

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



**MUNICIPAL PLAN AMENDMENT No. 16, 2023**

**“Public Use” (PUB) to “Residential” (RES)**

**Beachy Cove Road**

**July 2023**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 16, 2023**

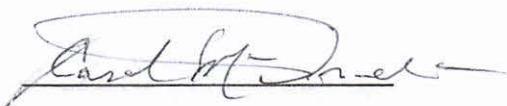
Under the authority of Section 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*,  
the Town Council of Portugal Cove-St. Philip's

- a) Adopted the Portugal Cove-St. Philip's Municipal Plan Amendment No. 16, 2023 on October 3<sup>rd</sup>, 2023.
- b) Gave notice of the adoption of the Portugal Cove-St. Philip's Municipal Plan Amendment No. 16, 2023 by advertisement in The Telegram newspaper on October 7<sup>th</sup>, 2023, and October 14<sup>th</sup>, 2023, and the October edition of the Northeast Avalon Times . The advertisement was also posted on the Town's website and social media platforms.
- c) Set the 25<sup>th</sup> day of October, 2023 for the holding of a public hearing at the Portugal Cove-St. Philip's Town Hall to consider submissions and objections.

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 Portugal Cove-St. Philip's Municipal Plan No. 16, 2023 as adopted.

Signed and sealed this 6 <sup>th</sup> day of November, 2023.

Mayor:



(Council Seal)

Clerk:

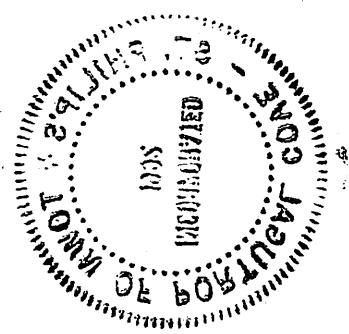


Municipal Plan/Amendment  
**REGISTERED**

Number 4000-2023-627

Date 1 DEC 2023

Signature D. Stanhardt



**RESOLUTION TO ADOPT**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 16, 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.16, 2023.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 3<sup>rd</sup> day of October, 2023.

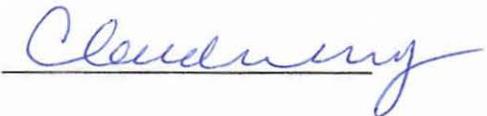
Signed and sealed this 6 day of November, 2023.

Mayor:



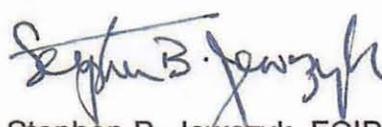
(Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Stephen B. Jewczyk, FCIP  
Urban and Regional Planner





## **Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 16, 2023**

### **PURPOSE**

The Town of Portugal Cove-St. Philip's Municipal Plan 2014-2024 came into legal effect on October 17, 2014. The Municipal Plan contains policies and land use designations which guide and direct the orderly growth and development of the Town.

The Town Council of Portugal Cove-St. Philip's is in receipt of a redesignation request from Emerald Atlantic Group Inc., the property owner of 370-410 Beachy Cove Road, to redesignate a portion of property along the east side of Goat Cove Lane to accommodate a potential future residential subdivision with minimum lot frontages of 23 m and minimum lot areas of 1860 m<sup>2</sup>. The current 'Public Use (PUB)' designation does not support residential development. The property owner is requesting that this portion of the property be redesignated to 'Residential' to support the development of single detached dwelling lots.

After due consideration, the Town Council now wishes to consider amending the land use designation of a portion of the private property situated at 370-410 Beachy Cove Road from 'Public Use' to 'Residential'.

### **THE SUBJECT PROPERTY**

The subject property at 370-410 Beachy Cove Road has an area of 7.7803 hectares (19.25 acres). The subject property is situated within two land use designations of the Municipal Plan; 'Public Use' and 'Residential'. The property owner is seeking a Municipal Plan Amendment to the 'Public Use' portion of the property so that the full subject property is within the 'Residential' designation.

The area under consideration for this amendment is located on the east side of Goat Cove Lane and north of Beachy Cove Road. It has a frontage of 113.63 m (372.80 feet) along Beachy Cove Road, a frontage of 201.52 m (661.15 feet) along Goat Cove Lane and an area of approximately 22,948 m<sup>2</sup> (5.67 acres).

The property is primarily forested and slopes in a north to south orientation. The property is in private ownership.

The property owner does not wish to use the property for public use purposes but wishes to use the property for residential purposes which will form part of a larger residential subdivision development for the total property at 370-410 Beachy Cove Road.

To accommodate this request, the property is required to be redesignated from 'Public Use' to 'Residential'. No text amendment forms a part of this request.

#### **ST. JOHN'S URBAN REGION REGIONAL PLAN 1976**

The St. John's Urban Region Regional Plan has the area of the proposed amendment designated as Urban Development. The Urban Development designation accommodates a range of urban uses including residential. No amendment to the Regional Plan is required.

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

Allowing this amendment to proceed will allow for the orderly residential development of the property at 370-410 Beachy Cove Road. The lots will be serviced by on-site well and septic tank services in accordance with the requirements and conditions of the provincial Department of Environment and Climate Change and the Town of Portugal Cove-St. Philip's.

The proposal and the supporting amendment are consistent with the intent, goals, and objectives of the Municipal Plan.

#### **PUBLIC CONSULTATION**

In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, notice of the proposed amendment was published in The Telegram newspaper on July 22<sup>nd</sup>, 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 22<sup>nd</sup>, 2023 to August 16<sup>th</sup>, 2023. No comments were received during the consultation.

