

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



MUNICIPAL PLAN AMENDMENT No. 12, 2021

“Rural” to “Residential”

BEACHY COVE ROAD

JULY 2021

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 12, 2021

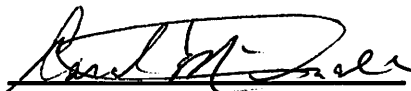
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's.

- a) Adopted the Portugal Cove-St. Philip's Municipal Plan Amendment No. 12, 2021, on the 14th day of August, 2023.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 12, 2021, by advertisement inserted on the 19th and the 26th day of August, 2023 in *The Telegram* newspaper.
- c) Set the 7th day of September, 2023, at the Town Office, Portugal Cove-St. Philip's for the holding of a public hearing to consider objections and submissions.

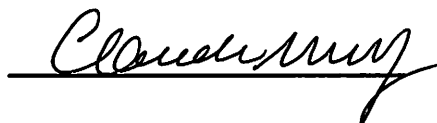
Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 12, 2021, as adopted (or as amended).

SIGNED AND SEALED this 5 day of October, 2023

Mayor:

 (Council Seal)

Clerk:







URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 12, 2021

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. 12, 2021.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 14th day of August, 2023.

Signed and sealed this 5 day of October, 2023.

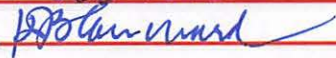
Mayor:  (Council Seal)

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 12, 2021, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	<u>4000-2023-026</u>
Date	<u>1 DEC 2023</u>
Signature	<u></u>





TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN AMENDMENT No. 12, 2021

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan. The Town has received a proposal to develop a potential future residential subdivision on land located on the southside of Beachy Cove Road and east of the intersection with Long Marsh Road. The potential subdivision will be developed as a permanent cul-de-sac.

The perimeter survey indicates that the land holding is split between the Residential and Rural Designation with some proposed lots being located in the Rural designation. The purpose of this Amendment is to re-designate the portion of the potential future subdivision located in the **Rural** Land Use Designation to **Residential**.

St. John's Urban Region Regional Plan

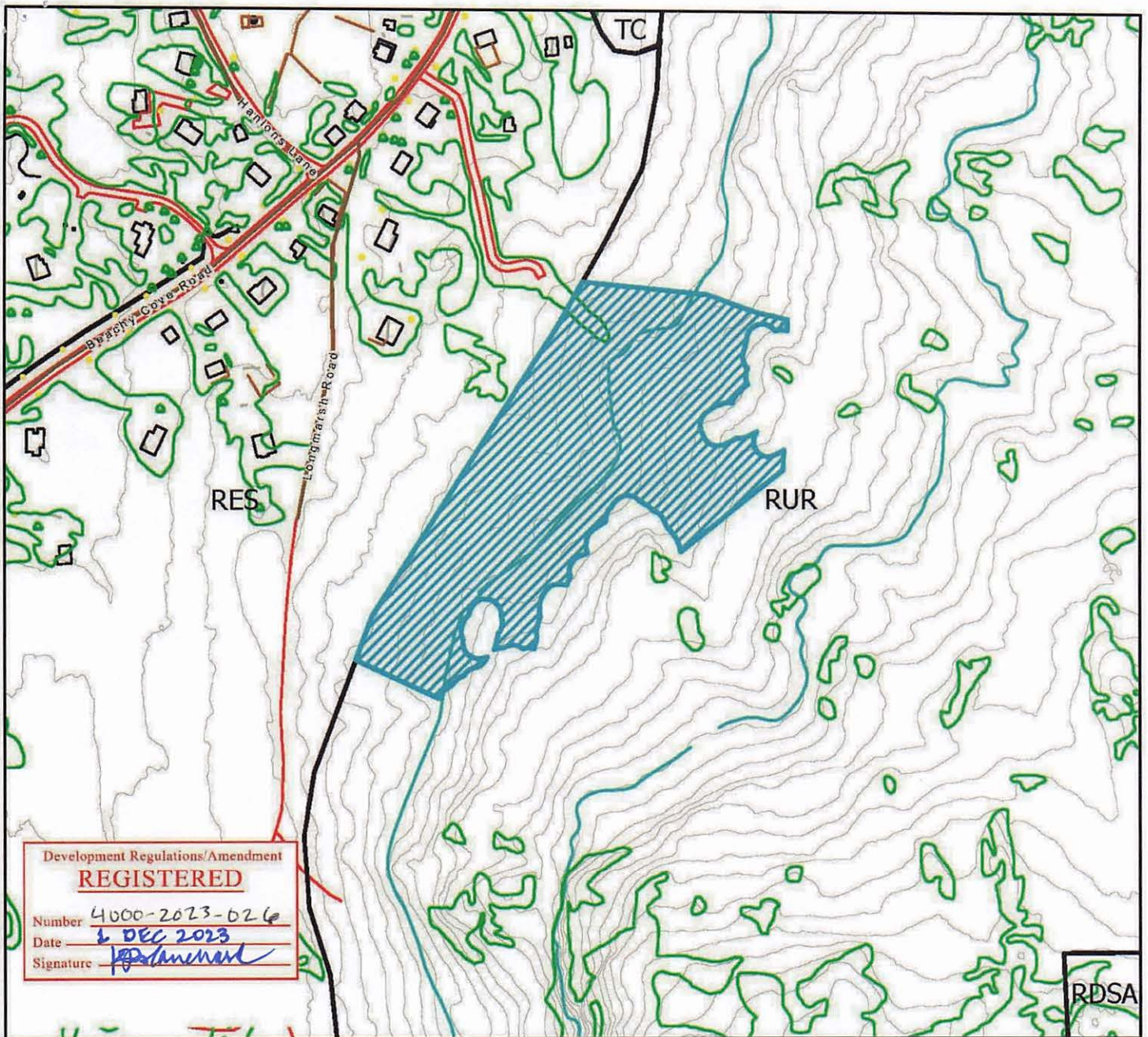
The proposed Municipal Plan Amendment No. 12, 2021, consists of map changes to the 2014-2024 Municipal Plan and is contrary to the St. John's Urban Region Regional Plan. It is concluded that a Regional Plan Amendment is required in order to bring the proposed Municipal Plan Amendment No. 12, 2021, into conformity with the Regional Plan.

PUBLIC CONSULTATION

MUNICIPAL PLAN AMENDMENT No. 12, 2021

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.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN 2014-2024

GENERALIZED FUTURE LAND USE MAP

MUNICIPAL PLAN
AMENDMENT NO. 12, 2021

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

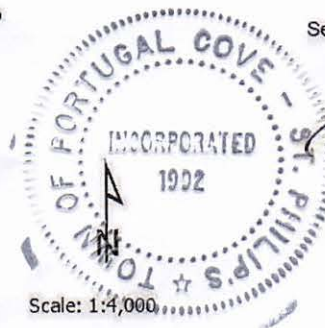
This 5 day of October, 2022, 2023 ^{cm}

[Signature] Mayor

[Signature] Clerk

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

Seal



Scale: 1:4,000



I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 12, 2021 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

1954
January

