

**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 1 day of April , 2025.

Mayor

[Handwritten Signature]

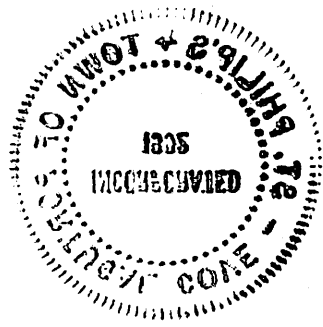
Clerk

[Handwritten Signature]



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

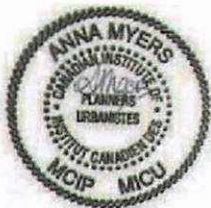
Town Clerk

(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

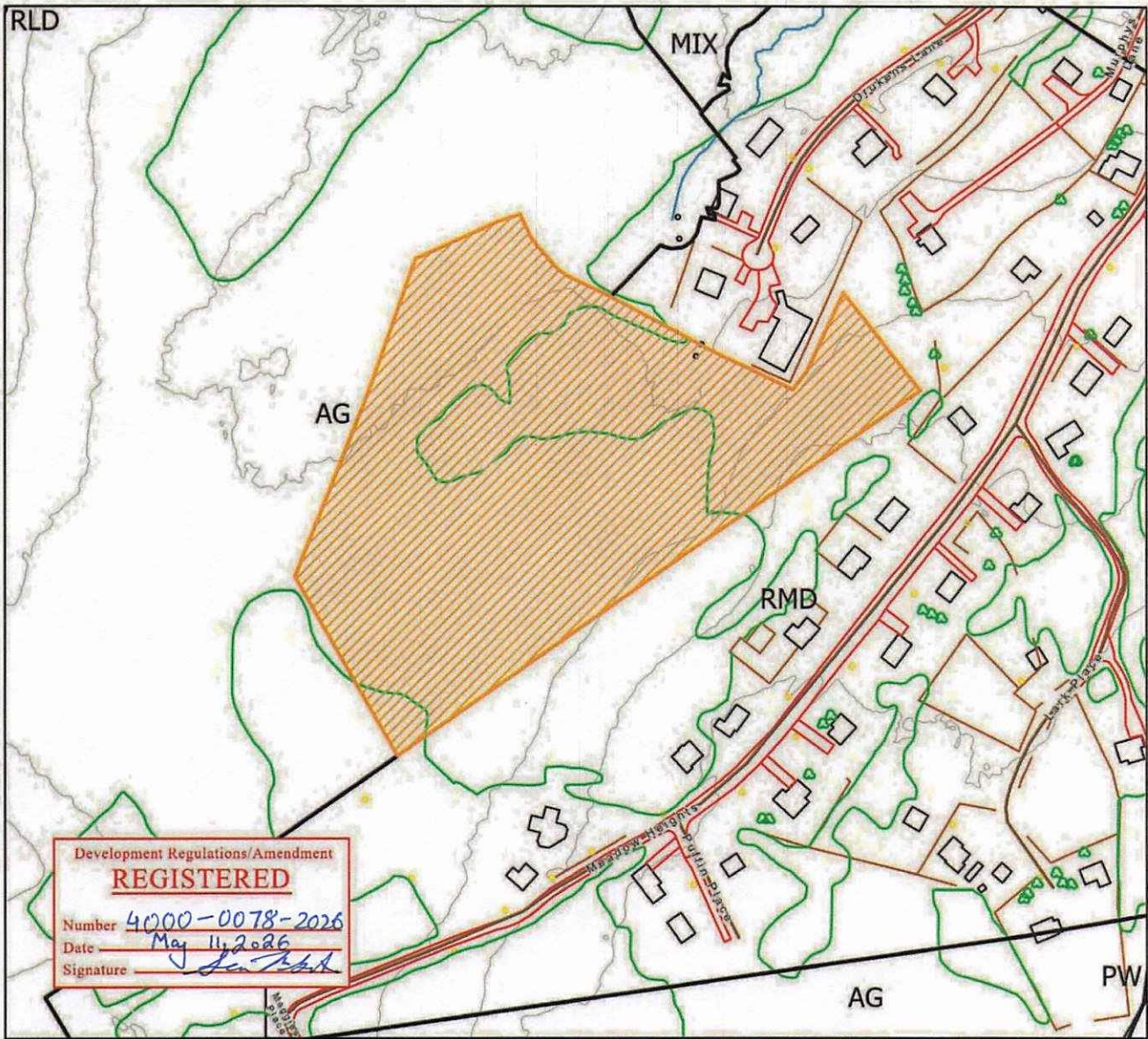
The proposed Development Regulations Amendment No. 31, 2023 consists of a map change to the 2014-2024 Development Regulations Map. The amendment to the St. John's Urban Region Regional Plan, 1976, is as follows:

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

MUNICIPAL PLAN 2014-2024

DEVELOPMENT REGULATIONS MAP


DEVELOPMENT REGULATIONS
AMENDMENT NO. 31, 2023

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

This 7 day of April, 2024.

[Signature] Mayor

[Signature] Clerk

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



Seal



[Signature]

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.

