

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2021



DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2024

“RURAL (RUR)” to “RURAL RESIDENTIAL 2 (RR2)”

**Jones Pond Subdivision
82-84 Middle Cove Road**

JUNE 2024

PLAN-TECH



ENVIRONMENT

Urban and Rural Planning Act, 2000
Resolution to Approve
Town of Logy Bay-Middle Cove Outer Cove
Development Regulations Amendment No. 3, 2024


Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove Logy Bay-Middle Cove-Outer Cove;

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024 on the 9th day of February 2026.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024 by posting the notice at the town and the Needs Store, mailed the notice to all property owners and placed the notice on the towns website and social media platform from February 16th, 2025, to March 2nd, 2026.
- c) Set the 4th day of March 2026 for the holding of a public hearing at the Justinna Centre, Logy Bay-Middle Cove-Outer Cove to consider submissions and objections.
- d) No submissions were received in response to the public notice by the deadline date of March 2, 2026. The public hearing was cancelled.

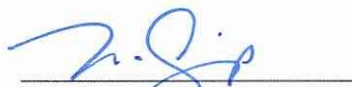
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, at its meeting of March 23rd, 2026, the Town Council of Logy Bay-Middle Cove-Outer Cove approved the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024 as adopted.

Signed and sealed this 25 day of March, 2026.

Mayor:

 (Council Seal)

Town Manager/Clerk:


Neil Stamp

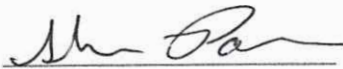


URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove adopts the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 9th day of February, 2024.6

Signed and sealed this 25 day of March, 2024.6

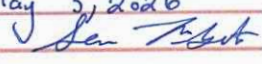
Mayor:  (Council Seal)

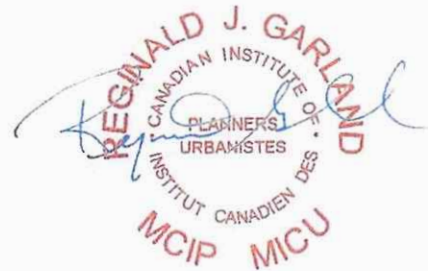
Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945-0036-2026</u>
Date	<u>May 5, 2026</u>
Signature	<u></u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2024

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to amend the 2021 Development Regulations. The Town has received a development proposal for a sixteen-lot residential subdivision on the south side of Jones Pond, north of Middle Cove Road and Nageira Crescent. Access will be from Middle Cove Road and will terminate into a cul-de-sac.

Only Lots 1 and 2 of the subdivision design will be impacted by this amendment. The remaining lots, 3 to 16, of the larger parcel and will be processed as part of a Residential Subdivision Area (RSA) in Development Regulations Amendment No. 4, 2024.

ANALYSIS

The purpose of this Amendment is to re-zone a small portion of the land holding to the western extremity of the proposed residential subdivision from **Rural (RUR)** to **Rural Residential 2 (RR2)**. For clarity, the Town recommended that the Residential Subdivision be processed under two Amendments. To accommodate the change this Amendment proposes to re-zone only that western portion of the land holding designated as Rural land. As the remaining portion of the land holding, containing lots 3-16, including the proposed access road, is presently designated as Residential on the Land Use Zone Map.

A small wetland to the west has been identified on the Town's Environmental Protection Overlay Map and will not impact on the subdivision proposal.

Development Regulations

- All new Residential Development shall be designed in accordance with s7.15 – Subdivision Design Standards and s7.16 – Cul-de-Sac Streets.
- New development shall conform to the Town of Logy Bay-Middle Cove-Outer Cove Development Design Manuel.
- Council may require the Developer to enter into a Development Agreement which shall establish criteria and conditions under which development may be carried out.

St. John's Urban Region Regional Plan

To bring the Logy Bay-Middle Cove-Outer Cove Municipal Plan, 2021 into legal effect required an Amendment to the St. John's Urban Region Regional Plan (Regional Plan). The Regional Plan, which came into effect in 1976, sets out a framework for growth and development at the Regional level. The intent of Regional Plan Amendment No. 2, 2022 (registered February 3, 2023) was to revise the Regional Plan designations to reflect and accommodate changes in the 2021 Municipal Plan designations and Development Regulations (Land Use Zones).

Therefore, it is determined that an amendment to the St. John's Urban Region Regional Plan is not required to redesignate land to conform with the proposed Logy Bay-Middle Cove-Outer Cove Development Regulations No. 3, 2024 and to bring the area into conformance with the St. John's Urban Region Regional Plan.

PUBLIC CONSULTATION

(Recommend Referral to the Town of Torbay)

(Recommend Referral to property owners within 150 m of the proposed development)

(No Provincial Department Referrals recommended.)

