

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



**MUNICIPAL PLAN AMENDMENT No. 9, 2019**

**“Residential Development Scheme Area” to “Residential”,  
“Rural” to “Residential” and  
“Rural” to “Recreational Open Space”**

**Tucker's Hill Road**

**MAY, 2019**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**MUNICIPAL PLAN AMENDMENT No. 9, 2019**

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

- a) Adopted the Portugal Cove-St. Philip's Municipal Plan Amendment No. 9, 2019, on the 4<sup>th</sup> day of February, 2020.
- b) Gave notice of the adoption of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 9, 2019, by advertisement inserted on the 8<sup>th</sup> day and the 15<sup>th</sup> day of February, 2020, in *The Telegram* newspaper.
- c) Set the 27<sup>th</sup> day of February, 2020, 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*, the Town Council of Portugal Cove-St. Philip's approved the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 9, 2019, as adopted (or as amended).

SIGNED AND SEALED this 28 day of May, 2020

**Mayor:**

Carl McDonald

(Council Seal)

**Clerk:**

Clairine Murray



URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF PORTUGAL COVE-ST. PHILIP'S  
MUNICIPAL PLAN AMENDMENT No. 9, 2019

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. 9, 2019.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 4<sup>th</sup> day of February, 2020.

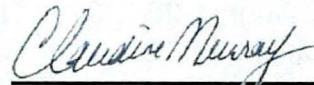
Signed and sealed this 28 day of May, 2020.

**Mayor:**



(Council Seal)

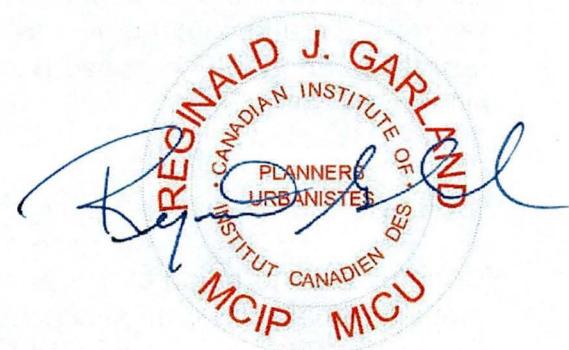
**Clerk:**



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 9, 2019, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

|                                 |   |
|---------------------------------|---|
| <b>Municipal Plan/Amendment</b> |   |
| <b>REGISTERED</b>               |   |
| Number                          | 4000-2021-023   |
| Date                            | 23/07/21  |
| Signature                       |  |



# **TOWN OF PORTUGAL COVE-ST. PHILIP'S MUNICIPAL PLAN AMENDMENT No. 9, 2019**

## **BACKGROUND**

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan. In 2014, the Portugal Cove-St. Philip's Municipal Plan 2014-2024 came into effect. The new Municipal Plan rescinded and replaced the 1994-2004 Municipal Plan.

The purpose of this Amendment is to allow for future residential subdivision development. The intent of the proposed amendment is to re-designate properties located at Civic No's 121B, 137-141A and 137B Tucker's Hill Road from **Residential Development Scheme Area to Residential; Rural to Residential and Rural to Recreational Open Space** on the Generalized Future Land Use Map.

## **Interdepartmental Land Use Committee (ILUC)**

This Amendment has been reviewed by the Interdepartmental Land Use Committee (ILUC) and received Conditional Approval on August 28, 2019. The ILUC comments received are more related to development conditions and are better addressed as part of a Development Permit and do not form part of this Amendment. However, the ILUC Project 1741 - Report recommends that any unserviced subdivisions conform to the "Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells."

## **St. John's Urban Region Regional Plan**

The St. John's Urban Region Regional Plan Map has designated the land proposed in Municipal Plan Amendment No. 9, 2019, as Rural on the Regional Plan map. It is determined that an amendment to the St. John's Urban Region Regional Plan is required in order to bring the proposed Municipal Plan Amendment No. 9, 2019, into conformity with the Regional Plan.

