

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



MUNICIPAL PLAN AMENDMENT No. 15, 2023

“Agriculture” to “Residential”

JANUARY 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 15, 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 Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023, 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. 15, 2023, by advertisement inserted on the 6th day and the 13th day of January, 2023 in *The Telegram* newspaper.
- c) Set the 25th day of January, 2024 at 7:00 p.m. at the Town Hall, 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. 15, 2023, as adopted (or as amended).

SIGNED AND SEALED this 21 day of February, 2024

Mayor: Carolyn P. Parker (Council Seal)

Clerk: Clawer May





URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 15, 2023

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. 15, 2023.

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 (Council Seal)

Clerk: Connally



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	4000-0073-2024
Date	6 NOV 2024
Signature	<u>Reginald J. Garland</u>



TOWN OF PORTUGAL COVE-ST. PHILIP'S MUNICIPAL PLAN AMENDMENT No. 15, 2023

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan. In 2008, a Commission was appointed to review the boundaries of the St. John's Urban Region (Agriculture) Development Area (ADA). The ADA boundary is an overlay of agriculture land contained within the St. John's Urban Region. The intent of the review was to examine the current boundaries of the St. John's ADA to ensure that the ADA only included lands of agricultural importance, or lands used in agricultural production together with neighbouring buffer zones. The ADA Commission made 23 recommendations.

ANALYSIS

Recommendation No. 3 of the ADA Report called for the deletion and removal of approximately 1.8 hectares of land south of Indian Meal Line (Figure 1). This area, which borders the Town of Torbay, is part of a larger private property which is outside the ADA. The area, identified as civic Nos. 627-629 Indian Meal Line, is surrounded by residential development.

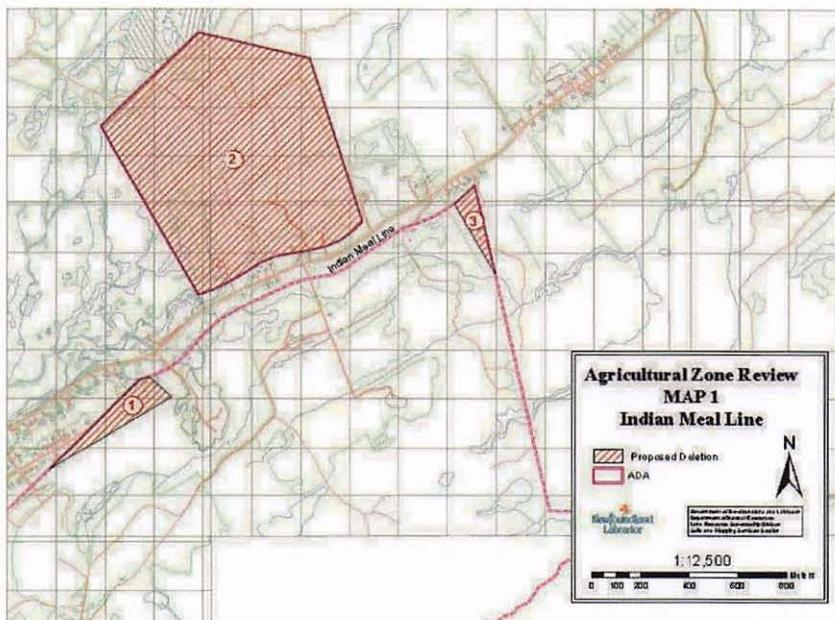


Figure 1

The purpose of this amendment is to re-designate property located at civic Nos. 627-629 Indian Meal Line from **Agriculture** to **Residential** on the Generalized Future Land Use Map.

St. John's Urban Region Regional Plan

The proposed Municipal Plan Amendment No. 15, 2023, 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. 15, 2023, into conformity with the Regional Plan.

