

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

MUNICIPAL PLAN AMENDMENT NO. 24, 2025

(Eco Village Sustainable Agriculture to Eco Village Cluster, Farm Road)



MAY 2025

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

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

MUNICIPAL PLAN AMENDMENT No. 24, 2025

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. 24, 2025 to the Town of Portugal Cove-St. Philip's Municipal Plan on the 26th day of August, 2025.
- b) gave notice of the adoption of the Amendment No. 24, 2025 to the Town of Portugal Cove-St. Philip's Municipal Plan by notice on the Town's digital signage located on Thorburn Road and Portugal Cove Road, posting at the Town Office, on the Town's website and social media platforms, and sent out on the PCSP Connects system between August 27th and September 10th, 2025.
- c) set the 10th day of September, 2025, at 7:00 pm 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 Town Council of Portugal Cove-St. Philip's approves the Amendment No. 24, 2025 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this 23 day of September, 2025.

Mayor:



Clerk:



Municipal Plan/Amendment	
REGISTERED	
Number	<u>4000 - 0077 - 2025</u>
Date	<u>December 18, 2025</u>
Signature	<u>Sen Phil</u>



(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

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

MUNICIPAL PLAN AMENDMENT No. 24, 2025

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 Municipal Plan Amendment No. 24, 2025.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 26th day of August, 2025.

Signed and sealed this 23 day of September 2025.

Mayor:



Town Clerk:



(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 24, 2025, 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)

SECRET

CONFIDENTIAL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

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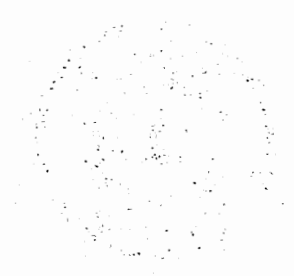
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TOWN OF PORTUGAL COVE-ST. PHILIP'S MUNICIPAL PLAN AMENDMENT No. 24, 2025

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. 41, 2025.

The Town Council of Portugal Cove-St. Philip's is in receipt of a request to redesignate an area of land to accommodate development of a multigenerational cohousing community. The property is currently designated Eco Village Cluster (EVC) and Eco Village Sustainable Agriculture (EVSA). It was requested that a portion of the EVSA area be redesignated to EVC to allow development of the cohousing community closer to Farm Road due to slopes and costs identified during design work.

The purpose of this amendment is to redesignate a portion of No. 39A Farm Road from **Eco Village Sustainable Agriculture** to **Eco Village Cluster**.

This change is consistent with the policies of the Municipal Plan, as amended in Amendment No. 17, 2024 as follows:

Policy-2.2 HOUSING

Identify opportunities to effectively respond to the changing housing needs of local seniors and young adults, and to manage developments within the more detached locations of the community, including innovative concepts, such as cohousing.

and

Section 3.4.11 ECO VILLAGE, policies EV-1 to EV-9, which outline the Eco Village Cluster designation uses and conditions for development.

At the time of the preparation of the design and layout of the Eco Village development, an assessment of the location of wetlands in the Town of Portugal Cove-St. Philip's was underway; therefore, the locations of the Eco Village Cluster and the Eco Village Sustainable Agriculture designations were determined by the available wetland mapping. Since that time, the Town has adopted the updated wetland mapping which indicates that the area of land closer to Farm Road is suitable for development. EnFor Consulting Services prepared the Wetland Mapping, adopted by Council on February 21, 2023 and came into legal effect when gazetted in the NL Gazette on July 7, 2023.

The recent engineering assessment of the proposed Eco Village site combined with the change in wetland status are the impetus for this amendment. Moving the EVC closer to Farm Road will result in a residential cluster that fits naturally into the rural residential neighbourhood, saves costs for installation of municipal infrastructure and costs for providing ongoing municipal services. This opportunity to change the location

of the Eco Village allows for the cohousing development to be integrated into the community fabric of the Town more fully.

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 posted notice of the proposed amendment on the Town's digital signage on Thorburn Road and Portugal Cove Road and at the Town Office and Recreation Centre (two conspicuous places) between June 13, 2025 and June 27, 2025 advertising the proposed amendment. Notice was also posted on the Town's website and social media platforms and sent out through the PCSP Connects system. 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 June 27, 2025. 29 submissions were received in response to the consultation. 28 submissions were in support of the amendment and one in opposition expressing concerns regarding groundwater disturbance for existing properties, security of the neighbourhood, and plans for agricultural animals on the property. Council considered the submissions received at their public meeting on July 8, 2025.

Under Authority of Section 17, 20 and 21 of the *Urban and Rural Planning Act, 2000*, notice of the adoption and public hearing was posted on the Town's digital signage on Thorburn Road and Portugal Cove Road and at the Town Office (two conspicuous places), on the Town's website and social media platforms, and sent out through the PCSP Connects system. The amendments were available for review at the Town Office during regular business hours and on the Town's website from August 27, 2025 to September 10, 2025. Council scheduled a public hearing for September 10, 2025 at 7:00 pm at the Town Office. 79 submissions and one petition were received in response to the notice. 73 submissions were in support of the amendment and six submissions and the petition were in opposition expressing concerns regarding impact on existing wells, effect on water quality, smells, rodents, odor control and waste disposal related to farming and livestock, increased traffic, safety, potential impact on property values, and lack of technical assurances for existing residents concerns. The public hearing took place on September 10, 2025 at 7:00 pm but was relocated to the Town's Recreation Centre adjacent to the Town Office. In the report dated September 15, 2025, the Commissioner concluded that through its regulatory regime and extensive requirements for the new Zones, Council will ensure that concerns relating to the development are offset. The Commissioner recommended the approval of the amendments, as adopted. At their public meeting on September 23, 2025, Council adopted the Commissioner's Report and approved the Municipal Plan Amendment No. 24, 2025.

