

**URBAN AND RURAL PLANNING ACT, 2000
NOTICE OF REGISTRATION**

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 19, 2023
DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2023
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 10, 2023**

Take notice that the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 19, 2023 and Development Regulations Amendment No. 31, 2023, as adopted by Council on the 21st day of January 2025, have been registered by the Department of Municipal and Community Affairs.

Further take notice that the Minister of Municipal and Community Affairs has also adopted the St. John's Urban Region Regional Plan Amendment No. 10, 2023.

In general terms, Municipal Plan Amendment No. 19, 2023 *will redesignate land at No. 70-79A Meadow Heights from Agriculture (AG) to Residential (RES)*. Development Regulations Amendment No. 31, 2023 *will rezone the same area of land from Agriculture (AG) to Residential Medium Density (RMD)*.

The St. John's Urban Region Regional Plan Amendment No. 10, 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. 19, 2023 and Development Regulations Amendment No. 31, 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. 19, 2023 and Development Regulations Amendment No. 31, 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



COR/2026/01253

May 12, 2026

Claudine Murray
Town Clerk
Town of Portugal Cove – St. Philip's
1119 Thorburn Road
Portugal Cove – St. Philip's, NL A1M 1T6

Dear Claudine Murray:

**Portugal Cove – St. Philip's
Municipal Plan Amendment No. 19, 2023
Development Regulations Amendment No. 31, 2023
(In Relation to St. John's Urban Region Regional Plan Amendment No. 10, 2023)**

I am pleased to inform you that the **Town of Portugal Cove – St. Philip's Municipal Plan Amendment No. 10 and Development Regulations Amendment No. 31, 2023**, as approved by the Council of Portugal Cove St. Philips on April 7, 2025 have now been registered. Correspondingly, **the St. John's Urban Region Regional Plan Amendment No. 10, 2023** was registered on April 21, 2023.


In accordance with section 24(2) of the **Urban and Rural Planning Act, 2000**, Council must publish a notice in accordance with section 110.1 and in the Newfoundland and Labrador Gazette within 10 days of this letter. As per subsection 24(3) **of the Urban and Rural Planning Act, 2000**, the date upon which a notice in the Gazette is published shall be considered the date of coming into force of the registered amendments that are subject to that notice. The Newfoundland and Labrador Gazette is published every Friday. Notices must be submitted a week in advance. Council can submit notice by email (kingsprinter@gov.nl.ca), by fax (709-729-1900) or by mail (King's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

It is recommended the Town publish a joint notice of registration for both the Town's registered amendments and the registered **St. John's Urban Region Regional Plan Amendment No. 10, 2023**. The notices must clearly state the Minister has registered the **St. John's Urban Region Regional Plan Amendment No 10, 2023**. Required text to be included in the notice is included in the Appendix. A copy of the St. John's Urban Region Regional Plan Amendment is enclosed for your file.



Should you have any questions please contact me at (709) 729-5353 or smcgrath@gov.nl.ca

Yours truly,


Sean McGrath, MCIP
Manager of Land Use Planning

cc: Anna Myers, MCIP, Tract Consulting Inc.

Enclosed : Copy of St. John's Urban Region Regional Plan Amendment No. 10, 2023
Registered Municipal Plan Amendment No. 19, 2023 and Development
Regulations Amendment No. 31, 2023

Publication

110 .1 Any notice required to be given by a council, regional authority or authorized administrator under this Act, the regulations or a by-law shall, unless otherwise stated in this Act, be posted in at least 2 conspicuous places in the area affected and also given by one or more of the following means:

(a) publishing the notice in a newspaper published or having general circulation in the area affected;

(b) broadcasting the notice on a radio or television station that broadcasts in the area affected;

(c) mailing the notice, including direct mail and leafleting;

(d) publishing the notice on the council's, regional authority's or authorized administrator's website;

(e) publishing the notice on social media accounts of the council, regional authority or authorized administrator; and

(f) any other means that is reasonably expected to notify a person in the area affected.