## **Public Consultation**

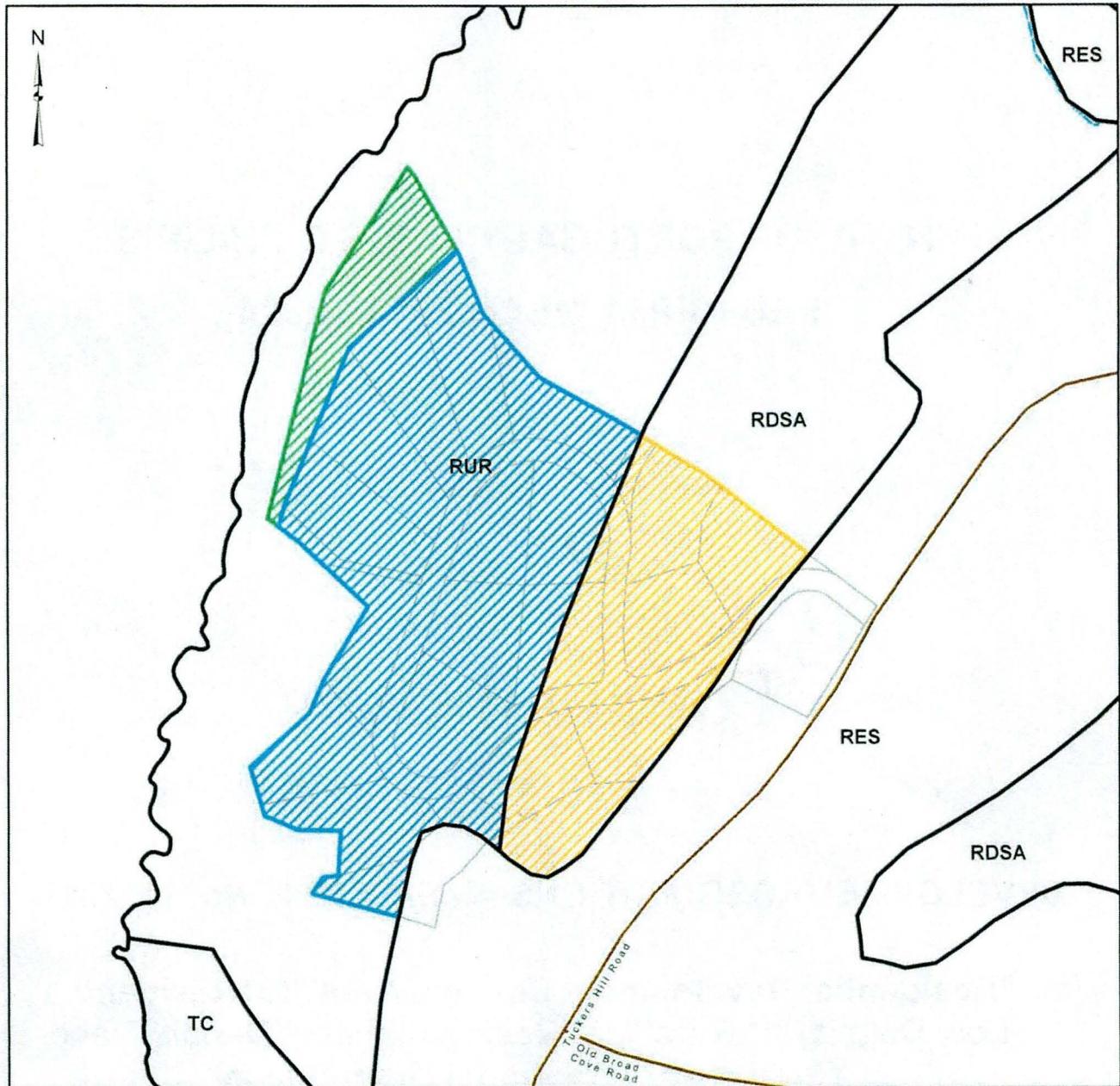
During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed amendment. The Town Council of Portugal Cove-St. Philip's published a notice in *The Telegram* newspaper on August 24, 2019, advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website and the draft amendments were placed on display at the Town Council office.

Residents were invited to view the documents between August 24, 2019, and September 6, 2019 and to provide any comments or concerns in writing to Council by the September 6, 2019 deadline. Written comments or objections were received and addressed at a regular meeting of Council.

## **MUNICIPAL PLAN AMENDMENT No. 9, 2019**

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

- A) *Changing* land from “Residential Development Scheme Area” to “Residential”;**
- B) *Changing* land from “Rural” to “Residential”; and**
- C) *Changing* land from “Rural” to “Recreational Open Space” as shown on the attached copy of the Town of Portugal Cove-St. Philip's Generalized Future Land Use Map 1.**



Town of Portugal Cove-St. Philip's  
Municipal Plan

Dated at Portugal Cove-St. Philip's

This 28 day of May, 2020.

Generalized Future Land Use Map

Amendment No. 9, 2019

- Residential Development Scheme Area to Residential
- Rural to Residential
- Rural to Recreation Open Space
- Proposed Concept

**Municipal Plan/Amendment  
REGISTERED**

Scale: 1:4,000

Number 4000-2021-023  
Date 23/07/21  
Signature Reynold



I CERTIFY THAT THE MUNICIPAL PLAN AMENDMENT  
HAS BEEN PREPARED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE URBAN AND RURAL  
PLANNING ACT, 2000.

*Reginald Garland*, MCIP  
*Clairine Murray*, Town Clerk

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



**DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019**

**“Residential Development Scheme Area” to “Residential Low Density”, “Rural” to “Residential Low Density” and  
“Rural” to “Recreational Open Space”**

**Tucker's Hill Road**

**MAY 2019**

**PLAN-TECH  
ENVIRONMENT**

