

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 1, 2023

**47-57 Thorpe's Road
Portugal Cove-St. Philip's**

November 2024

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 1, 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. 13, 2022 and Development Regulations Amendment No. 21, 2022. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located on the west side of Tuckers Hill Road from 'Rural' to 'Urban Development' to accommodate residential development in the form of a serviced subdivision.

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; and 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 subject lands to 'Residential Low Density'. Section 81 of the Portugal Cove-St. Philips Development Regulations requires that the subdivision be serviced and where services are not intended, a Groundwater Assessment Study must be completed to the satisfaction of the provincial Water Resources Management division of the Department of Environment and Climate Change. The adjacent East Coast Trail will be protected from development encroachment by a buffer implemented through the Town's Development Regulations Schedule C, section 11 – East Coast Trails & Inland Community Trails where the rezoning is closest to the East Coast Trail to protect the natural character and integrity of the trail system.

PUBLIC CONSULTATION

The Town of Portugal Cove-St. Philips is responsible for conducting public consultations on the matter. The Town advertised the proposed amendments in *The Telegram* newspaper on July 29, 2023, as well as posting the proposed amendments on the Town's website. 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. The Town advertised and scheduled a public hearing for January 24th, 2024. No objections were received therefore the hearing was cancelled in accordance with s.21 of the Act.

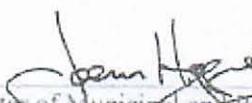
St. John's Region Regional Plan, 1976

Amendment No. 1, 2023

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

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 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. 1, 2023.


Minister of Municipal and Provincial Affairs

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

this 12 day of October, 2023

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 2, 2021 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Plan/Amendment REGISTERED	
Number	<u>SJURRP-0106-2024</u>
Date	<u>23 DEC 2024</u>
Signature	<u>PBCanclnvl</u>

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 1, 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. 1, 2023 on the 12th day of October 2023;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 1, 2023 by advertisement inserted on the 6th day of January 2024 and the 13th day of January 2024 in *The Telegram* newspaper; and
- c) set the 24th day of January 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. 1, 2023, as adopted on the 12th day of October 2023.



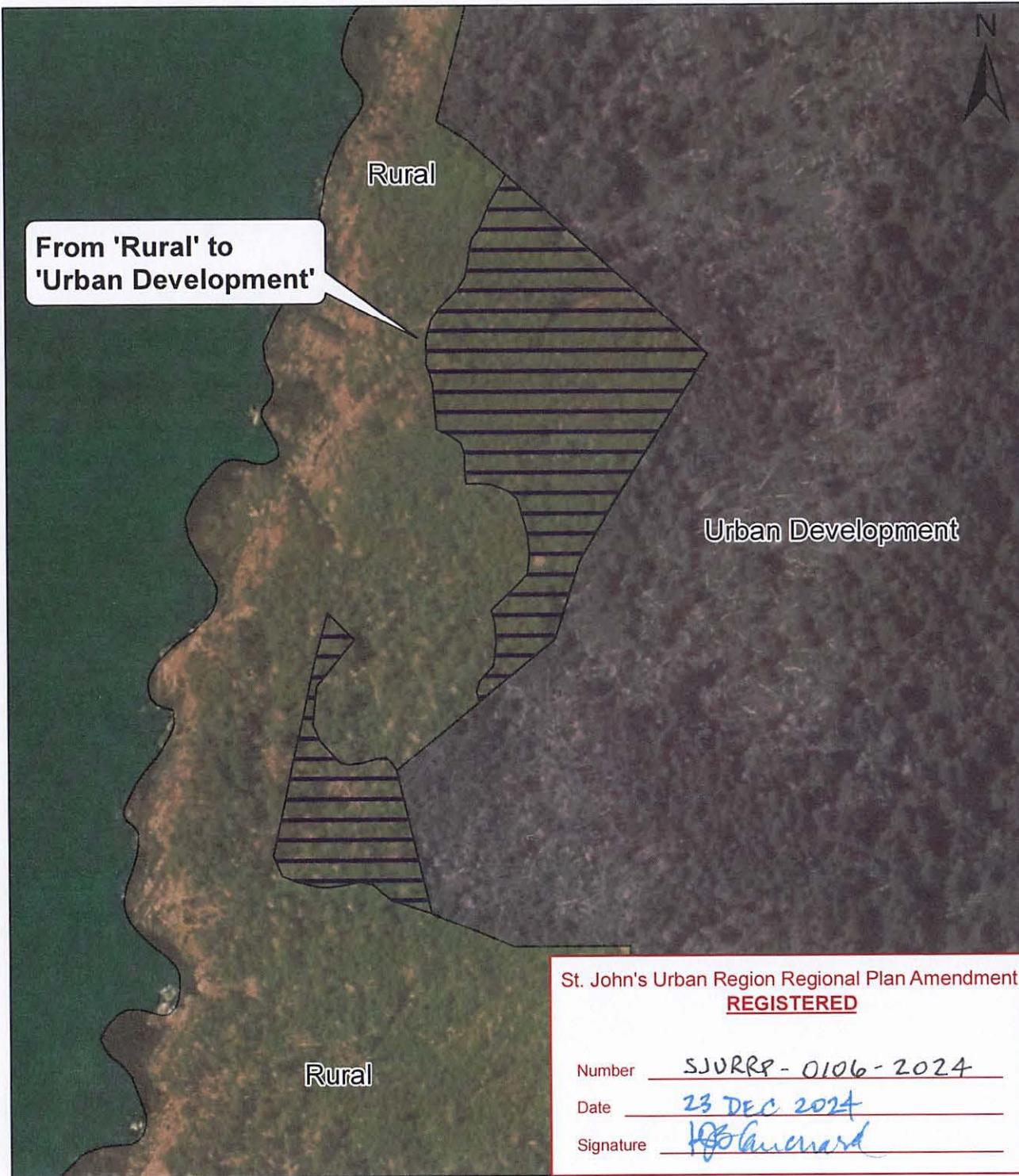
Minister of Municipal and Provincial Affairs

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

this 25th day of November, 2024.



Witness

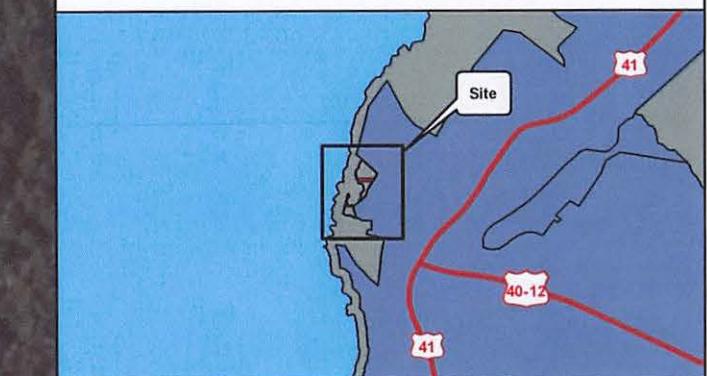


St. John's Urban Region
Regional Plan Amendment No. 1, 2023
Portugal Cove – St. Philip's
(Related to MPA 13, 2022 & DRA 21, 2022)

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

Meters

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Signed this 25 day of November, 20 24.



Minister of Municipal and Provincial Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 1, 2023 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: C. R. Hardy

