

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

**AMENDMENT No. 4, 2023**

**New High School (Old Broad Cove Road at Maggie's Place)  
Portugal Cove-St. Philip's**


**November 2024**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 4, 2023**


Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs:

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 4, 2023 on the 31<sup>st</sup> day of January, 2024;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 4, 2023 by advertisement inserted on the 24<sup>th</sup> day of February, 2024 and the 2<sup>nd</sup> day of March, 2024 in *The Telegram* newspaper; and
- c) set the 13<sup>th</sup> day of March, 2024 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 Minister of Municipal and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 4, 2023, as adopted on the 31<sup>st</sup> day of January, 2024.

  
\_\_\_\_\_  
Minister of Municipal and Provincial Affairs

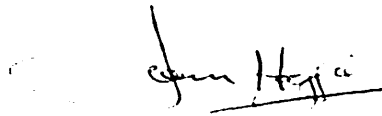
Signed and sealed before me at St. John's, Newfoundland and Labrador  
this 11 day of December, 2024.

  
\_\_\_\_\_  
Witness

<b>Regional Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>SJURRP-0107-2024</u>
Date	<u>31 DEC 2024</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 4, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 4, 2023.



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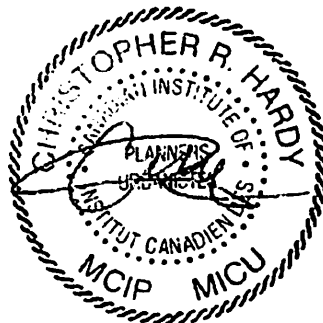
Minister of Municipal and Provincial Affairs

Signed and sealed at St. John's, Newfoundland and Labrador

this 31 day of January, 2024.

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 4, 2023 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**  
**AMENDMENT No. 4, 2023**

**BACKGROUND**

The Town Council of Portugal Cove-St. Philip's is proposing to amend its Municipal Plan and Development Regulations. The **Urban and Rural Planning Act, 2000** (the "Act") sets out the process for amending a Plan and Development Regulations.

The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan.

This Regional Plan amendment will be processed simultaneously to accommodate the following proposed amendments to the Portugal Cove-St. Philip's Municipal Plan and Development Regulations 2014-2024:

- Municipal Plan Amendment No. 18, 2023 and Development Regulations Amendment No. 28, 2023. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located on the east side of Maggie's Road from 'Rural' to 'Urban Development' to accommodate the development of a public high school.

In general terms, the Town's own amendment proposes to redesignate and rezone the subject land from 'Agricultural' to 'Public Use'.

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

According to E. Urban Development (c) The Local Centres of the Regional Plan, land Portugal Cove-St. Philip's is identified as a local centre. Land within such centres shall be used in accordance with the policies of the relevant municipal plan.

The Regional Plan outlines guidelines for Municipal Plans for local centres including:

- a focus on low density development;
- encouraging infilling and consolidation of areas once municipal services are in place; and
- improvements to the local street system.

**E.           URBAN DEVELOPMENT**  
**(c)         The Local Centres**

*Policy:*

*The detailed development of the local centres designated on the Regional Plan Map shall be according to the policies in Local Area or Municipal Plans that might be prepared from time to time. Such plans shall conform to the following guidelines:*

- i) The local centres shall be able to develop to the fullest extent possible within the areas shown on the Regional Plan Map, consistent with the constraints set out in Objective No. 11...*
- iv) Two prime aims in the local centres will be to encourage the infilling and consolidation of presently semi-development areas once essential public services to existing development are installed and to develop improved local road systems so that better circulation of traffic may be facilitated.*

## **ANALYSIS**

The Town is proposing to amend its Municipal Plan to redesignate the subject site from 'Agriculture' to 'Public Use' and to amend its Development Regulations to rezone from 'Agriculture' to 'Public Use'. The agricultural lands are not part of the provincially designated Agricultural Development Area under *the Lands Act, 1991*, are not currently used for agricultural purposes, and is a small parcel of remnant agricultural zoning isolated by existing urban development. These isolated lands are not expected to be advantageous to agricultural development and should be used in support of the proposed high school facility. Rezoning to allow for commercial uses would invite business enterprise into the area that could offer food, recreational, or other related retail style service.

## **PUBLIC CONSULTATION**

The Town of Portugal Cove-St. Philips is responsible for conducting public consultations on the matter. As required by section 14 of the Act, the Town advertised the proposed amendments in *The Telegram* newspaper on November 4, 2023 and in the November edition of *The Northeast Avalon Times*, as well as posting the proposed amendments on the Town's website.

After the section 14 Notice of Consultation advertisement resulted in individual responses from the public, mainly comments of employees and family of an adjacent commercial – agricultural operations, eluding that reducing agricultural lands will have negative impacts to their operation, however, lands between their operations and the subject agricultural zone is already separated by existing residential development and associated zoning. There is no change or potential impact to the existing commercial – agricultural operations.

The Town also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments and requested comments be supplied. No objections or concerns were identified with the municipalities.