Appendix A – Notice Requirements

St. John's Urban Region Regional Plan Amendment No. 10, 2023 And Portugal Cove-St. Philip's Municipal Plan Amendment No. 19, 2023 & Development Regulations Amendment No. 31, 2023

TAKE NOTICE that ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 10, 2023, as adopted by the Minister of Municipal and Community Affairs on the 5th day of September, 2024, has now been approved and registered by the Minister.

IN GENERAL TERMS, the purpose of the ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 10, 2023, is to re-designate land from 'Rural ' to 'Urban Development' in order to bring the proposed MUNICIPAL PLAN AMENDMENT NO. 19, 2023, AND DEVELOPMENT REGULATIONS AMENDMENT NO. 31, 2023 into conformity with the regional plan.

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

MUNICIPAL PLAN AMENDMENT NO. 19, 2023

(Amendment to Generalized Future Land Use Map)

(Meadow Heights)



NOVEMBER, 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. 19, 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. 19, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan on the 21st day of January, 2025.
- b) gave notice of the adoption of the Amendment No. 19, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan by advertisement in The Telegram newspaper on February 7 and February 14, 2025. The advertisement was also published in the February edition of the Northeast Avalon Times, and on the Town's website and social media.
- c) set the 27th day of February, 2025, for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider objections and submissions.

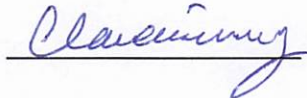
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 19, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this 7 day of April, 2025.

Mayor:



Town Clerk:



Municipal Plan/Amendment	
REGISTERED	
Number	<u>4000-0078-2026</u>
Date	<u>May 11, 2026</u>
Signature	<u>[Handwritten Signature]</u>



(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. 19, 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. 19, 2023.

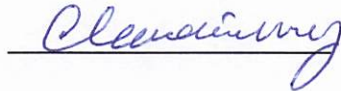
Adopted by the Town Council of Portugal Cove-St. Philip's on the 21st day of January, 2025.

Signed and sealed this 7 day of April 2025.

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. 19, 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. 19, 2023**

BACKGROUND

The Town of Portugal Cove-St. Philip's has received a request from the property owner of No. 70-76A Meadow Heights to accommodate a potential future fully-serviced residential subdivision.

The purpose of this amendment is to redesignate property located at No. 70-76A Meadow Heights from 'Agriculture (AG)' to 'Residential (RES)' on the Generalized Future Land Use Map. The current 'Agriculture (AG)' zone does not support fully serviced single dwelling development.

The site is not part of the St. John's Urban Region Agriculture Development Area (ADA) designation under the *Lands Act, 1991*; therefore it is not under the jurisdiction of the St. John's Land Development Advisory Authority. The site (along with approximately 372 hectares) lands was released from the ADA designation in 2008 as part of an overall ADA review. The Town of Portugal Cove-St. Philip's retained the 'Agriculture' designation on the Future Land Use mapping in order to preserve these lands for agricultural purposes; however, the Municipal Plan, 2014 acknowledged that "...the Town is considering a future comprehensive review of the recently released ADA lands, and possibly also the Town controlled agricultural lands...".

The proposed amendment is supported by the following agricultural lands policies within the Town's Municipal Plan 2014-2024:

Policy AG-2 Council may consider a comprehensive review of recent provincially released designated Agricultural Development Area lands for the most appropriate, beneficial and feasible future land use designations and permitted zone uses.

Policy AG-6 During the course of this Municipal Plan, the Town may additionally undertake a comprehensive review and assessment of Town controlled designated Agricultural lands on the basis of soil capabilities, drainage, existing and adjacent land uses, current and proposed land development patterns, land use alternatives and other considerations.

In 2017, the Town of Portugal Cove-St. Philip's extended its municipal sanitary sewer infrastructure along Meadow Heights, changing the street from semi-serviced (municipal water only) to fully serviced (municipal water and sewer). Concentration of development in areas served by municipal water and sewer infrastructure is supported by the following policies within the Town's Municipal Plan 2014-2024:

Policy GL-1 Council shall encourage the consolidation of development in existing developed areas, particularly areas that can be economically connected with existing piped water and/or sewer services.