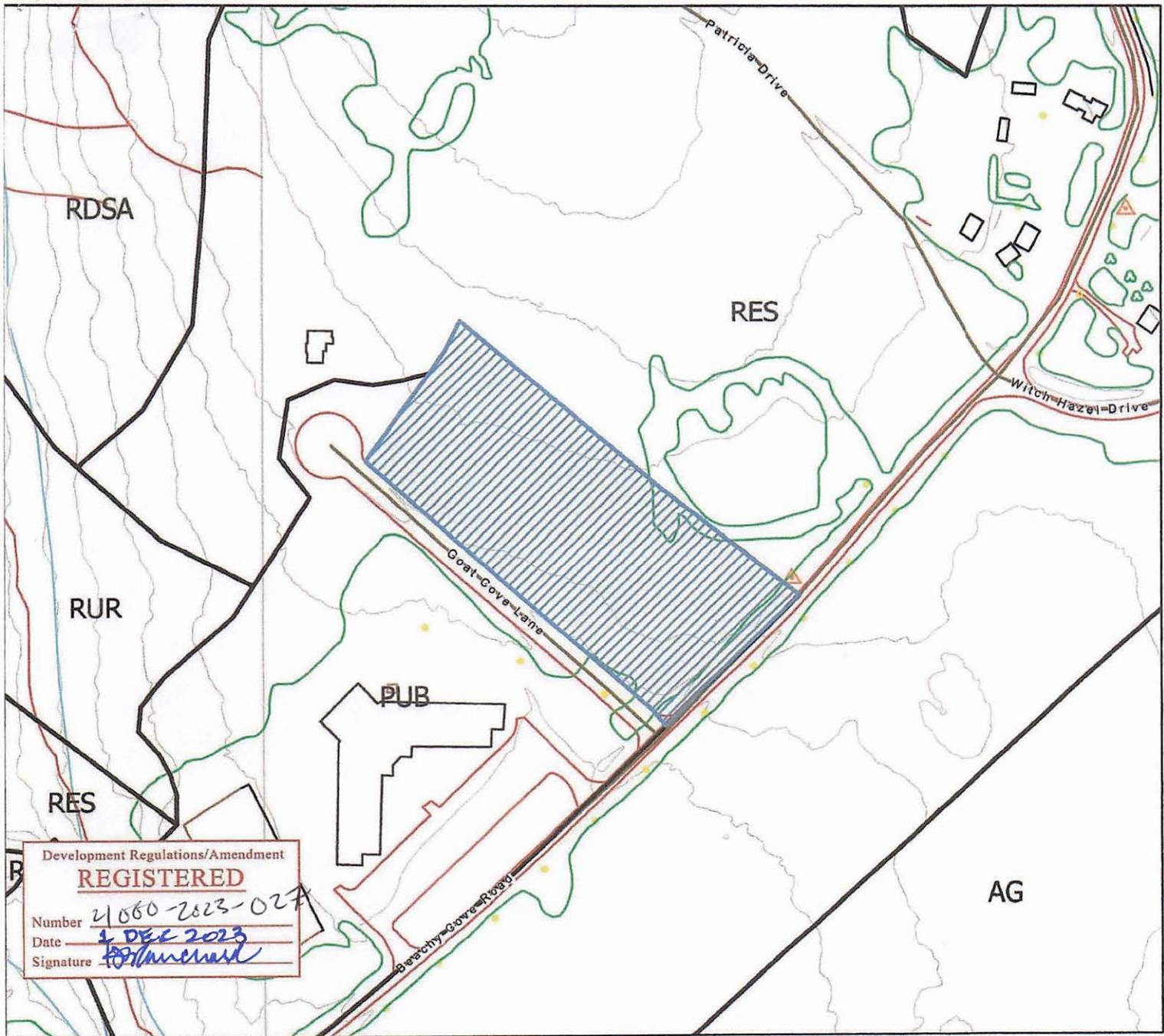
In accordance with Section 17 of the *Urban and Rural Planning Act, 2000*, notice of the adoption was published in The Telegram newspaper on October 7<sup>th</sup>, 2023 and October 14<sup>th</sup>, 2023, and the October edition of the Northeast Avalon Times. The amendment was available for review at the Town Hall during regular business hours and was available on the Town's website from October 7<sup>th</sup>, 2023 to October 25<sup>th</sup>, 2023. As no comments were received during the consultation, the public hearing was canceled in accordance with Section 21 (1) of the *Urban and Rural Planning Act, 2000*.

**MUNICIPAL PLAN AMENDMENT No. 16, 2023**

**The Town of Portugal Cove-St. Philip's Municipal Plan 2014-2024 is amended by:**

**A) Changing the land use designation of property at 370-410 Beachy Cove Road from 'Public Use' to 'Residential' as shown on the attached portion of the Town of Portugal Cove-St. Philip's Generalized Future Land Use Map.**

**There are no changes to the text of the Portugal Cove-St. Philip's Municipal Plan 2014 - 2024.**



TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN 2014-2024

GENERALIZED FUTURE LAND USE MAP

MUNICIPAL PLAN  
AMENDMENT NO. 16, 2023

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

This 6 day of November, 2023.

Donald G. Davis Mayor

Clarence Clerk

Stephen B. Jewczyk

Seal



Stephen B. Jewczyk

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 16, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

Scale: 1:3,000

