

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

**Meadow Heights Subdivision
Portugal Cove-St. Philip's**

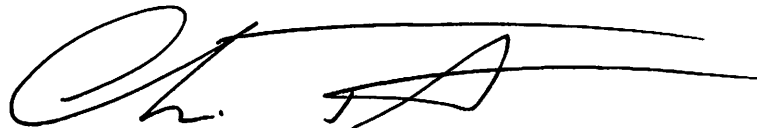
February 2024

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:

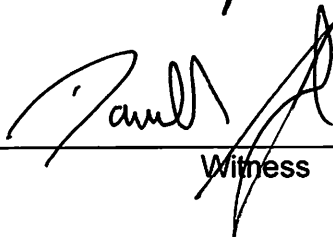
- a) adopted the St. John's Urban Region Regional Plan Amendment No. 10, 2023 on the 5th day of September, 2024;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 10, 2023 by advertisement inserted on the 7th day of February, 2025, and the 14th day of February, 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.



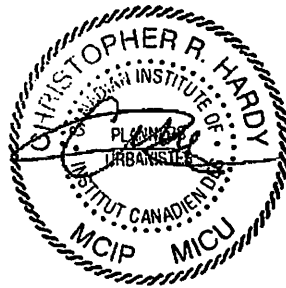
Minister of Municipal and Provincial Affairs

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*.



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

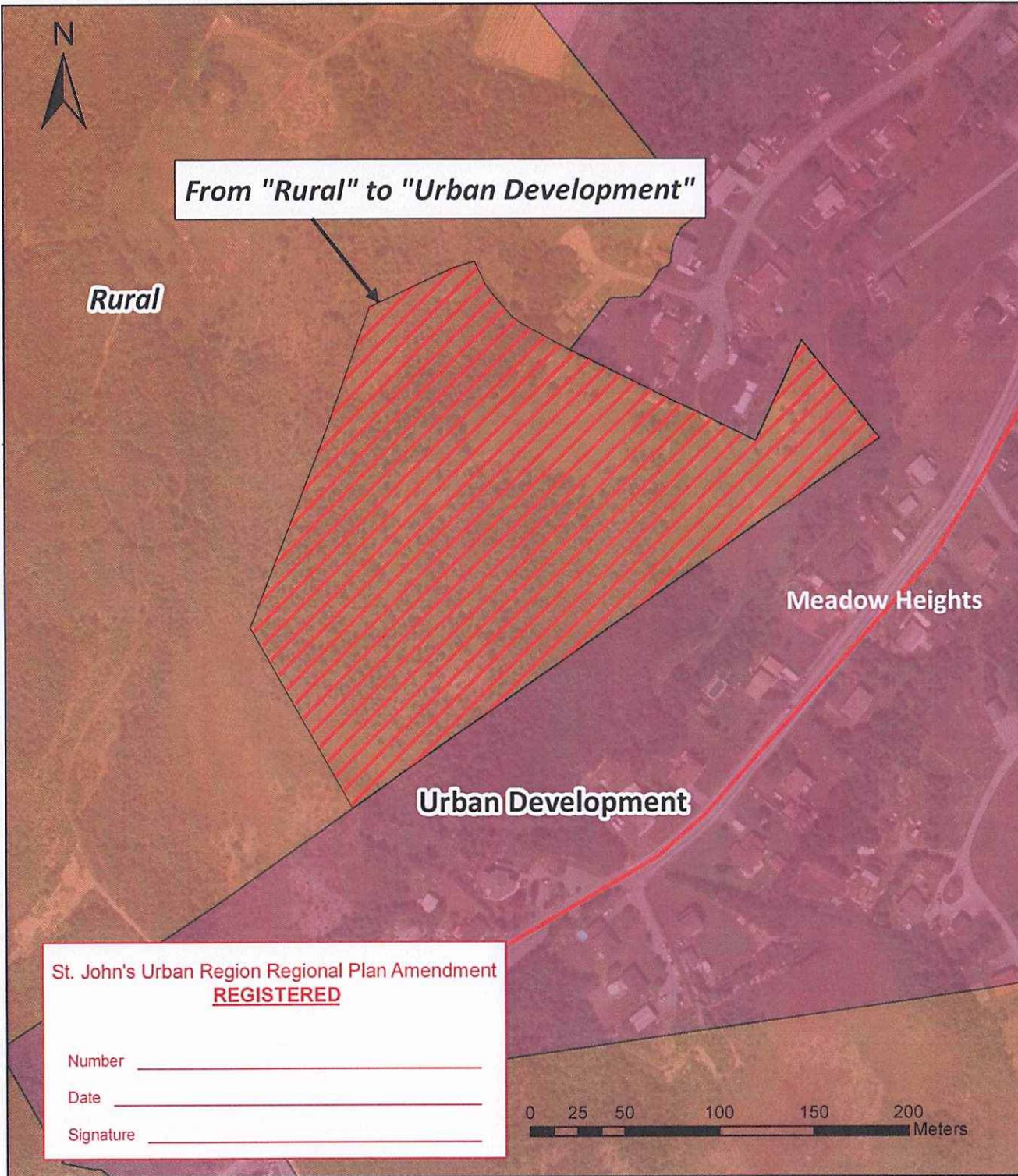
The Town of Portugal Cove-St. Philip's is responsible for conducting public consultations on the matter. The Town advertised the proposed amendments in *The Telegram* newspaper on February 7th and 14th, 2025 as well as the February edition of the Northeast Avalon Times. The Town also posted the proposed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



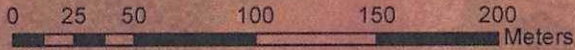
From "Rural" to "Urban Development"

Rural

Meadow Heights

Urban Development

St. John's Urban Region Regional Plan Amendment
REGISTERED
 Number _____
 Date _____
 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

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: _____