Policy GL-5 Council shall encourage the intensification of development in areas that are made newly accessible to piped water and sewer services. This may occur through infilling along existing roads and the development of new streets and street extensions.

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 February 3, 2024, and the January 2024 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. 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 February 16, 2024. One response was received. This response was considered by Council at their public meeting on March 19, 2024.

Council also consulted with the 14 stakeholder municipalities of the St. John's Urban Region Regional Plan regarding the proposed amendments. The Town received three responses to this consultation. Council considered the responses received at their public meeting on March 19, 2024.

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 7 and February 14, 2025, in the February edition of the Northeast Avalon Times, and on the Town's website and social media. The amendments were available for review at the Town Office during regular business hours and on the Town's website from February 8 to February 25, 2025. Council scheduled a public hearing for February 27, 2025 at the Town Office. As no responses were received, the public hearing was cancelled.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

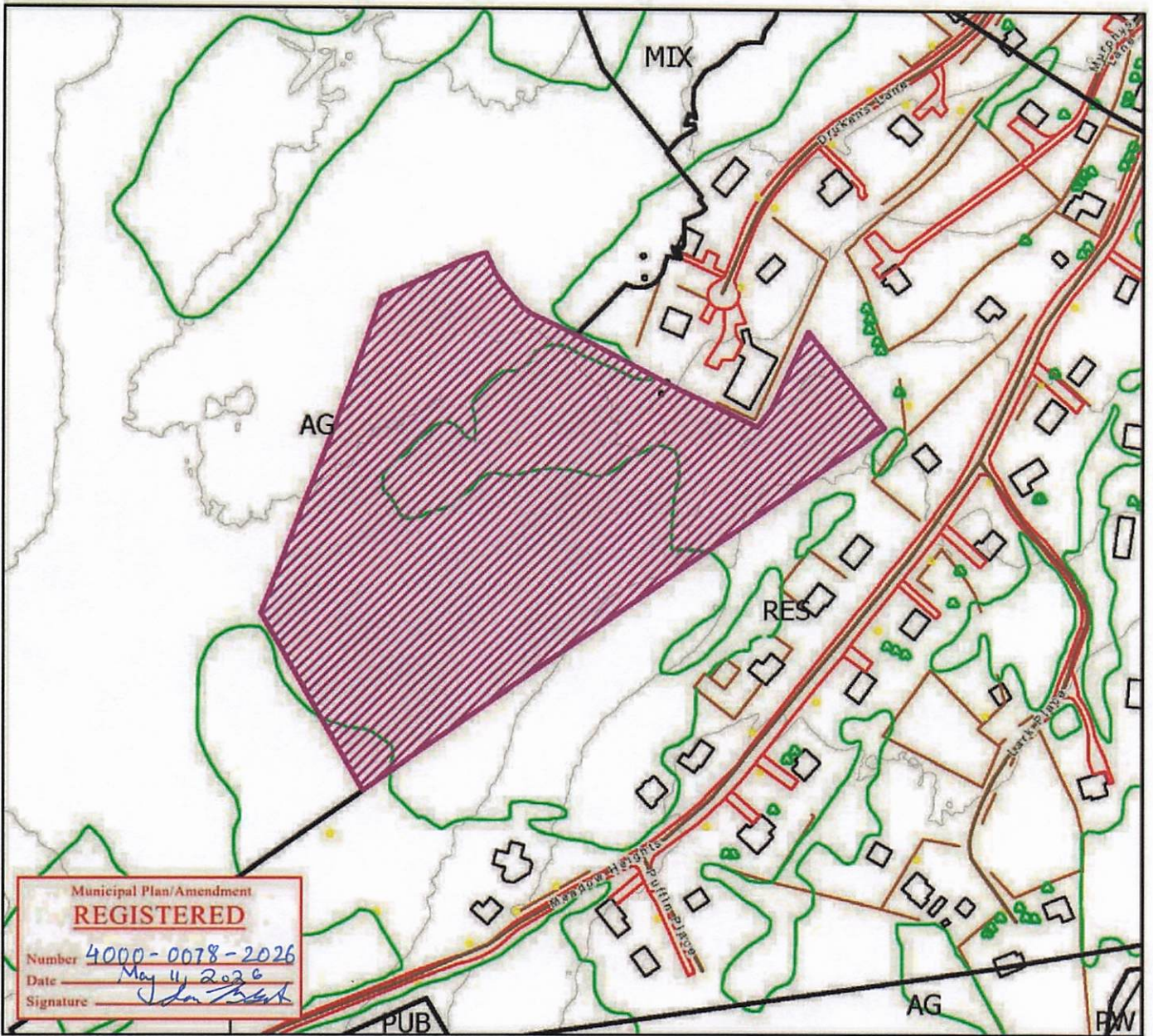
The proposed Municipal Plan Amendment No. 19, 2023 consists of a map change to the 2014-2024 Generalized Future Land Use Map. The amendment to the St. John's Urban Region Regional Plan, 1976, is as follows:

