

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

MUNICIPAL PLAN AMENDMENT NO. 25, 2026

(Garden Suites)



January 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. 25, 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. 25, 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. 25, 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. 25, 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>Municipal Plan/Amendment <u>REGISTERED</u></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. 25, 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. 25, 2026.

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

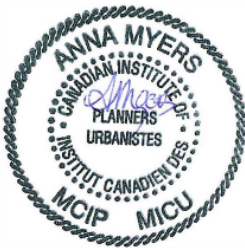
Signed and sealed this _____ day of _____ 2026.

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. 25, 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. 25, 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. 42, 2026.

The growing demand for affordable seniors and intergenerational housing has led to an increase in demand for alternative housing options on existing properties. To help meet this demand, garden suites were proposed within the Town's draft Municipal Plan and Development Regulations 2025-2035 currently being reviewed by the Department of Municipal and Community Affairs. Due to the time required for an entire draft Municipal Plan and Development Regulations 2025-2035 document to undergo the review and approval process, Council proposes to include garden suites within the existing Municipal Plan and Development Regulations 2014-2024 to allow this type of development sooner to promptly respond to changing housing needs.

The purpose of this amendment is to enable development of garden suites as a secondary detached dwelling unit on the same lot as a single dwelling.

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 January 8 and January 28, 2026 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 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 January 28, 2026. Ten responses in support of the proposed Municipal Plan Amendment were received.

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. 25, 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. 25, 2026

CHANGES TO TEXT OF MUNICIPAL PLAN

FROM

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.

TO:

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 garden suites.**

FROM:

Policy RES-1 Council shall permit single-detached housing as the predominant use of land in areas designated Residential. Group homes and subsidiary apartments may be considered by Council as discretionary uses within single unit dwellings. Subsidiary apartments are typically secondary dwelling units that are located within the basement of a single unit residential home. Council may also consider granny suites as a type of subsidiary apartment where the secondary dwelling unit is built as an attachment to the main floor of the principal single unit home. Subsidiary apartments and granny suites are to provide for a firewall separation to the principal use in accordance with the National Building Code, and as secondary residential uses, are limited in floor area size in accordance with the provisions of the applicable use zones. Other types and densities of discretionary housing such as double dwelling, or duplex, may also be permitted, as detailed in Schedule C of the Development Regulations. Where higher density residential uses for apartments and townhouses are proposed as discretionary uses, Council may require site design information related to streetscape appearance, building and landscaping design, parking configuration and access, transition treatments to adjacent land uses and neighbourhood fit.

TO:

Policy RES-1 Council shall permit single-detached housing as the predominant use of land in areas designated Residential. **Garden suites shall be permitted as a secondary detached dwelling unit to a single unit residential dwelling.** Group homes and subsidiary apartments may be considered by Council as discretionary uses within single unit

dwelling. Subsidiary apartments are typically secondary dwelling units that are located within the basement of a single unit residential home. Council may also consider granny suites as a type of subsidiary apartment where the secondary dwelling unit is built as an attachment to the main floor of the principal single unit home. Subsidiary apartments and granny suites are to provide for a firewall separation to the principal use in accordance with the National Building Code, and as secondary residential uses, are limited in floor area size in accordance with the provisions of the applicable use zones. Other types and densities of discretionary housing such as double dwelling, or duplex, may also be permitted, as detailed in Schedule C of the Development Regulations. Where higher density residential uses for apartments and townhouses are proposed as discretionary uses, Council may require site design information related to streetscape appearance, building and landscaping design, parking configuration and access, transition treatments to adjacent land uses and neighbourhood fit.

FROM:

Policy TC-1 Council will encourage a traditional mix of land uses within the Traditional Community designation to preserve the historical ambiance and character, and to enhance the potential of these areas as hubs of community and commercial activity. The designation will allow for the development of single dwelling housing, varied civic and cultural, and general assembly uses and buildings, recreational open space, conservation and places of worship such as churches.

TO:

Policy TC-1 Council will encourage a traditional mix of land uses within the Traditional Community designation to preserve the historical ambiance and character, and to enhance the potential of these areas as hubs of community and commercial activity. The designation will allow for the development of single dwelling housing, **garden suites**, varied civic and cultural, and general assembly uses and buildings, recreational open space, conservation and places of worship such as churches.

FROM:

Policy MIX-1 It shall be a policy of Council to permit single and double dwelling residential housing, recreational open space and conservation as the primary land uses within the Mixed Use designation.

TO:

Policy MIX-1 It shall be a policy of Council to permit single and double dwelling residential housing, **garden suites**, recreational open space and conservation as the primary land uses within the Mixed Use designation.

FROM:

Policy AG-3 Primary permitted uses within the Agricultural Zone are to be for conservation and agriculture. As discretionary uses on Town controlled lands, Council may also consider varied potential alternative land uses including single dwellings, telecommunication towers, animal pounds and kennels, forestry and mineral working resource uses, recreational open space initiatives and wind turbines.

TO:

Policy AG-3 Primary permitted uses within the Agricultural Zone are to be for conservation and agriculture. As discretionary uses on Town controlled lands, Council may also consider varied potential alternative land uses including single dwellings, telecommunication towers, animal pounds and kennels, forestry and mineral working resource uses, recreational open space initiatives and wind turbines. **A single dwelling on Town controlled lands shall be permitted to have a garden suite as a secondary detached dwelling unit.**