AMENDMENT No. 3, 2024

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations are amended by:

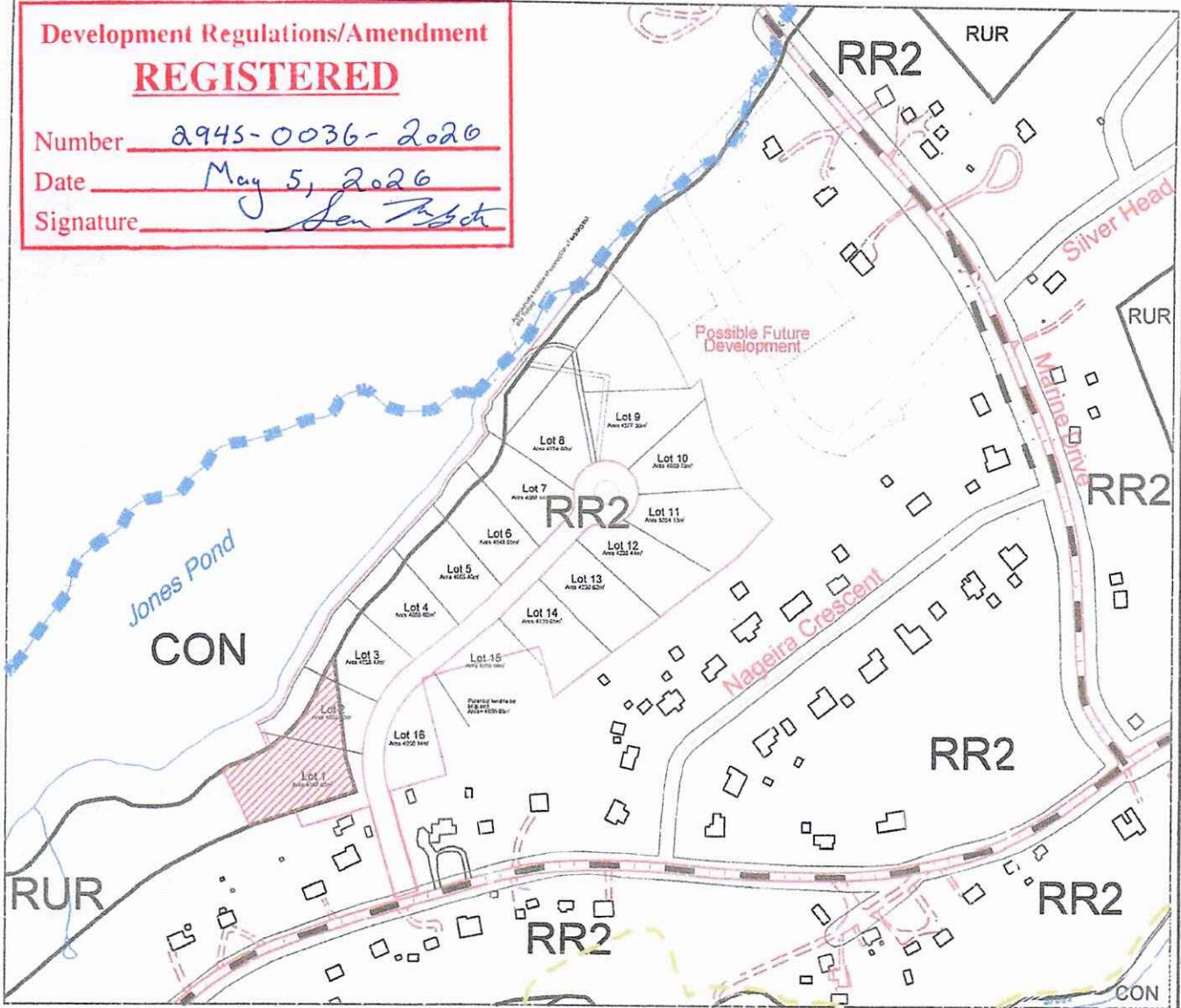
A) *Changing* the highlighted area of land from "**Rural (RUR)**" to "**Rural Residential 2 (RR2)**", as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove Land Use Zoning Map 1.

Development Regulations/Amendment
REGISTERED

Number 2945-0036-2020

Date May 5, 2026

Signature Sen [Signature]



TOWN OF LOGY BAY-MIDDLE-COVE-OUTER COVE
MUNICIPAL PLAN 2021

LAND USE ZONE MAP 1

DEVELOPMENT REGULATIONS
AMENDMENT No. 3, 2024



Area to be changed from: "Rural (RUR)" to
"Rural Residential 2 (RR2)"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



Dated at Logy Bay-Middle Cove-Outer Cove

This 9 Day of February 2024 6

[Signature] Mayor

[Signature] Clerk

Seal



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

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

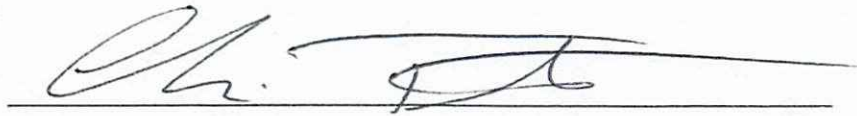
(Jones Pond West Amendment:82-84 Middle Cove Road)

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, FCIIP
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:

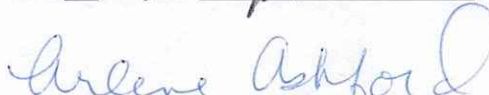
- a) adopted the St. John's Urban Region Regional Plan Amendment No. 108, 2025 on the 23rd day of December, 2025;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 108, 2025, by posting the notice at the Logy Bay-Middle Cove-Outer Cove Town Hall and the Justina 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	
REGISTERED	
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



St. John's Urban Region Regional Plan Amendment
REGISTERED
Number 5JURRP-110-2026
Date May 5, 2026
Signature [Signature]

Signed this 29 day of April, 2026

[Signature]
Minister of Municipal and Community Affairs

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.
MICIP: [Signature]