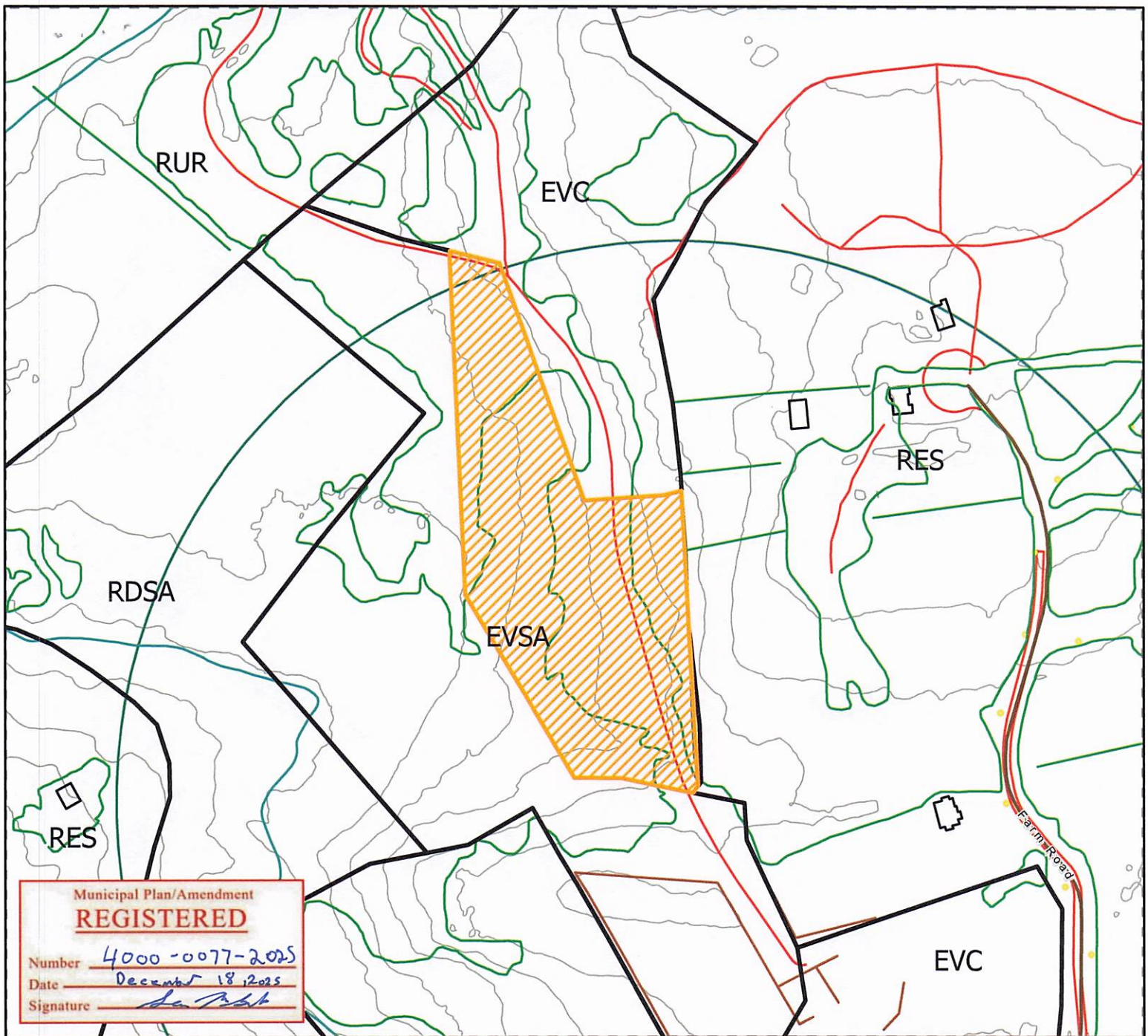
ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

The proposed Municipal Plan Amendment No. 24, 2025 consists of a map change to the Future Land Use Map. The St. John's Urban Region Regional Plan has the area designated as Urban Development. The Urban Development designation accommodates a range of urban uses including residential. No amendment to the St. John's Urban Region Regional Plan is required.

MUNICIPAL PLAN AMENDMENT No. 24, 2025

- **MAP AMENDMENT:**

The Generalized Future Land Use Map of the Town of Portugal Cove-St. Philip's Municipal Plan, 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

This 11 day of December, 2025.

GENERALIZED FUTURE LAND USE MAP

MUNICIPAL PLAN AMENDMENT NO. 24, 2025

D/B DBB Mayor

Claudine Clerk

 Area to be redesignated from "Eco Village Sustainable Agriculture" to "Eco Village Cluster"



Scale: 1:3,000

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 24, 2025 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