To redesignate an area off Meadow Heights from 'Rural' to 'Urban Development'.

The St. John's Urban Region Regional Plan, 1976 Amendment is attached [to be provided by the Local Governance and Land Use Planning Division].

MUNICIPAL PLAN AMENDMENT No. 19, 2023
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.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

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

MUNICIPAL PLAN 2014-2024


This 7 day of April, 2025.

GENERALIZED FUTURE LAND USE MAP

[Handwritten Signature] Mayor

MUNICIPAL PLAN AMENDMENT NO. 19, 2023

[Handwritten Signature] Clerk

 Area to be redesignated from "Agriculture" to "Residential"

Se



Scale: 1:3,000



[Handwritten Signature]

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 19, 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. 31, 2023

(Amendment to Development Regulations Map)

(Meadow Heights)



NOVEMBER, 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. 31, 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. 31, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations on the 21st day of January, 2025.
- b) gave notice of the adoption of the Amendment No. 31, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations by advertisement in The Telegram newspaper on February 7 and February 14, 2025. The advertisement was also published in the February edition of the Northeast Avalon Times, and posted on the Town's website and social media;
- c) set the 27th day of February, 2025, for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider objections and submissions.

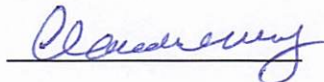
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 31, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations as adopted.

SIGNED AND SEALED this 7 day of April, 2025.

Mayor



Clerk



Development Regulations/Amendment	
REGISTERED	
Number	<u>4000-0078-2026</u>
Date	<u>May 11, 2026</u>
Signature	<u>[Handwritten Signature]</u>



(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 31, 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. 31, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 21st day of January, 2025.

Signed and sealed this 7 day of April 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. 31, 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
DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2023**

BACKGROUND

The Town of Portugal Cove-St. Philip's has received a request from the property owner of No. 70-76A Meadow Heights to accommodate a potential future fully serviced residential subdivision.

The purpose of this amendment is to rezone property located at No. 70-76A Meadow Heights from 'Agriculture (AG)' to 'Residential Medium Density (RMD)' on the Development Regulations Map. The current 'Agriculture (AG)' zone does not support fully serviced single dwelling development.

The site is not part of the St. John's Urban Region Agriculture Development Area (ADA) designation under the *Lands Act, 1991*; therefore it is not under the jurisdiction of the St. John's Land Development Advisory Authority. The site (along with approximately 372 hectares) lands was released from the ADA designation in 2008 as part of an overall ADA review. The Town of Portugal Cove-St. Philip's retained the 'Agriculture' designation on the Future Land Use mapping in order to preserve these lands for agricultural purposes; however, the Municipal Plan, 2014 acknowledged that "...the Town is considering a future comprehensive review of the recently released ADA lands, and possibly also the Town controlled agricultural lands..." .

The proposed amendment is supported by the following agricultural lands policies within the Town's Municipal Plan 2014-2024:

Policy AG-2 Council may consider a comprehensive review of recent provincially released designated Agricultural Development Area lands for the most appropriate, beneficial and feasible future land use designations and permitted zone uses.