PUBLIC CONSULTATION

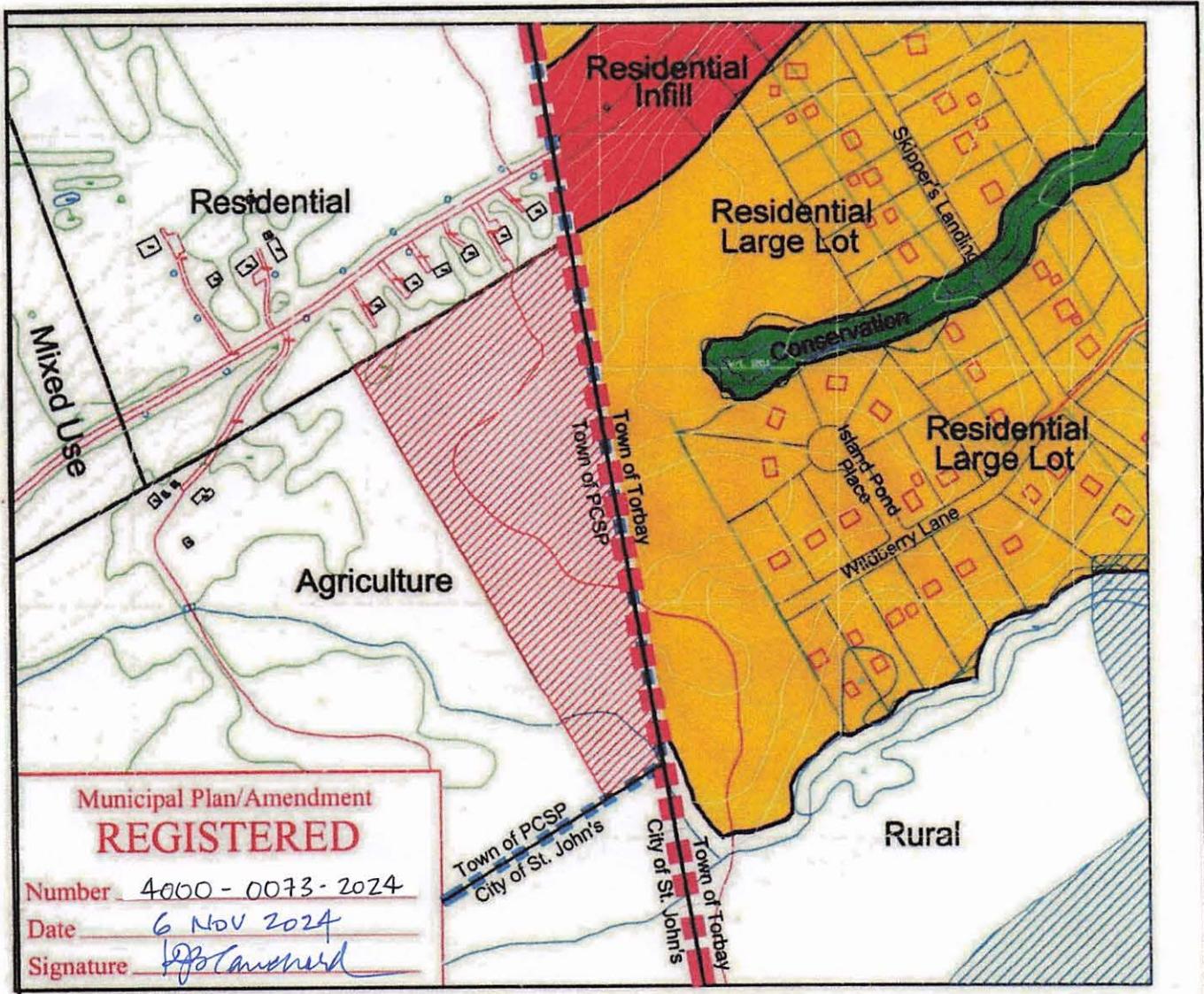
Under the Authority of Section 14, 17, 20 and 21 of the *Urban and Rural Planning Act, 2000*, a notice of the proposed amendments was published in The Telegram newspaper on July 29, 2023, and was circulated to property owners within 200 m of the proposed Amendment. The amendment was also available for viewing at the Town Hall during regular business hours and on the Town's website from July 29, 2023, to August 21, 2023. No responses were received during the consultation period.

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 also available for viewing at the Town Hall during regular business hours and on the Town's website from January 6, 2024, to January 25, 2024. Council scheduled a Commissioner's Hearing for January 25, 2024, at the Town Hall. As no responses were received, the public hearing was cancelled.

MUNICIPAL PLAN AMENDMENT No. 15, 2023

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

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



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

GENERALIZED FUTURE LAND USE MAP

**MUNICIPAL PLAN
AMENDMENT No. 15, 2023**



Area to be changed from: "Agriculture" to
"Residential"

PLAN-TECH



ENVIRONMENT

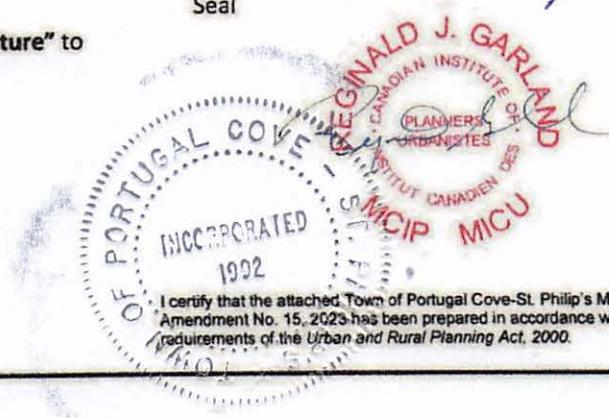
Scale: 1:5000

Dated at Portugal Cove-St. Philip's

This 21 Day of February ²⁰²⁴ ₂₀₂₃

Paul G. Garland Mayor
Clarendon Clerk

Seal



I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 15, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

