



**Portugal Cove  
St. Philip's**

**PUBLIC CONSULTATION  
MUNICIPAL PLAN AMENDMENT No. 26, 2026 and  
DEVELOPMENT REGULATIONS AMENDMENT  
No. 43, 2026**

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 26, 2026 and Development Regulations Amendment No. 43, 2026.

Municipal Plan Amendment No. 26, 2026 and Development Regulations Amendment No. 43, 2026 propose to restrict development within High Protection Wetlands except for public works and utilities, conservation and passive recreation uses for the purpose of environmental protection and preservation of these sensitive natural areas.

Council encourages residents to view the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 26, 2026 and Development Regulations Amendment No. 43, 2026, which shall be on display from **April 8 to April 22, 2026**, at the Town Office and 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 the amendments.

The deadline for written comments shall be 4:00 pm, **April 22, 2026**.

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 option 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. 26, 2026**

(High Protection Wetlands)



**April 2026**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

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

**MUNICIPAL PLAN AMENDMENT No. 26, 2026**

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. 26, 2026 to the Town of Portugal Cove-St. Philip's Municipal Plan on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.
- b) gave notice of the adoption of the Amendment No. 26, 2026 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, posting at the Town Office and recreation centre, on the Town's website and social media platforms, and sent out on the PCSP Connects system between \_\_\_\_\_ and \_\_\_\_\_, 2026.
- c) set the \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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. 26, 2026 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

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

<p><b>Municipal Plan/Amendment</b> <b><u>REGISTERED</u></b></p> <p>Number _____</p> <p>Date _____</p> <p>Signature _____</p>
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(Town 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. 26, 2026**

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. 26, 2026.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ..... day of ....., 2026.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

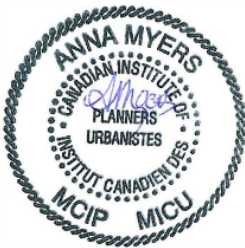
Mayor: \_\_\_\_\_

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. 26, 2026, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP:  
Member of Canadian Institute of Planners (MCIP)

**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 26, 2026**

**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. 43, 2026.

On June 13, 2023, Municipal Plan Amendment No. 14, 2022 and Development Regulations Amendment No. 23, 2022, which updated Schedule E: Environmental Protection Overlay and Map 3 – Environmental Protection Overlay to reflect new, more accurate data for defining the boundaries of environmentally sensitive areas, was registered by the Department of Municipal and Community Affairs. Part of this more accurate data was classifying wetlands into High Protection, Medium Protection, and Low Protection.

Section 3.3.2 (General Environmental Policies) of the Municipal Plan 2014-2024 states that “Conservation values are intrinsic to this Municipal Plan.” and Policy GE-2 states that “Council shall incorporate environmentally sensitive areas, including ... wetlands ... into the overlay Schedule E in order to protect these areas from the potentially damaging effects of development.” Protecting and Repairing Our Environment is also identified as one of five Strategic Action Areas within the Town’s Strategic Plan 2023-2028.

Environmental protection and the preservation of sensitive natural areas are fundamental priorities for Council, and accordingly Council believes that High Protection Wetlands must be safeguarded by restricting development within these environmentally sensitive areas.

The purpose of this amendment is to restrict development within High Protection Wetlands identified on Map 3 Environmental Protection Overlay Map, except for public works and utilities, conservation and passive recreation where Council may require professional assessment to be carried out regarding the acceptability of the work proceeding.

**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 ..... and ..... advertising the proposed amendment seeking comments or representations from the public. 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 on the Town’s website or at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by ..... . [Update with consultation results]

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. 26, 2026 consists of text changes to the 2014-2024 Municipal Plan and Generalized Future Land Use Map. No amendment to the Regional Plan is required.

**MUNICIPAL PLAN AMENDMENT No. 26, 2026**

**CHANGES TO TEXT OF MUNICIPAL PLAN**

**FROM**

**Policy GE-1** Council shall establish a Schedule E-Environmental Protection Overlay in Development Regulations and Map 3-Environmental Protection Overlay Map for Environmental Protection. All land that falls within Map 3, regardless of its land use designation in Section 3.4 Specific Land Use Policies and on the Generalized Future Land Use Map of this Plan, and Schedule C and the Development Regulations map of the Development Regulations shall be subject to the terms and conditions mapped and detailed in the Schedule E-Environmental Protection Overlay.

**TO:**

**Policy GE-1** Council shall establish a Schedule E-Environmental Protection Overlay in Development Regulations and Map 3-Environmental Protection Overlay Map for Environmental Protection. All land that falls within Map 3, regardless of its land use designation in Section 3.4 Specific Land Use Policies and on the Generalized Future Land Use Map of this Plan, and Schedule C and the Development Regulations map of the Development Regulations shall be subject to the terms and conditions mapped and detailed in the Schedule E-Environmental Protection Overlay, with the exception of designations and zoning that occurs within High Protection Wetlands where no development shall be permitted except for public works and utilities, conservation and passive recreation.

