

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



MUNICIPAL PLAN AMENDMENT No. 13, 2022

"Rural" to "Residential"

THORPES ROAD

MAY 2022

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 13, 2022

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 Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022, on the 19th day of December, 2023.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022, by advertisement inserted on the 6th day and the 13th day of January, 2024 in *The Telegram* newspaper, and in the January edition of the Northeast Avalon Times.
- c) Set the 24th day of January, 2024 at 7:00 p.m. at the Town Office, Portugal Cove-St. Philip's for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022, as adopted (or as amended).

SIGNED AND SEALED this 21 day of February, 2024.

Mayor:



(Council Seal)

Clerk:



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 13, 2022

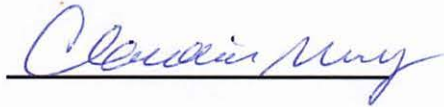
Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 19th day of December, 2023.

Signed and sealed this 21 day of February, 2024.

Mayor:  (Council Seal)

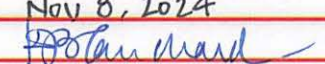
Clerk:





CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	<u>4000-0034-2024</u>
Date	<u>Nov 8, 2024</u>
Signature	<u></u>



TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN AMENDMENT No. 13, 2022

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan. In 2014, the Portugal Cove-St. Philip's Municipal Plan 2014-2024 came into effect. The new Municipal Plan rescinded and replaced the 1994-2004 Municipal Plan.

The purpose of this amendment is to allow for inclusion of this land into an adjacent potential future residential subdivision development. The intent of the proposed amendment is to re-designate property located at No. 47-57 Thorpes Road from **Rural** to **Residential** on the Generalized Future Land Use Map.

The property proposed to be redesignated is adjacent to a developed section of the East Coast Trail. At such time that the Town receives an application to develop the area proposed to be redesignated, an appropriate buffer shall be established between the proposed development and the trail to ensure that the proposed development does not negatively impact the trail in accordance with Schedule C: General Provision # 11 East Coast Trails & Inland Community Trails of the Town's Development Regulations, 2014-2024.

St. John's Urban Region Regional Plan

The proposed Municipal Plan Amendment No. 13, 2022, consists of map changes to the 2014-2024 Municipal Plan and is contrary to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is required in order to bring the proposed Municipal Plan Amendment No. 13, 2022, into conformity with the Regional Plan.

PUBLIC CONSULTATION

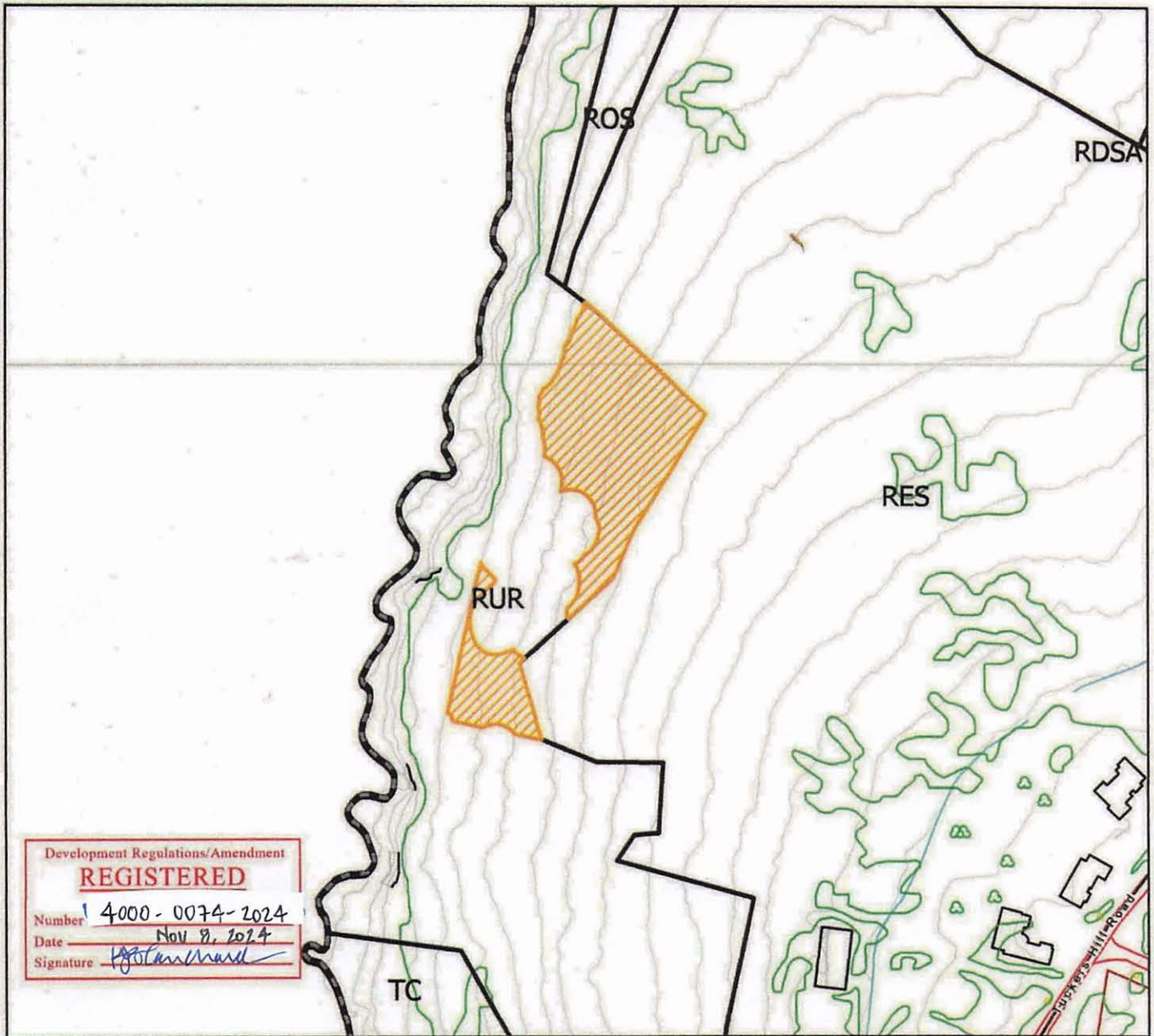
In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, notice of the proposed amendments were published in The Telegram newspaper on July 29, 2023, and circulated notices to property owners within 200 m of the subject property. The amendment was available for review at the Town Hall during regular business hours and on the Town's website from July 29, 2023 to August 21, 2023. Two responses were received, including correspondence from the East Coast Trail Association.

Under the 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 January 6, 2024, and January 13, 2024, and in the January edition of the Northeast Avalon Times. The amendments were available for review at the Town Hall during regular business hours and on the Town's website from January 6, 2024, to January 24, 2024. Council scheduled a Commissioner's Hearing for January 24, 2024, at the Town Hall. As no responses were received, the public hearing was cancelled.

MUNICIPAL PLAN AMENDMENT No. 13, 2022

The Town of Portugal Cove-St. Philip's Municipal Plan is amended by:

- A) *Re-Designating* land from "Rural" to "Residential" as shown on the attached copy of the Town of Portugal Cove-St. Philip's Generalized Future Land Use Map 1.**



TOWN OF PORTUGAL COVE-ST. PHILIP'S

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

MUNICIPAL PLAN 2014-2024

This 21 day of February 2024

GENERALIZED FUTURE LAND USE MAP

[Signature] Mayor

MUNICIPAL PLAN
AMENDMENT NO. 13, 2022

[Signature] Clerk

Area to be changed from "Rural" to "Residential"



Scale: 1:2,500

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 13, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.