Policy AG-6 During the course of this Municipal Plan, the Town may additionally undertake a comprehensive review and assessment of Town controlled designated Agricultural lands on the basis of soil capabilities, drainage, existing and adjacent land uses, current and proposed land development patterns, land use alternatives and other considerations.

In 2017, the Town of Portugal Cove-St. Philip's extended its municipal sanitary sewer infrastructure along Meadow Heights, changing the street from semi-serviced (municipal water only) to fully serviced (municipal water and sewer). Concentration of development in areas served by municipal water and sewer infrastructure is supported by the following policies within the Town's Municipal Plan 2014-2024:

Policy GL-1 Council shall encourage the consolidation of development in existing developed areas, particularly areas that can be economically connected with existing piped water and/or sewer services.

Policy GL-5 Council shall encourage the intensification of development in areas that are made newly accessible to piped water and sewer services. This may occur through infilling along existing roads and the development of new streets and street extensions.

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 February 3, 2024, and the January 2024 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. 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 February 16, 2024. One response was received. This response was considered by Council at their public meeting on March 19, 2024.

Council also consulted with the 14 stakeholder municipalities of the St. John's Urban Region Regional Plan regarding the proposed amendments. The Town received three responses to this consultation. Council considered the responses received at their public meeting on March 19, 2024.

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 7 and February 14, 2025, in the February edition of the Northeast Avalon Times, and on the Town's website and social media. The amendments were available for review at the Town Office during regular business hours and on the Town's website from February 8 to February 25, 2025. Council scheduled a public hearing for February 27, 2025 at the Town Office. As no responses were received, the public hearing was cancelled.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

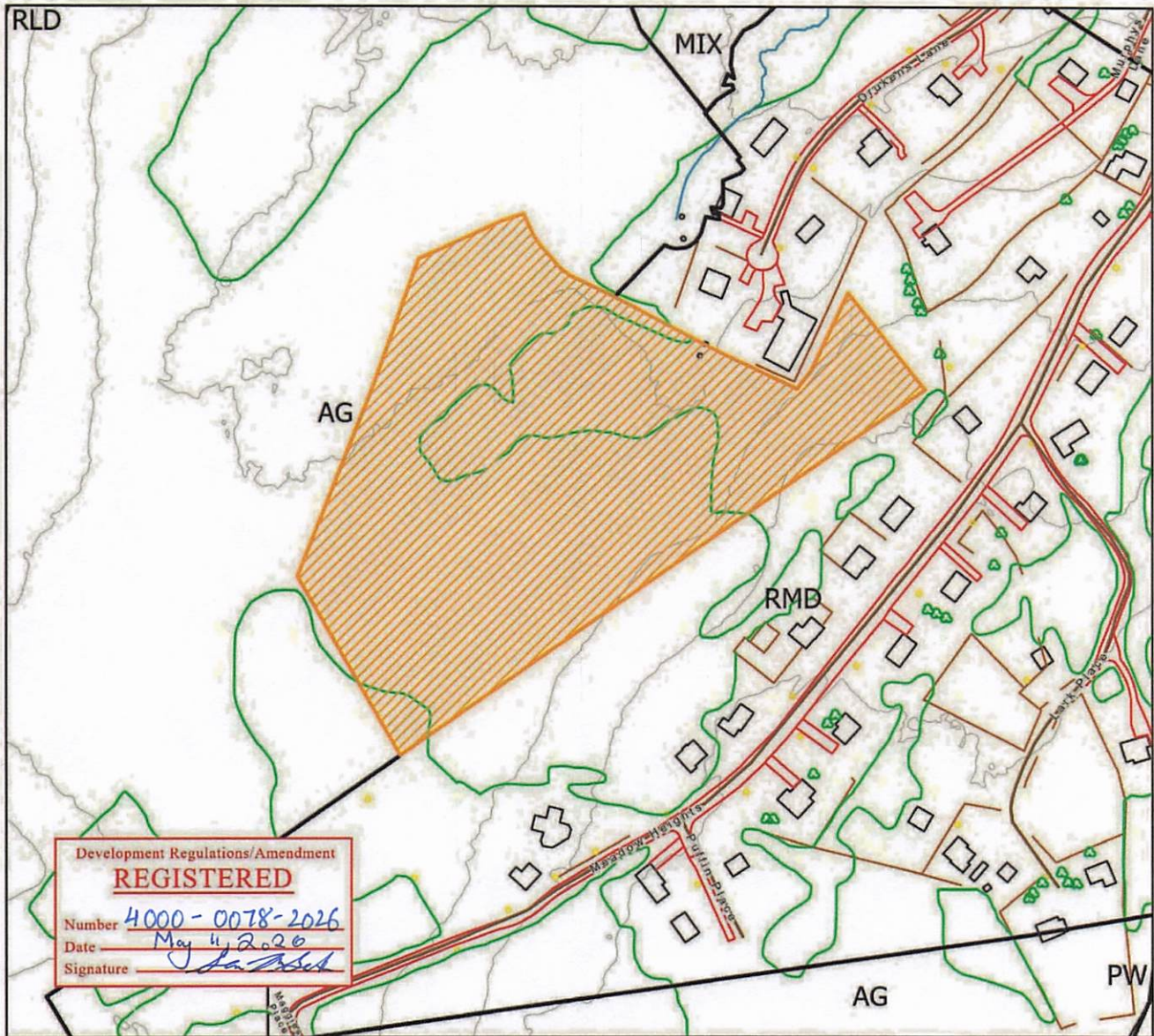
The proposed Development Regulations Amendment No. 31, 2023 consists of a map change to the 2014-2024 Development Regulations Map. The amendment to the St. John's Urban Region Regional Plan, 1976, is as follows:

