

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT NO. 108, 2025**

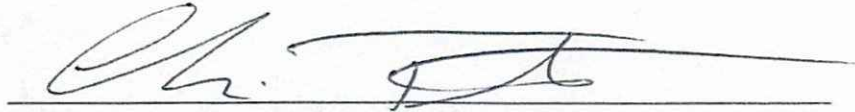
(Jones Pond West Amendment:82-84 Middle Cove Road)

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

May 12, 2025

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 108, 2025

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Community Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 108, 2025.




Minister of Municipal and Community Affairs

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

this 23 day of December, 2025.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 108, 2025, was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Stephen B. Jewczyk, FCIP
Urban and Regional Planner

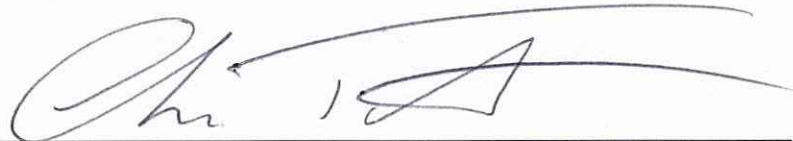


URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 108, 2025

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

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 108, 2025 on the 23rd day of December, 2025;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 108, 2025, by posting the notice at the Logy Bay-Middle Cove-Outer Cove Town Hall and the Justina Centre and on its website on the 11th day of February, 2026; and
- c) set the 4th day of March, 2026 for the holding of a public hearing to consider objections and submissions.

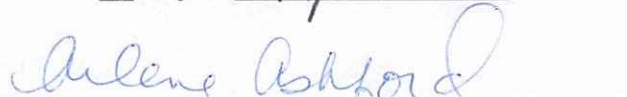
Now under the authority of section 23 of the **Urban and Rural Planning Act, 2000**, the Minister of Municipal and Community Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 108, 2026, as adopted on the 23rd day of December, 2025.



Minister of Municipal and Community Affairs

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

this 29 day of April, 2026.



Witness

St. John's Urban Region Regional Plan Amendment	
<u>REGISTERED</u>	
Number	<u>SJURRP-110-2026</u>
Date	<u>May 5, 2026</u>
Signature	<u>[Handwritten Signature]</u>

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT NO. 108, 2025

BACKGROUND

The Town Council of Logy Bay-Middle Cove -Outer Cove 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.

The proposed St. John's Urban Region Regional Plan Amendment No. 1008, 2025 would re-designate land on the southwest side of Jones Pond (generally referenced as the Jones Pond West Amendment at 82-84 Middle Cove Road) from '**Rural**' to '**Urban Development**'.

This Regional Plan amendment is being processed simultaneously to accommodate the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024 and Development Regulations Amendment No.3, 2024 which if approved would redesignate the subject land from '**Rural**' to '**Residential**' and concurrently rezone the subject lands from '**Rural**' to '**Rural Residential 2 (RR2)**' to accommodate residential development in the form of a subdivision on individual wells and septic disposal systems.

ST. JOHN'S URBAN REGION REGIONAL PLAN

According to E. Urban Development (c) The Local Centres of the Regional Plan, the majority of land adjacent to the southeast of Jones Pond is identified as part of a local centre. Land within such centres shall be used in accordance with the policies of the relevant municipal plan.

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. With respect to this amendment, the following local centre policies shall apply:

- 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.*
- ii) Within the local centres, residential uses shall generally be of a low density nature with a continuing predominance of single family dwellings.*
- vi) Two levels of services may be provided in the local centres depending upon local conditions: one area within which water and sewer and full municipal services would eventually be installed would form the heart of each such local centre. Outside of this would be an additional area of somewhat lower density development within which a lower standard of services would be required. The Regional Plan Map indicates the wider limit as 'local centre' boundary.*

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 'Rural Residential 2'. In order to approve such a municipal plan and rezoning amendment, the area of the Urban Development designation of the Regional Plan needs to be expanded to include the subject property. This amendment redesignates land on the Regional Plan Map. There is no amendment to the text the Regional Plan.

With respect to on-site servicing, section 7.10 of the Logy Bay-Middle Cove-Outer Cove Development Regulations requires that 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 Town is informed to advise the developer that this requirement must be completed prior to the Minister's registering the subject amendments.

PUBLIC CONSULTATION

The Town of Logy Bay-Middle Cove-Outer Cove is responsible for conducting public consultations on the matter. The Town advertised the proposed amendment and requested comments by posting the notice at the Logy Bay-Middle Cove-Outer Cove Town Hall and the Justinna Centre, and on its website, and advising property owners of the Town of the amendment through its area wide social messaging system, Voyent Alert (Public notices attached). The deadline for responses was Thursday May 1, 2025.

The Town received 3 responses objecting to the redesignation (responses attached). The responses are highlighted as follows:

- Concern about the potential loss of green spaces, natural water purification and catchment areas and displacement of wildlife and destruction of delicate ecosystems.
- Concern about the impact that the development of these lands has on water quality and quantity of the ground water supply.
- Concern about undersized lots
- Previous public objections have been voiced regarding the residential development of this area.

