

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

**MUNICIPAL PLAN AMENDMENT NO. 18, 2023**

(Amendment to Generalized Future Land Use Map)

(Location for new High School – Broad Cove Road and Maggie's Place)



**JULY, 2023**



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

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

MUNICIPAL PLAN AMENDMENT No. 18, 2023

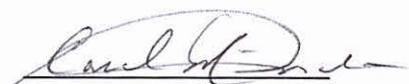
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 18, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan on the 20<sup>th</sup> day of February, 2024.
- b) gave notice of the adoption of the Amendment No. 18, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan 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.
- c) set the 13<sup>th</sup> 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.

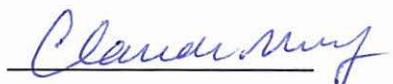
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 18, 2023 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this 27 day of March, 2024.

Mayor:



Town Clerk:



Municipal Plan/Amendment

REGISTERED

Number 4000-0075-2024

Date 31 DEC 2024

Signature H. Polanard



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

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

MUNICIPAL PLAN AMENDMENT No. 18, 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. 18. 2023.

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

Signed and sealed this 27 day of March 2024.

Mayor: Paral Myers

Town Clerk: Claudette



(Town Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 18, 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**  
**MUNICIPAL PLAN AMENDMENT No. 18, 2023**

## **BACKGROUND**

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan 2014-2024. There is an associated Development Regulations Amendment No. 28, 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 designation for the proposed new school and update the General Intent of the Public Use designation to reflect completion of Brookside Intermediate and the proposed new high school. The land is owned by the Town of Portugal Cove-St. Philip's.

The site will be redesignated on the Generalized Future Land Use Map from 'Agriculture' to 'Public Use' and from 'Residential' to 'Public Use' for the purposes of developing the new secondary 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. Development of schools in the Public Use designation is supported by Section 3.4.5 (Public Use) of the Municipal Plan 2014-2024, specifically Plan Policy PU-1. The text regarding the intent of the zone will be updated to reflect the changes that have occurred since the Municipal Plan came into legal effect.

## **PUBLIC CONSULTATION**

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan 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 Municipal Plan Amendment No. 18, 2023 consists of text and map changes to the 2014-2024 Municipal Plan and Generalized Future Land Use Map. The amendment to the St. John's Urban Region Regional Plan, 1976, is 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.

### **MUNICIPAL PLAN AMENDMENT No. 18, 2023**

#### **CHANGES TO TEXT OF MUNICIPAL PLAN**

**FROM:**

#### **3.4.5 Public Use – General Intent**

Lands for Public uses are designated Public Use (PU) on the Generalized Future Land Use Map in order to permit the development of a variety of public land uses to serve the assembly, civic, cultural, spiritual, recreational, health care and educational needs of the community. The two largest designated areas for public uses include the Town Hall on Thorburn Road (and the pending new middle school nearby) and Beachy Cove Elementary on Beachy Cove Road. Smaller designated public use areas include some of the Town's churches and cemeteries.

