

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2021



MUNICIPAL PLAN AMENDMENT No. 2, 2024

“RURAL” to “RURAL RESIDENTIAL”

Jones Pond West

JUNE 2024

PLAN-TECH



ENVIRONMENT

Urban and Rural Planning Act, 2000
Resolution to Approve
Town of Logy Bay-Middle Cove Outer Cove Municipal
Plan Amendment No. 2, 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 Municipal Plan Amendment No. 2, 2024 on the 9th day of February 2026.
- b) Gave notice of the adoption of the Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 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 Municipal Plan Amendment No. 2, 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
MUNICIPAL PLAN AMENDMENT No. 2, 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 Municipal Plan Amendment No. 2, 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: [Signature] (Council Seal)

Clerk: [Signature]



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment REGISTERED	
Number	<u>2945-0036-2026</u>
Date	<u>May 5, 2026</u>
Signature	<u>[Signature]</u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE MUNICIPAL PLAN AMENDMENT No. 2, 2024

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to amend the 2021 Municipal Plan. 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.

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. 2, 2024.

ANALYSIS

The purpose of this Amendment is to re-designate a small portion of the land holding to the western extremity of the proposed residential subdivision from **Rural** to **Rural Residential**. For clarity, the Town recommended that the Residential Subdivision be processed under two Amendments. To accommodate the change this Amendment proposes to re-designate 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 Future Land Use Map, a corresponding Municipal Plan Amendment is not required.

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.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated the land proposed in Municipal Plan Amendment No. 2, 2024, as Rural on the Regional Plan map. Therefore, it is determined that an amendment to the St. John's Urban Region Regional Plan is required to redesignate the **Rural** area to **Urban Development** to conform with the proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 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. 2, 2024

The Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan is amended by:

A) *Changing* the highlighted area from “Rural” to “Rural Residential” as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove, Future Land Use Map 1.

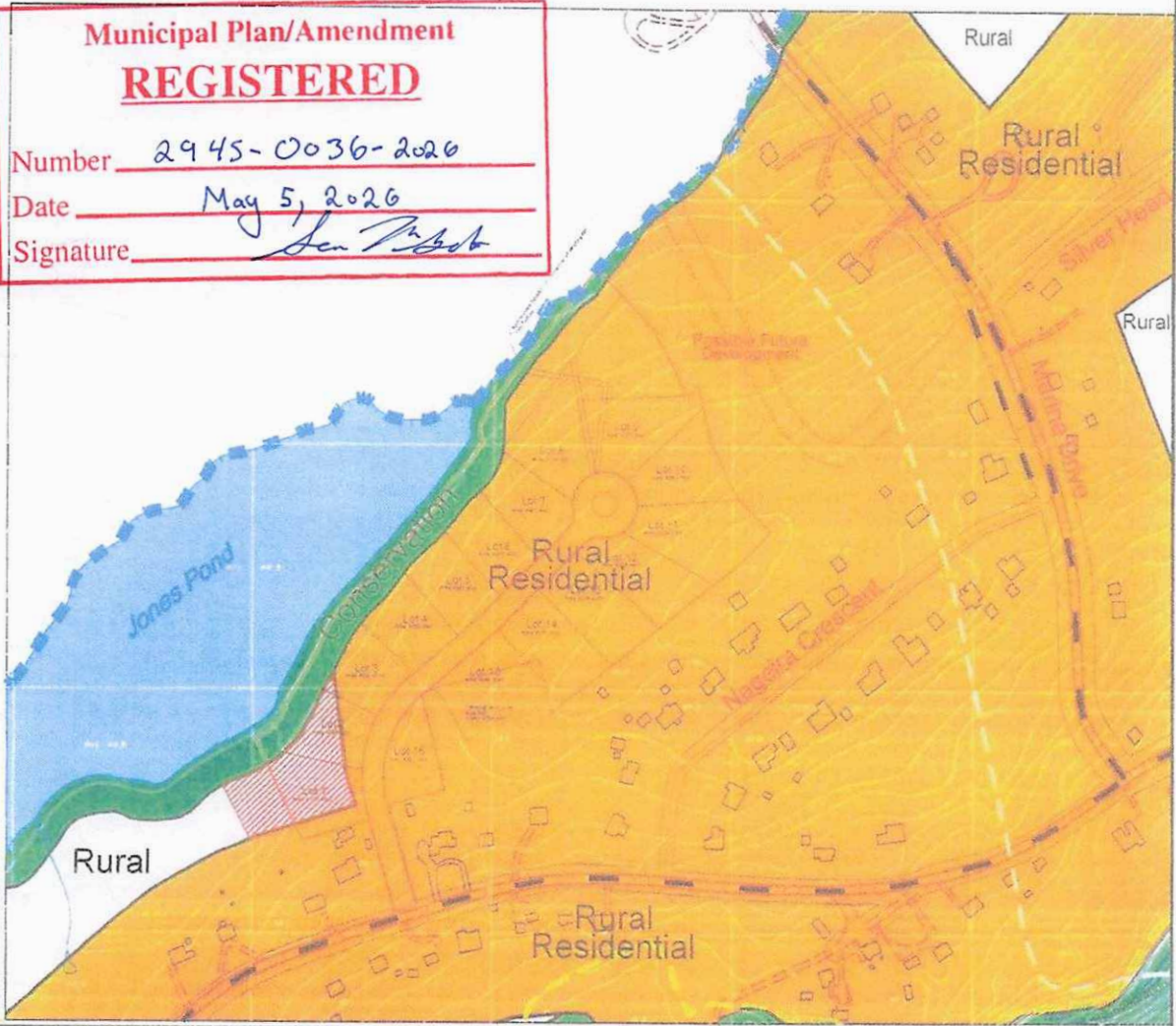
Municipal Plan/Amendment

REGISTERED

Number 2945-0036-2020

Date May 5, 2020

Signature [Handwritten Signature]



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

FUTURE LAND USE MAP 1

MUNICIPAL PLAN
AMENDMENT No. 2, 2024

Dated at Logy Bay-Middle Cove-Outer Cove

This 9 Day of February 20206

[Handwritten Signature] Mayor

[Handwritten Signature] Clerk

Seal



Area to be changed from: "Rural" to "Rural Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.