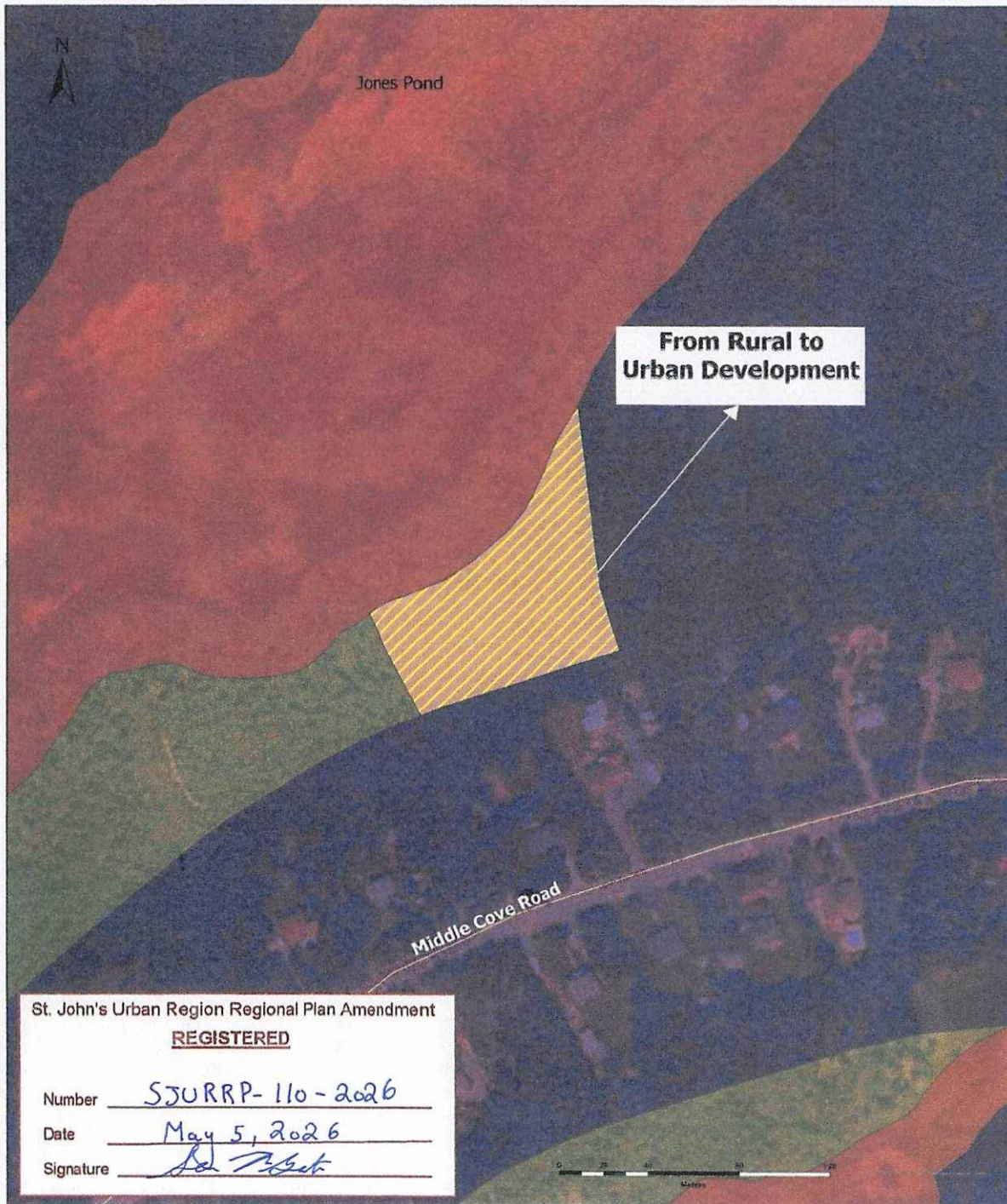
These are similar responses previously received and considered by the Town as part of this amendment process.

In addition to these responses, the Town previously referred the regional plan amendment to the 14 municipalities within the St. John's Urban Region. Of those that responded, there were no objections to the amendment (Responses attached).





St. John's Region Regional Plan, 1976

Amendment No. 108, 2025

The proposed St. John's Urban Region Regional Plan Amendment No. 1008, 2025 would re-designate land on the southwest side of Jones Pond (generally referenced as the Jones Pond West amendment at 82-84 Middle Cove Road) from "Rural" to "Urban Development" in accordance with the attached map.



**St. John's Urban Region
Regional Plan Amendment No. 108, 2025
related to Jones Pond West Amendment
Town of Logy Bay -Middle Cove- Outer Cove
(MPA No.2, 2024 and DRA No.3 ,2024)**

-  **From Rural to Urban Development**
-  Restricted Development
-  Rural
-  Urban Development



Signed this 29 day of April, 2026.

Minister of Municipal and Community Affairs

St. John's Urban Region Regional Plan Amendment
REGISTERED

Number SJURRP-110-2026
Date May 5, 2026
Signature [Handwritten Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 108, 2025 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

ICIP: Stephen B Jewczyk

