

**TOWN OF PORTUGAL COVE-ST, PHILIP'S
DEVELOPMENT REGULATIONS, 2014-2024**

DEVELOPMENT REGULATIONS AMENDMENT NO. 28, 2023

(Amendment to Development Regulations Map)

(Location for new High School - Old Broad Cove Road/Maggie's Place)



JULY, 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. 28, 2023

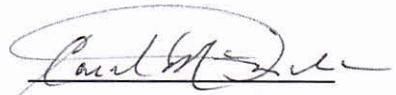
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 28, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations on the 20th day of February, 2024.
- b) gave notice of the adoption of the Amendment No. 28, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations by advertisement in The Telegram newspaper on February 24, 2024 and March 2, 2024. The advertisement was also posted on the Town's website and social media platforms;
- c) set the 13th day of March, 2024, 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. 28, 2023 to the Town of Portugal Cove-St. Philip's Development Regulations as adopted.

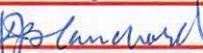
SIGNED AND SEALED this 27 day of March, 2024.

Mayor



Clerk



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	4000-0075-2024
Date	31 DEC 2024
Signature	



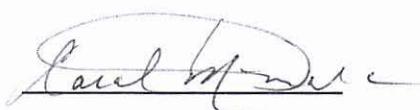
URBAN AND RURAL PLANNING ACT, 2000**RESOLUTION TO ADOPT****TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023
DEVELOPMENT REGULATIONS, 2014-2024**

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. 28, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 20th day of February, 2024.

Signed and sealed this 27 day of March 2024.

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. 28, 2023, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



AMyres

MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)

TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations, 2014-2024. There is an associated Municipal Plan Amendment No. 18, 2023.

On July 7, 2023, the Government of Newfoundland and Labrador announced the location of a new high school for the Town of Portugal Cove-St. Philip's on Old Broad Cove Road at the corner of Maggie's Place. The purpose of this amendment is to establish the required zoning for the proposed new school location. The land is owned by the Town of Portugal Cove-St. Philip's. The site will be rezoned on the Development Regulations Map from 'Agriculture' to 'Public Use' and from 'Residential Medium Density' to 'Public Use' to accommodate the new school. The agriculture lands are not part of the Agricultural Development Area under the *Lands Act, 1990*, and they are not in use for agriculture purposes. Schools, as an example of the Educational class, are a Permitted Use on the Use Zone Table for the Public Use zone in Schedule C of the Development Regulations. Development of schools in the Public Use zone is supported by Section 3.4.5 (Public Use) of the Town's Municipal Plan 2014-2024, specifically Plan Policy PU-1.

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 November 4, 2023, in the November 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 and individual notices were sent to property owners located within a 200 metre offset of the areas proposed to be redesignated. 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 November 20, 2023. The Town received six responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

Council also consulted with the 14 stakeholder municipalities of the St. John's Urban Region Regional Plan regarding the proposed amendments. The Town received five responses to this consultation. Council considered the responses received at their public meeting on December 19, 2023.

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 24, 2024 and March 2, 2024. The amendments were available for review at the Town Office during regular business hours and on the Town's website from February 24 to March 11, 2024. Council scheduled a public hearing for March 13, 2024 at the Town Office. As no responses were received, the public hearing was cancelled.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

