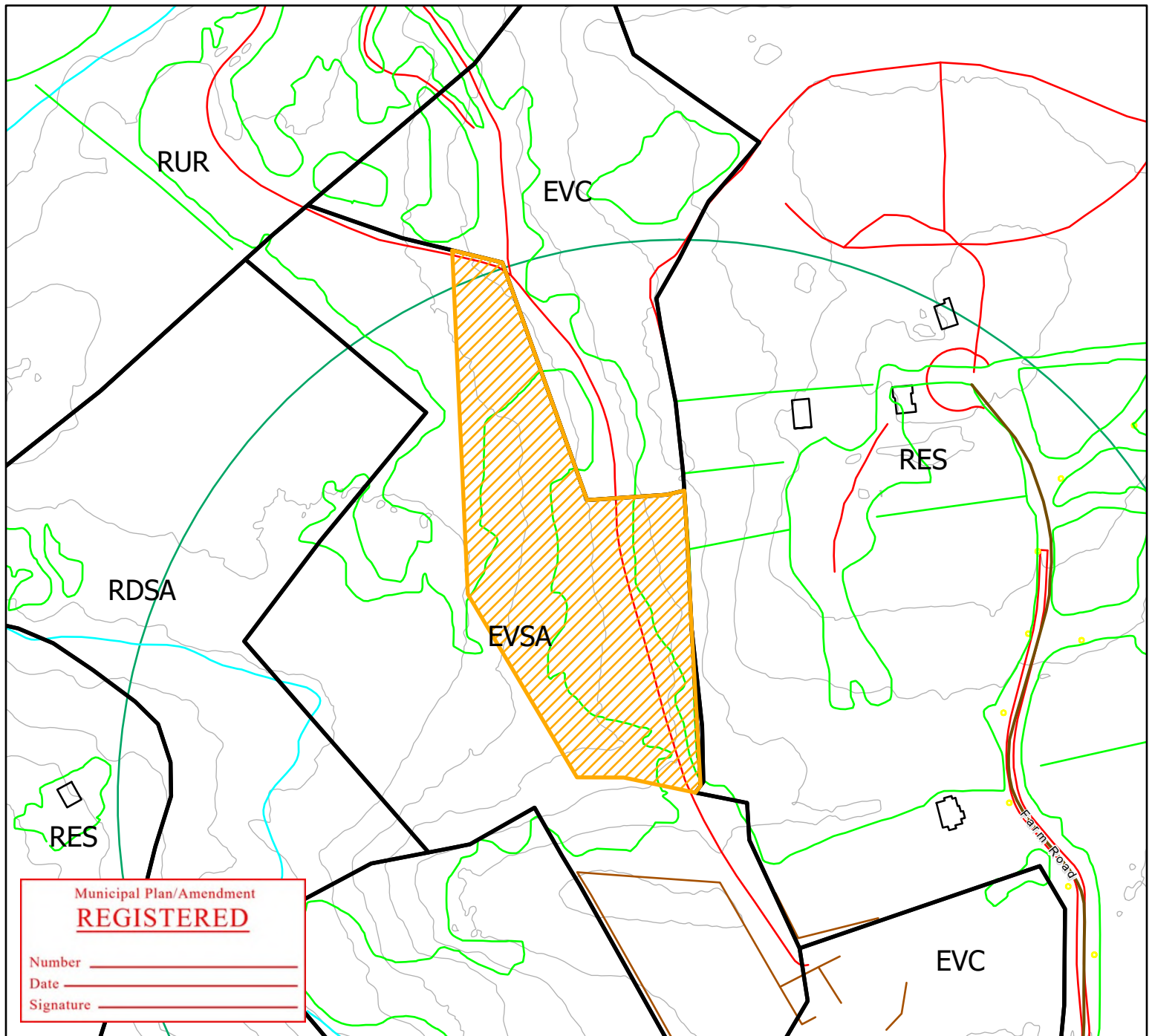
ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

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.



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

Mayor

MUNICIPAL PLAN AMENDMENT NO. 24, 2025

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 _____

(Council Seal)

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

**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.

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.

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 amendment on the Town's digital signage on Thorburn Road and Portugal Cove Road and at the Town Office and Recreation Centre (two conspicuous places) between June 13, 2025 and June 27, 2025 advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms and sent out through the PCSP Connects system. 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 June 27, 2025. 28 submissions were in support of the amendment and one in opposition expressing concerns regarding groundwater disturbance

for existing properties, security of the neighbourhood, and plans for agricultural animals on the property. Council considered the submissions received at their public meeting on July 8, 2025.