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

**DEVELOPMENT REGULATIONS AMENDMENT NO. 43, 2026**

(High Protection Wetlands)



**April 2026**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

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

**DEVELOPMNET REGULATIONS AMENDMENT No. 43, 2026**

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. 43, 2026 to the Town of Portugal Cove-St. Philip's Development Regulations on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.
- b) gave notice of the adoption of the Amendment No. 43, 2026 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, posting at the Town Office and recreation centre, on the Town's website and social media platforms, and sent out on the PCSP Connects system between \_\_\_\_\_ and \_\_\_\_\_, 2026.
- c) set the \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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. 43, 2026 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

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

<p><b>Municipal Plan/Amendment</b> <b><u>REGISTERED</u></b></p> <p>Number _____</p> <p>Date _____</p> <p>Signature _____</p>
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(Town 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. 43, 2026**

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. 43, 2026.

Adopted by the Town Council of Portugal Cove-St. Philip's on the ..... day of ....., 2026.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

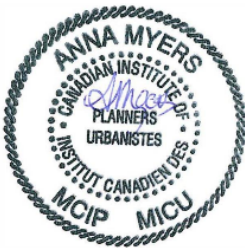
Mayor: \_\_\_\_\_

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. 43, 2026, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP:

Member of Canadian Institute of Planners (MCIP)

**TOWN OF PORTUGAL COVE-ST. PHILIP'S  
DEVELOPMENT REGULATIONS AMENDMENT No. 43, 2026**

**BACKGROUND**

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. There is an associated Municipal Plan Amendment No. 26, 2026.

On June 13, 2023, Municipal Plan Amendment No. 14, 2022 and Development Regulations Amendment No. 23, 2022, which updated Schedule E: Environmental Protection Overlay and Map 3 – Environmental Protection Overlay to reflect new, more accurate data for defining the boundaries of environmentally sensitive areas, was registered by the Department of Municipal and Community Affairs. Part of this more accurate data was classifying wetlands into High Protection, Medium Protection, and Low Protection.

Section 3.3.2 (General Environmental Policies) of the Municipal Plan 2014-2024 states that "Conservation values are intrinsic to this Municipal Plan." and Policy GE-2 states that "Council shall incorporate environmentally sensitive areas, including ... wetlands ... into the overlay Schedule E in order to protect these areas from the potentially damaging effects of development." Protecting and Repairing Our Environment is also identified as one of five Strategic Action Areas within the Town's Strategic Plan 2023-2028.

Environmental protection and the preservation of sensitive natural areas are fundamental priorities for Council, and accordingly Council believes that High Protection Wetlands must be safeguarded by restricting development within these environmentally sensitive areas.

The purpose of this amendment is to restrict development within High Protection Wetlands identified on Map 3 Environmental Protection Overlay Map.

**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 ..... and ..... advertising the proposed amendment seeking comments or representations from the public. 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 on the Town's website or at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by ..... [Update with consultation results]

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 Development Regulations Amendment No. 43, 2026 consists of text changes to the Development Regulations. No amendment to the Regional Plan is required.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 43, 2026**

### **CHANGES TO TEXT OF SCHEDULE E: ENVIRONMENTAL PROTECTION OVERLAY**

#### **FROM:**

#### **(6) Wetlands**

Wetlands are mapped on Map 3-Environmental Protection Overlay map as classified in the 2022 Hydrology report as follows:

- High protection: wetland contains a stream and/or other water bodies that are interconnected or directly adjacent to one of the significant river/stream systems;
- Medium protection: an isolated wetland that has an area of 2,500 m<sup>2</sup> of greater; and,
- Low protection: an isolated wetland that has an area less than 2,500 m<sup>2</sup>.

Wetlands means land that has the water table at, near or above the land surface and include bogs, fens, marshes, swamps and other shallow open water areas. They perform varied integral ecological functions such as: collect and store runoff, moderate and attenuate downstream flood flows, reduce downstream flooding and erosion, clean and purify water, recharge groundwater zones, and provide unique habitat for plants and animals.

Wetland development means the carrying out of an activity or operation which includes the construction of ditched, mechanical disturbance of the ground, alteration of normal water level fluctuations, infilling, graining, dredging, channelization, and removal of vegetation cover and/or organic matter on a wetland for social or economic benefits, or the making of any changes in the use or the intensity of use of any wetland which affects its hydrologic characteristics or functions.

The Province's *Water Resources Act, 2002* has provisions within Sections 30, 48 and 64 that directly address wetlands. Developers and/or property owners must apply under Section 48 of the *Water Resources Act, 2002* for work proposed within wetland areas. The following Water Resources Management Division policies apply with regard to wetlands: W.R. 97-2: Policy for Development in Wetlands and W.R. 97-1: Policy of Development in Shore Water Zones.