To redesignate an area off Meadow Heights from 'Rural' to 'Urban Development'.

The St. John's Urban Region Regional Plan, 1976 Amendment is attached [to be provided by the Local Governance and Land Use Planning Division].

**DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2023
DEVELOPMENT REGULATIONS 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.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

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

MUNICIPAL PLAN 2014-2024


This 7 day of April, 2024²⁵

DEVELOPMENT REGULATIONS MAP

[Signature] Mayor

DEVELOPMENT REGULATIONS
AMENDMENT NO. 31, 2023

[Signature] Clerk

 Area to be rezoned from "Agriculture" to "Residential Medium Density"



[Signature]

Scale: 1:3,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 31, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 10, 2023

Meadow Heights Subdivision
Portugal Cove-St. Philip's

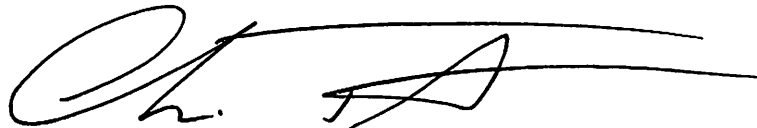
February 2024

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 10, 2023

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Community Affairs:

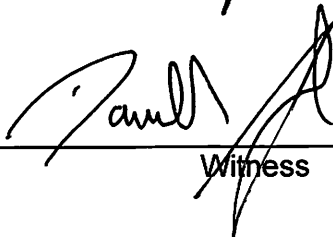
- a) adopted the St. John's Urban Region Regional Plan Amendment No. 10, 2023 on the 5th day of September, 2024;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 10, 2023 by advertisement inserted on the 7th day of February, 2025, and the 14th day of February, 2025 in the Telegram newspaper; and
- c) set the 27th day of February, 2025 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 Community Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 10, 2023, as adopted on the 5 day of September, 2025.



Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this 21 day of April, 2026.


Witness

DAVID THOMLYN
A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.

**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 10, 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. 10, 2023.



Minister of Municipal and Provincial Affairs

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

this 5 day of September, 2024.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 10, 2023 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>SJURRP-0109-2026</u>
Date	<u>April 21, 2026</u>
Signature	<u>Jan Hogg</u>

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 10, 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. 19, 2023 and Development Regulations Amendment No. 31, 2023. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of lands located on the north side of Meadow Heights from 'Rural' to 'Urban Development' to accommodate a potential fully serviced subdivision.

