

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



DEVELOPMENT REGULATIONS AMENDMENT No. 46, 2026

**Environmental Protection Overlay Map –
No. 101A Nearys Pond Road**

OCTOBER 2026

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 46, 2026**

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. 46, 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: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I, Anna Myers, MCIP, certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 46, 2026, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

TOWN OF PORTUGAL COVE-ST. PHILIP'S DEVELOPMENT REGULATIONS AMENDMENT No. 46, 2026

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations.

Schedule E: Environmental Protection Overlay of the Town's Development Regulations defines the necessary terms and conditions to protect environmentally sensitive areas from the negative impacts and influences of development. Environmentally sensitive areas are identified on Map 3 – Environmental Protection Overlay Map of the Town's Development Regulations. Schedule E includes details regarding amendments to Map 3 where there is uncertainty regarding the extent of an environmental protection overlay boundary.

The property owner of No. 101A Nearys Pond Road approached the Town regarding the identification of a waterbody and indeterminate stream (and associated buffers) on Map 3 within their legal property boundaries that they believed to be manmade features which should not have environmental buffers. In accordance with Schedule E, the property owner engaged Dillon Consulting to complete an assessment of the waterbody and indeterminate stream. In their assessment, Dillon Consulting stated that "From a field-based review of the pond's biophysical features, including its rectangular appearance with unnaturally sheer banks and high berms, its minimal connectivity to other water bodies, and the likely absence of fish, the identified waterbody and its associated stream do not appear to be natural waterbodies and likely have limited ecological function."

The purpose of this amendment is to remove the waterbody buffer and indeterminate stream and buffer at No. 101A Nearys Pond Road from 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. Notice was also posted on the Town's website and social media platforms and sent out via the Town's PCSP Connects system. Residents were invited to view the document at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by **[Update with consultation results]**

St. John's Urban Region Regional Plan

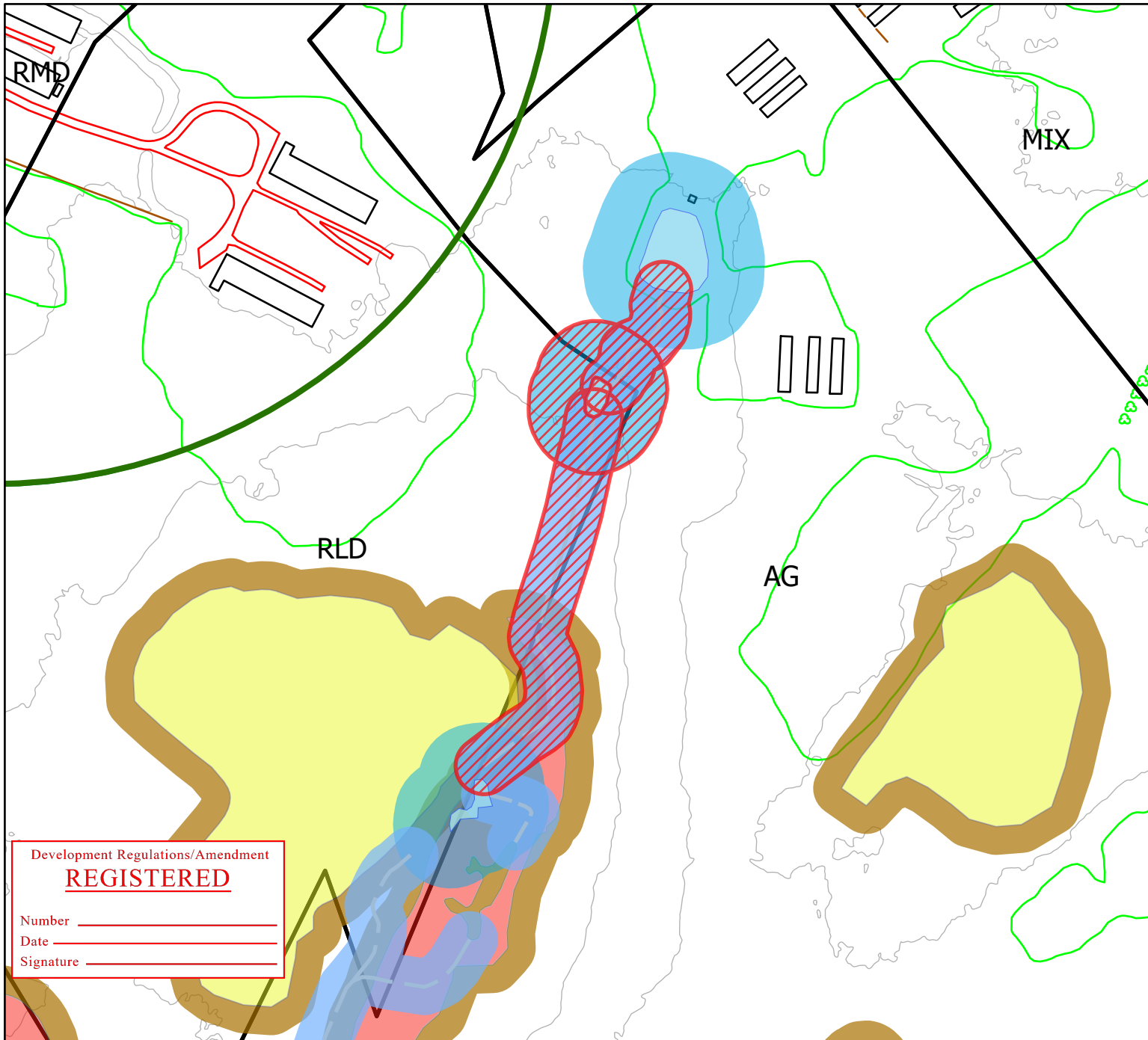
The proposed Development Regulations Amendment No. 46, 2026 consists of text changes to Town of Portugal Cove-St. Philip's 2014-2024 Development Regulations only and conforms to the St. John's Urban Region Regional Plan.

It is concluded that no Regional Plan Amendment is required.

DEVELOPMENT REGULATIONS AMENDMENT No. 46, 2026

- **MAP AMENDMENT:**

Map 3 – Environmental Protection Overlay 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 ____ day of _____, 2026.

ENVIRONMENTAL PROTECTION OVERLAY MAP

Mayor

DEVELOPMENT REGULATIONS
AMENDMENT NO. 46, 2026

Clerk

 To be removed from Map 3 - Environmental Protection Overlay Map

Seal



Scale: 1:3,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 46, 2026 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.