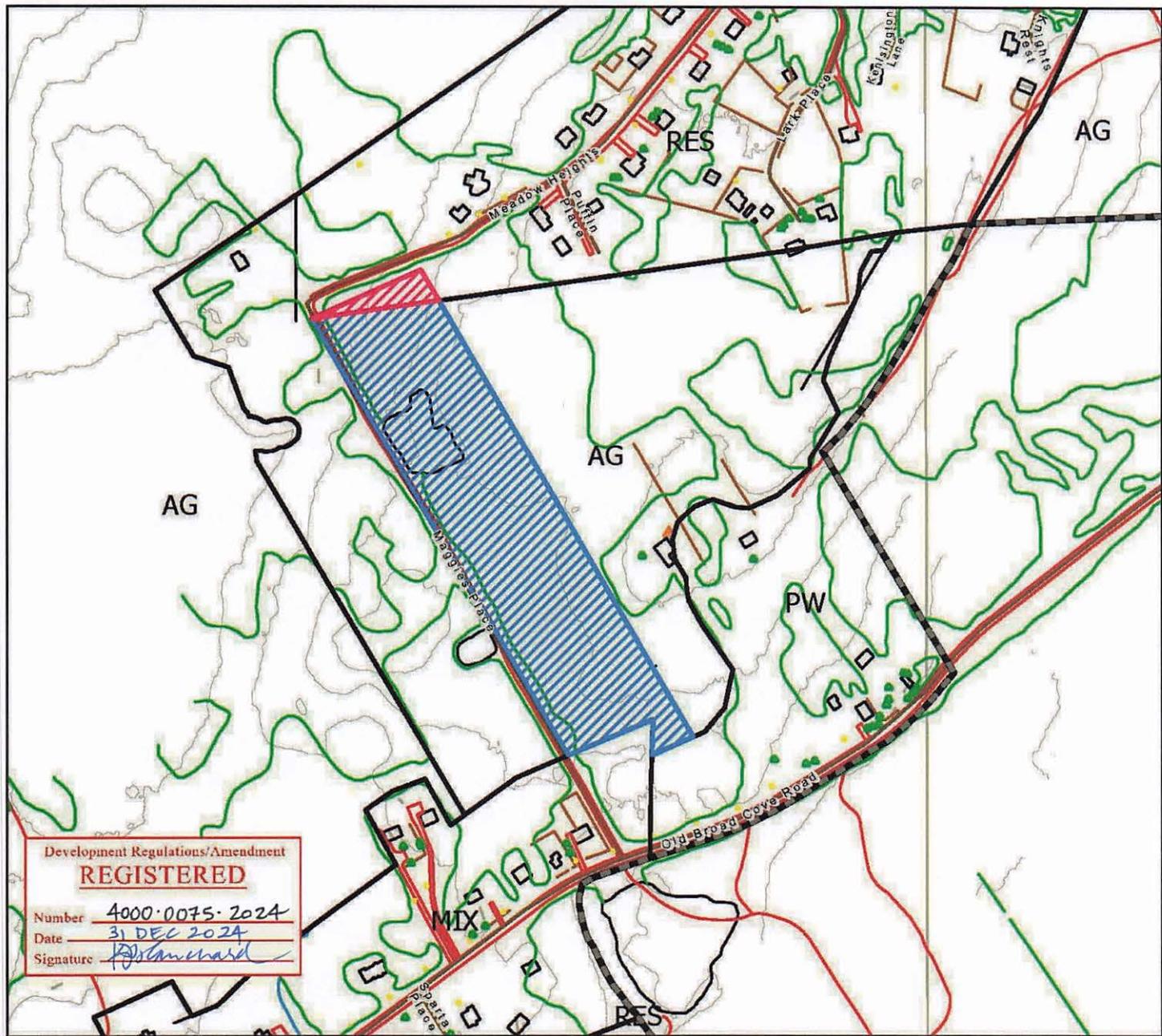
Lands designated Public Use (PU) shall be also zoned on the Zoning Map as Public Use (PU). Detailed requirements of this zone are outlined in Schedule C of the Development Regulations.

**TO:**

#### **3.4.5 Public Use – General Intent**

Lands for Public uses are designated Public Use (PU) on the Generalized Future Land Use Map in order to permit the development of a variety of public land uses to serve the assembly, civic, cultural, spiritual, recreational, health care and educational needs of the community. The three largest designated areas for public uses include the Town Hall and Brookside Intermediate on Thorburn Road, Beachy Cove Elementary on Beachy Cove Road, and a proposed new high school off Old Broad Cove Road at the corner of Maggie's Place. Smaller designated public use areas include some of the Town's churches and cemeteries.

Lands designated Public Use (PU) shall be also zoned on the Zoning Map as Public Use (PU). Detailed requirements of this zone are outlined in Schedule C of the Development Regulations.



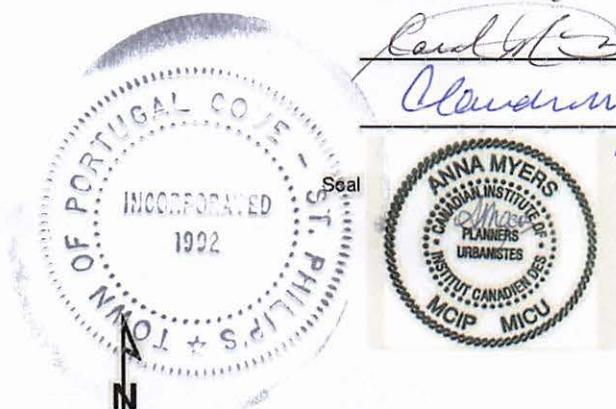
TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN 2014-2024

GENERALIZED FUTURE LAND USE MAP

MUNICIPAL PLAN  
AMENDMENT NO. 18, 2023

— Area to be rezoned from Agriculture (AG) to Public Use (PUB)  
— Area to be rezoned from Residential (RES) to Public Use (PUB)



Scale: 1:4,688

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 18, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

*AMyers*