In general terms, the Town's Municipal Plan Amendment proposes to redesignate the subject lands from 'Agricultural' to 'Residential. The Town's Development Regulations Amendment proposes to rezone the subject land from 'Agricultural' to 'Residential Medium Density'.

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 'Agricultural' to 'Residential'. The Town's Development Regulations Amendment proposes to rezone the subject land from 'Agricultural' to 'Residential Medium Density'. The agricultural lands were formerly part of the provincially designated "Agriculture Development Area" but were removed from this designation in 2008 by the province as they were deemed to be insignificant for agricultural uses. The Town retained the designation and zoning to preserve the area for agricultural uses to which the current 'Rural' designation applies. This amendment is in response to a proposed change of use to residential. The amendments are required to formalize the change in land use from agricultural to residential to which the corresponding Regional Plan amendment to 'Urban Development' applies.

PUBLIC CONSULTATION

The Town of Portugal Cove-St. Philip's is responsible for conducting public consultations on the matter. The Town advertised the proposed amendments in *The Telegram* newspaper on February 7th and 14th, 2025 as well as the February edition of the Northeast Avalon Times. The Town also posted the proposed amendments on the Town's website and social media.

The Town 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

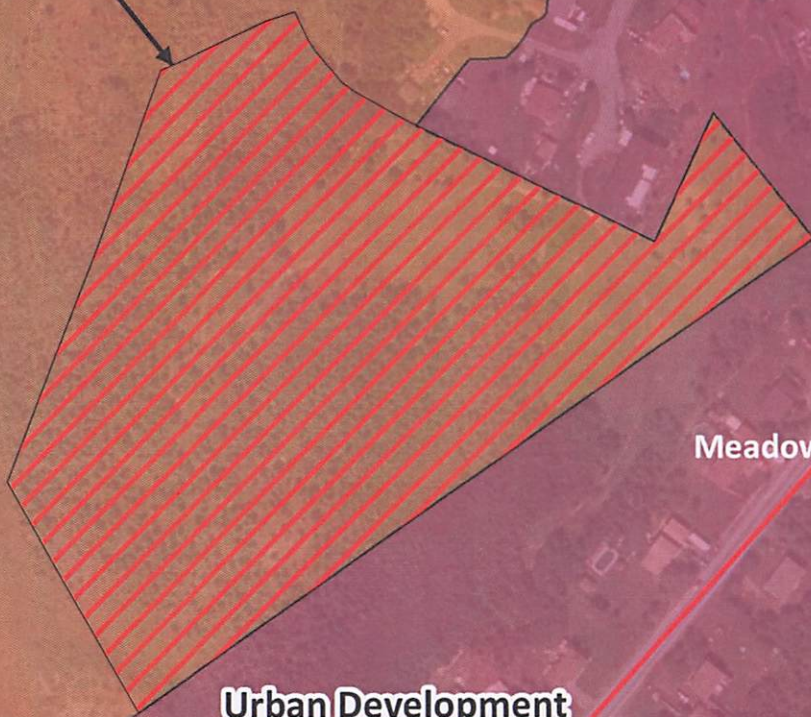
Amendment No. 10, 2023

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



From "Rural" to "Urban Development"

Rural

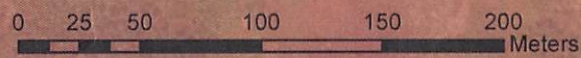


Meadow Heights



Urban Development

St. John's Urban Region Regional Plan Amendment
REGISTERED

Number SJURRP-0109-2026
Date April 21, 2026
Signature [Handwritten Signature]



**St. John's Urban Region
Regional Plan Amendment No.10, 2023
In relation to Portugal Cove – St. Philip's
MPA19 &DRA 31, 2023**

-  From "Rural" to "Urban Development"
-  Meadow Heights



Signed this 21 day of April, 2026

[Handwritten Signature]

Minister of Municipal and Community Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No.10, 2023 has been prepared in accordance with requirements of the Urban and Rural Planning Act, 2000.



MCIP: _____