The Wetland buffer of fifteen (15.0) metres is mapped for all identified wetlands on Map 3. Council has the following requirements regarding development within Wetlands and the Wetland buffers:

1. High Protection Wetlands and Wetland Buffer:
  - a. Council shall require a qualified professional to determine and certify the safety regarding the activity, except for Infill Development areas where Council may, at their discretion, apply this requirement;

- b. Council shall require the preparation of a Habitat Assessment (as defined below), except for Infill Development areas, where Council may, at their discretion, apply this requirement.
2. Medium Protection Wetlands and Wetland Buffer:
  - a. Council may, at their discretion, require a qualified professional to determine and certify the safety regarding the activity;
  - b. Council may, at their discretion, require the preparation of a Habitat Assessment (as defined below).
3. Low Protection Wetlands and Wetland Buffer:
  - a. Council may, at their discretion, require a qualified professional to determine and certify the safety regarding the activity;
  - b. Council may, at their discretion, require the preparation of a Habitat Assessment (as defined below).

Definition of Habitat Assessment: A Habitat assessment shall address following matters: Current representation of habitat, plant and wildlife species, or natural features in the area, including abundance, diversity and complexity of species and habitat (land and water), presence of species of conservation concern (e.g. rare, vulnerable, threatened, endangered, declining, uncommon, sensitive, endemic species), condition/quality of site, potential for long-term protection of site/habitat, description of habitat/site (size, shape, location), evidence of use, and other perceived values, such as value of a site to the larger ecosystem in which it is found (maintenance of hydrological and nutrient cycles, erosion control) and value of a site to humans (scientific and educational studies, aesthetics and recreational values). The Habitat Assessment shall be undertaken by a Professional Biologist, with accreditation to the satisfaction of Council.

**TO:**

**(6) Wetlands**

Wetlands are mapped on Map 3-Environmental Protection Overlay map as classified in the 2022 Hydrology report as follows:

- High protection: wetland contains a stream and/or other water bodies that are interconnected or directly adjacent to one of the significant river/stream systems;
- Medium protection: an isolated wetland that has an area of 2,500 m<sup>2</sup> of greater; and,
- Low protection: an isolated wetland that has an area less than 2,500 m<sup>2</sup>.

Wetlands means land that has the water table at, near or above the land surface and include bogs, fens, marshes, swamps and other shallow open water areas. They perform varied integral ecological functions such as: collect and store runoff, moderate and attenuate downstream flood flows, reduce downstream flooding and erosion, clean and purify water, recharge groundwater zones, and provide unique habitat for plants and animals.

Wetland development means the carrying out of an activity or operation which includes the construction of ditches, mechanical disturbance of the ground, alteration of normal water level fluctuations, infilling, graining, dredging, channelization, and removal of vegetation cover and/or organic matter on a wetland for social or economic benefits, or the making of any changes in the use or the intensity of use of any wetland which affects its hydrologic characteristics or functions.

The Province's *Water Resources Act, 2002* has provisions within Sections 30, 48 and 64 that directly address wetlands. Developers and/or property owners must apply under Section 48 of the *Water Resources Act, 2002* for work proposed within wetland areas. The following Water Resources Management Division policies apply with regard to wetlands: W.R. 97-2: Policy for Development in Wetlands and W.R. 97-1: Policy of Development in Shore Water Zones.

The Wetland buffer of fifteen (15.0) metres is mapped for all identified wetlands on Map 3. Council has the following requirements regarding development within Wetlands and the Wetland buffers:

1. High Protection Wetlands and Wetland Buffer:
  - a. No development shall be permitted within a High Protection Wetland, except for services, infrastructure, and utilities constructed by a public, municipal, or utility organization. Permitted works shall be limited to infrastructure required to service the community, including such things as electrical services, light standards, traffic control devices, utility poles, highways and municipal directional signage, municipal water, sewer and storm water systems and associated underground utilities and pump houses, group mailboxes, roads and highways, and similar such infrastructure. Conservation, including environmental protection, and passive recreation uses (for example trails and interpretive signage) shall also be permitted.
  - b. Council may, at their discretion, require a qualified professional to determine and certify the safety of proposed development within a wetland buffer.
  - c. Council shall require the preparation of a Habitat Assessment (as defined below) for proposed development within the wetland buffer.
2. Medium Protection Wetlands and Wetland Buffer:
  - a. Council may, at their discretion, require a qualified professional to determine and certify the safety regarding the activity;
  - b. Council may, at their discretion, require the preparation of a Habitat Assessment (as defined below).
3. Low Protection Wetlands and Wetland Buffer:
  - a. Council may, at their discretion, require a qualified professional to determine and certify the safety regarding the activity;
  - b. Council may, at their discretion, require the preparation of a Habitat Assessment (as defined below).

Definition of Habitat Assessment: A Habitat assessment shall address following matters: Current representation of habitat, plant and wildlife species, or natural features in the area, including abundance, diversity and complexity of species and habitat (land and water), presence of species of conservation concern (e.g. rare, vulnerable, threatened, endangered, declining, uncommon, sensitive, endemic species), condition/quality of site, potential for long-term protection of site/habitat, description of habitat/site (size, shape, location), evidence of use, and other perceived values, such as value of a site to the larger ecosystem in which it is found (maintenance of hydrological and nutrient cycles, erosion control) and value of a site to humans (scientific and educational studies, aesthetics and recreational values). The Habitat Assessment shall be undertaken by a Professional Biologist, with accreditation to the satisfaction of Council.