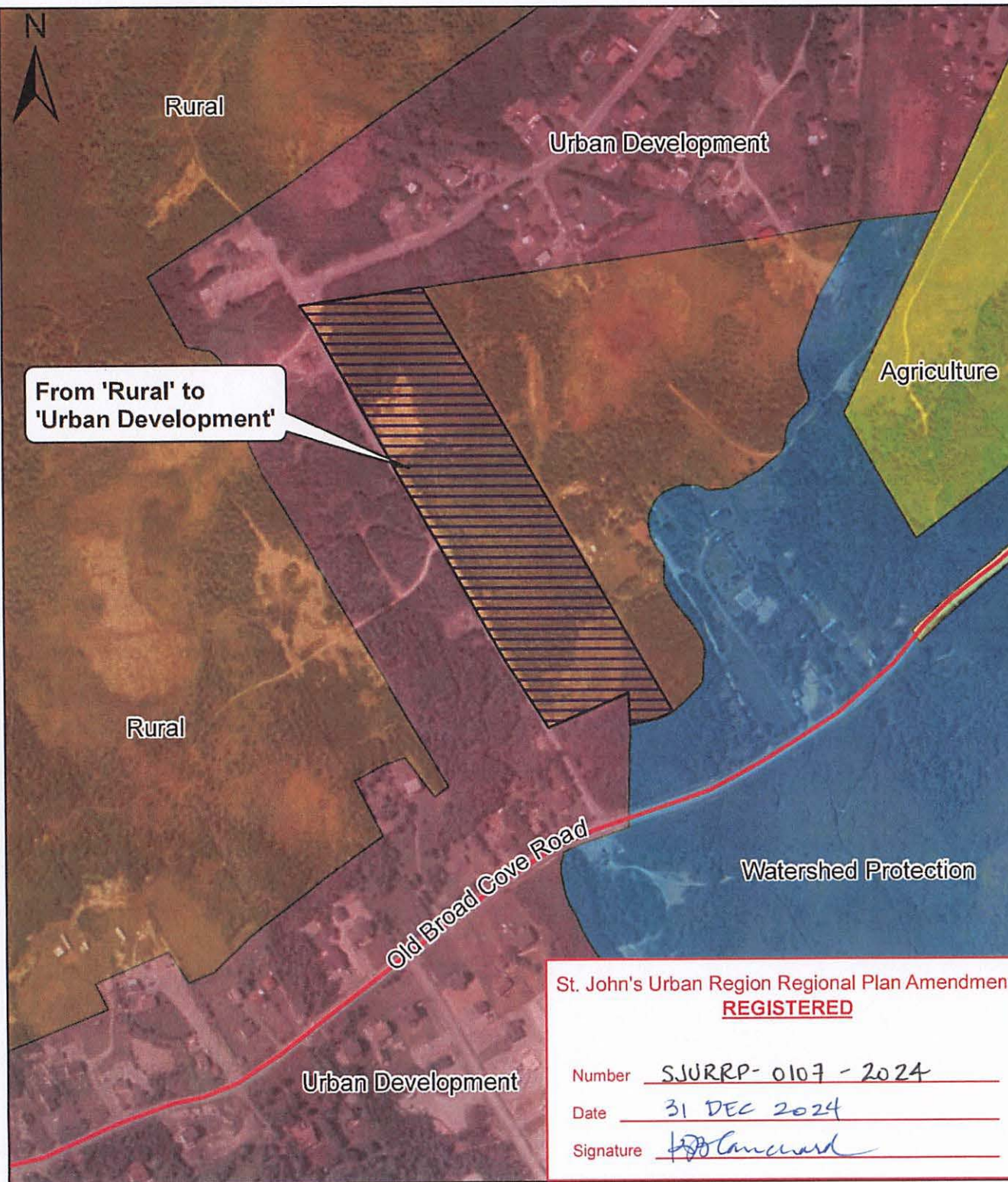
## **St. John's Region Regional Plan, 1976**

### **Amendment No. 4, 2023**






The proposed St. John's Urban Region Regional Plan amendment would re-designate on the south side of Maggie's Place from 'Rural' to 'Urban Development' in accordance with the attached map.

## **Appendix A**

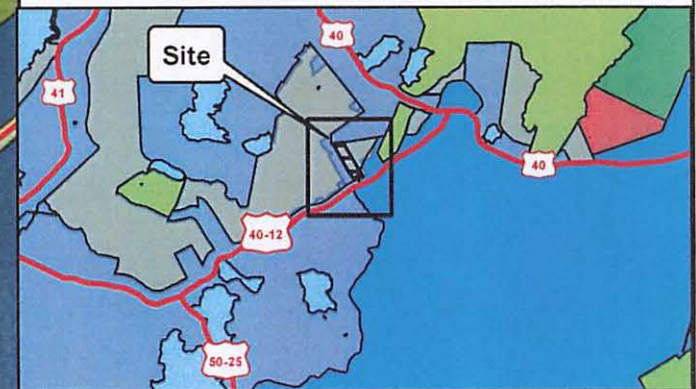




**St. John's Urban Region  
Regional Plan Amendment No. 4, 2023  
Portugal Cove - St. Philip's  
'In relation to PCSP MPA 18 & DRA 28, 2023'**

-  From 'Rural' to 'Urban Development'
-  Urban Development
-  Agriculture
-  Rural
-  Watershed Protection

Meters  
125 62.5 0 125



Signed this 11 day of December, 20 24.



Minister of Municipal and Provincial Affairs

St. John's Urban Region Regional Plan Amendment  
**REGISTERED**

Number SJURRP- 0107 - 2024  
Date 31 DEC 2024  
Signature [Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 4, 2023 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: \_\_\_\_\_