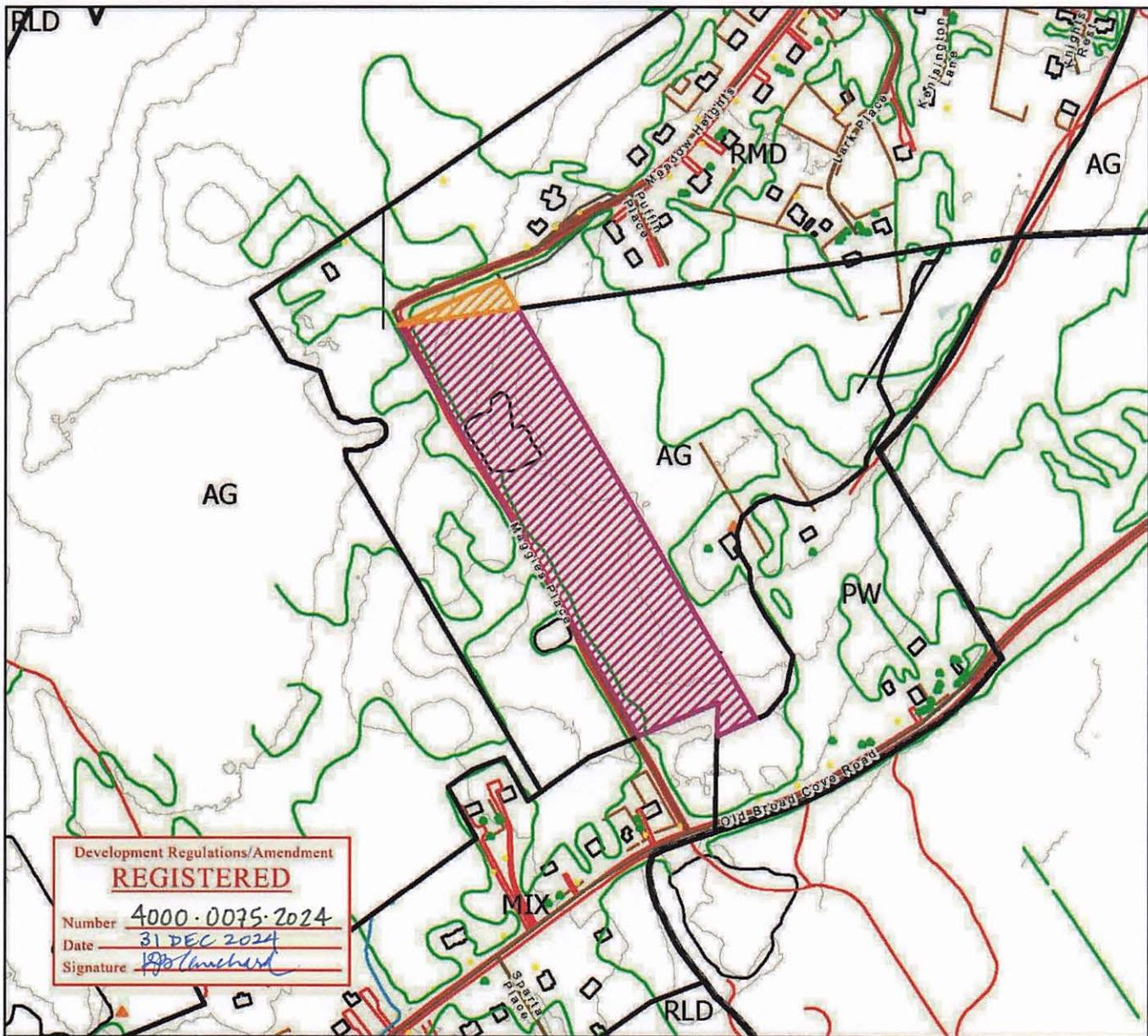
The proposed Development Regulations Amendment No. 28, 2023 consists of a map change to the St. John's Urban Region Regional Plan, 1976 as follows:

To redesignate an area on Maggie's Place from 'Rural' to 'Urban Development'.

An amendment to the St. John's Urban Region Regional Plan, 1976 is required.

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2023**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

DEVELOPMENT REGULATIONS MAP

DEVELOPMENT REGULATIONS
AMENDMENT NO. 28, 2023

This 27 day of March, 2024.

Paul M. Dore Mayor
Claudette Myers Clerk

■ Area to be rezoned from Agriculture (AG) to Public Use (PUB)

■ Area to be rezoned from Residential Medium Density (RMD) to Public Use (PUB)



Scale: 1:5,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 28, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

AMyers