

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**  
**AMENDMENT No. 2, 2021**

**Beachy Cove Road**  
**Portugal Cove-St. Philip's**

July 2023

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 2, 2021**

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. 2, 2021



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Minister of Municipal and Provincial Affairs

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

this 25 day of July, 2023.

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 2, 2021 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 2, 2021**

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. 2, 2021 on the 25<sup>th</sup> day of July, 2023;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 2, 2021 by advertisement inserted on the 19<sup>th</sup> day of August, 2023, and the 26<sup>th</sup> day of August, 2023, in the Telegram newspaper; and
- c) set the 7<sup>th</sup> day of September, 2023 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. 2, 2021, as adopted on the 25<sup>th</sup> day of July, 2023.



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Minister of Municipal and Provincial Affairs

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

this 1st day of December, 2023.



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Witness

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

### **AMENDMENT 2, 2021**

#### **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 amendment to the Portugal Cove-St. Philip's Municipal Plan and Development Regulations 2014-2024:

- Municipal Plan Amendment No. 12, 2021 and Development Regulations Amendment No. 20, 2021. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located on the east side of Beachy Cove Road from 'Rural' to 'Urban Development' to accommodate residential development.

In general terms, the amendment proposes to redesignate and rezone the subject land from 'Rural' to 'Residential' (Residential Low Density zone).

#### **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 to 'Residential' and to amend its Development Regulations to rezone the site to 'Residential Low Density'. The site is currently designated as 'Rural' in the St. John's Urban Region Regional Plan and must be re-designated as "Urban Development" in order for the Town's amendments to proceed.

## **PUBLIC CONSULTATION**

The Town of Portugal Cove-St. Philips is responsible for conducting public consultations on the matter. The Town advertised a notice of the proposed amendments in *The Telegram* newspaper on October 15, 2022 as well as posting the proposed amendments on the Town's website and on display at the Town Office.

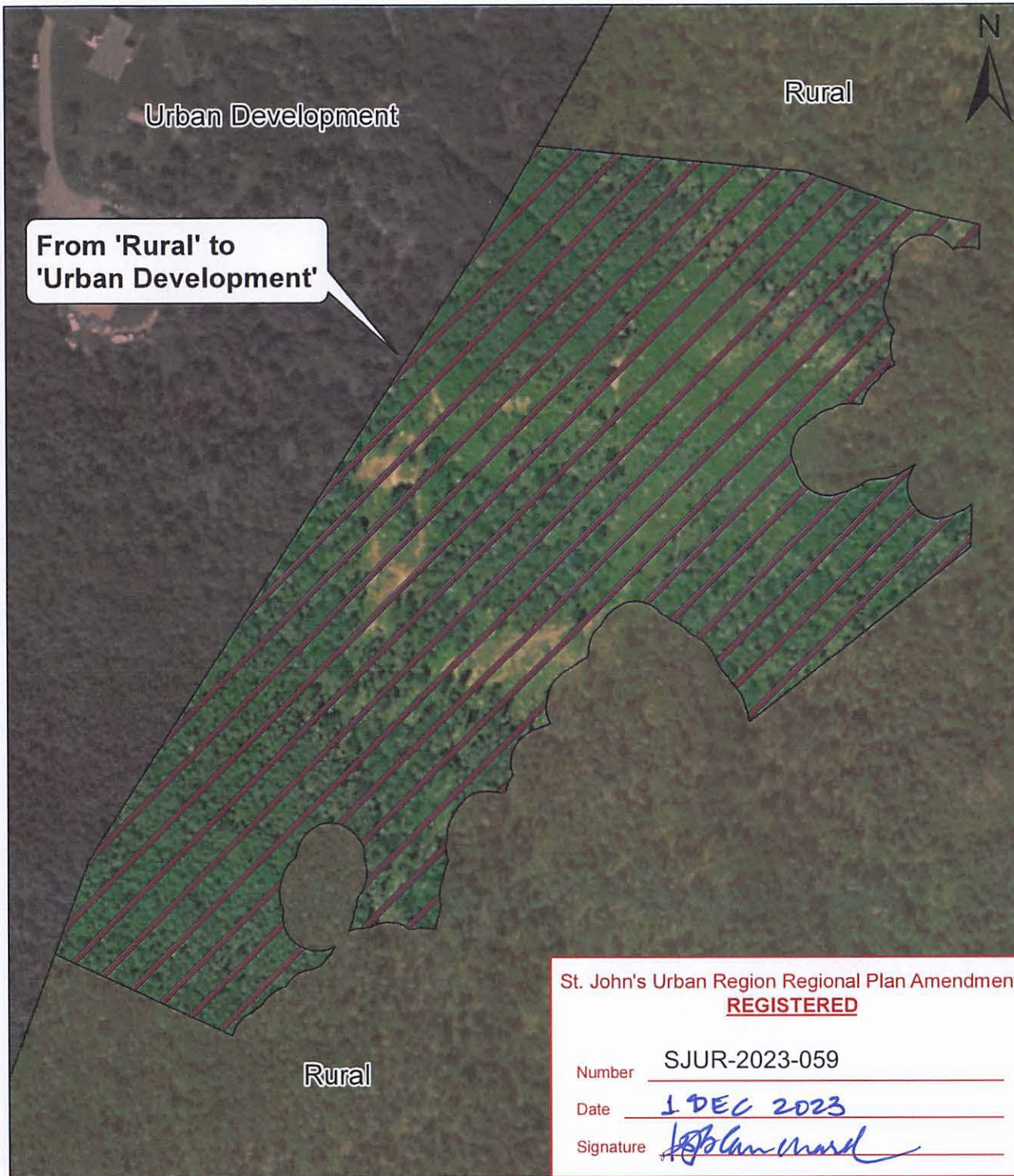
The Town advised the 14 other municipalities within the St. John's Urban Region about the proposed amendments and requested comments. 5 of the municipalities responded with no concerns or objections. The remaining municipalities did not respond to the request.

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




### **Amendment No. 2, 2021**

The proposed St. John's Urban Region Regional Plan amendment would re-designate land on the east side of Beachy Cove Road from 'Rural' to 'Urban Development' in accordance with the attached map.

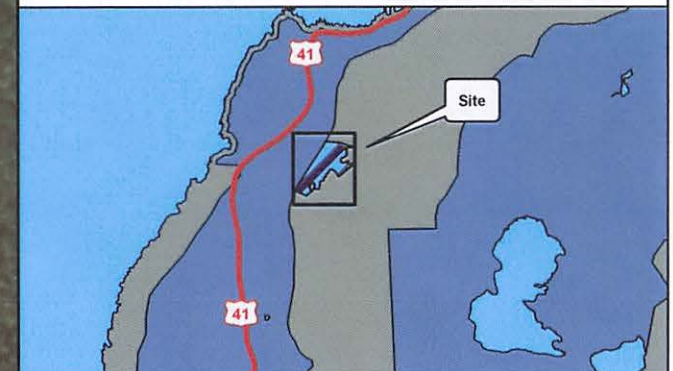
## Appendix A



**St. John's Urban Region  
Regional Plan Amendment No. 2, 2021  
Portugal Cove – St. Philip's  
(Related to MPA 12, 2021 & DRA 20, 2021)**

-  From 'Rural' to 'Urban Development'
-  Urban Development
-  Rural

Meters  
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Signed this 1<sup>st</sup> day of December, 2023.



Minister of Municipal and Provincial Affairs

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

Number SJUR-2023-059  
Date 1 DEC 2023  
Signature 

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 2, 2021 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