At a future date, individuals and groups have another opportunity for submissions in the Public Hearing process chaired by an independent Commissioner.

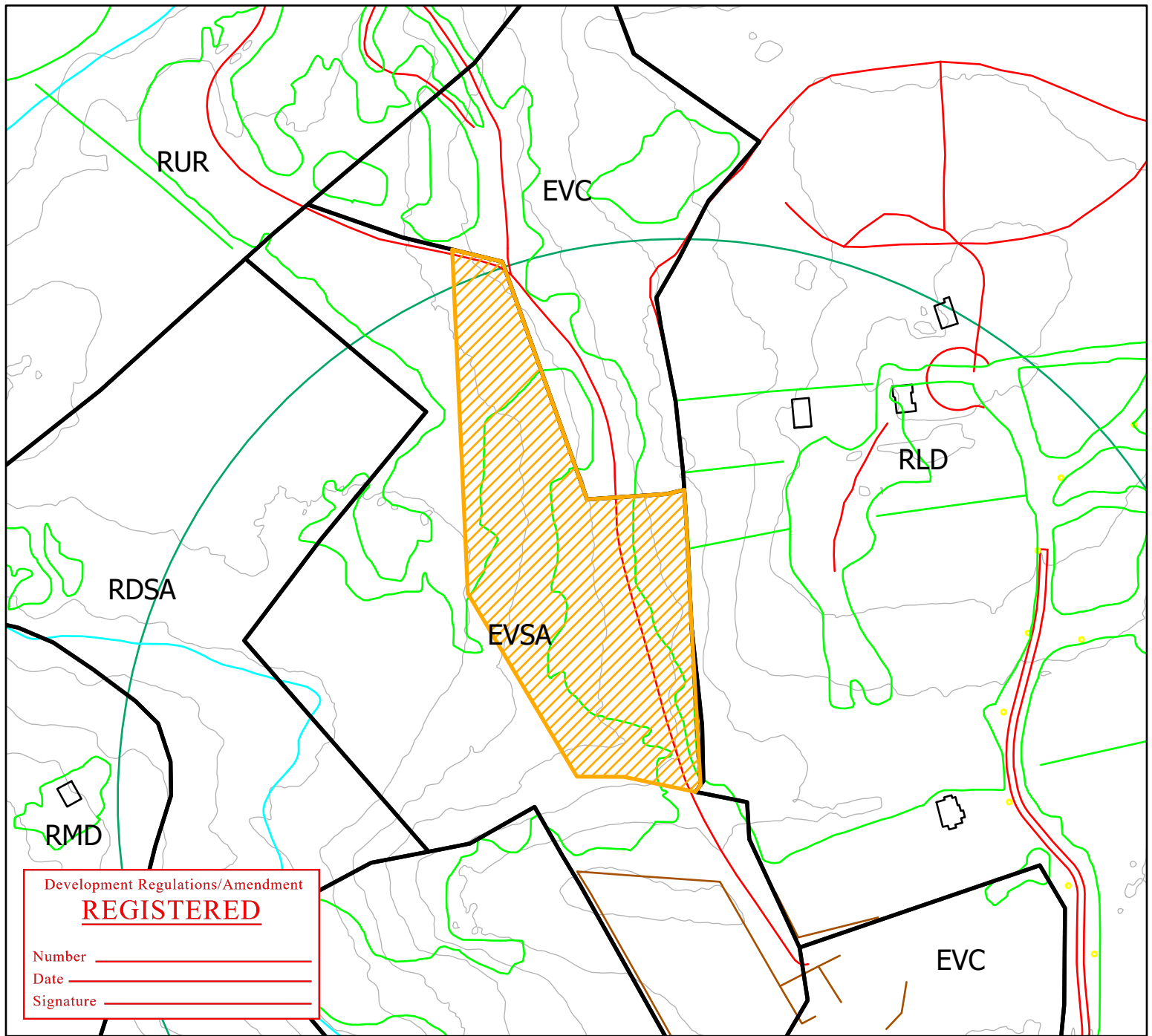
ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

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

Mayor

DEVELOPMENT REGULATIONS AMENDMENT NO. 41, 2025

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.