

**ST. JOHN'S URBAN REGION REGIONAL PLAN
AMENDMENT No. 2, 2022**

**Logy Bay-Middle Cove-Outer Cove Municipal Plan and
Development Regulations 2021**

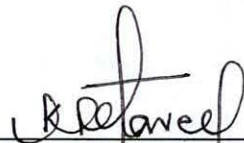
March 2022

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 2, 2022

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, 2022 on the 25th day of July, 2022;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 2, 2022 by advertisement inserted on the 17th day of September, 2022 and on the 8th day of October, 2022 in *The Telegram* newspaper; and
- c) set the 19th day of October, 2022, at 7:30 pm, at the Justina Centre – 108 Outer Cove Road, in the Town of Logy Bay Middle Cove Outer Cove 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, 2022, as adopted on the 7th day of July, 2022.



Minister of Municipal and Provincial Affairs

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

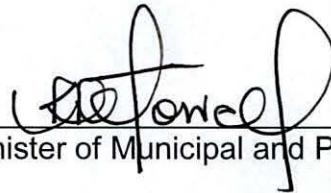
this 23rd day of January, 2023.



Witness

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 2, 2022

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 Amendment No. 2, 2022.



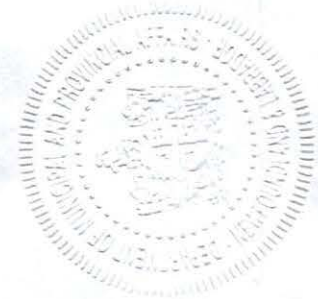
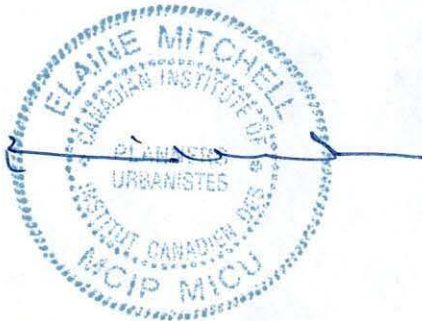
Minister of Municipal and Provincial Affairs

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

this 7 day of JULY, 2022

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment 2, 2022 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT 6, 2020

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove is undertaking a review of its Municipal Plan and Development Regulations. The review, which is required under section 29 of the *Urban and Rural Planning Act, 2000*, will provide policies and regulations to guide the growth and development of the Logy Bay-Middle Cove-Outer Cove Municipal Planning Area for a 10-year period.

The St. John's Urban Region Regional Plan (the "Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan. The Logy Bay-Middle Cove-Outer Cove Municipal Plan and Development Regulations 2021 identified a number of areas in the Logy Bay-Middle Cove-Outer Cove Municipal Planning Area that require an amendment to the Regional Plan to ensure that the documents comply.

The Town of Logy Bay-Middle Cove-Outer Cove has requested that changes be made to the Regional Plan Map to designate areas identified in the Logy Bay-Middle Cove-Outer Cove Municipal Plan 2021 for residential development and open space/recreation as "Urban Development" and other areas that are not suitable for urban development be designated "Rural". In addition, the Town has requested that:

- the identification of Lower Road as a scenic road be deleted from the Regional Plan map; and
- Pine Line be added to the Regional Plan map as a collector road.

The attached Regional Plan map illustrates the full extent of the lands to be re-designated and will replace the existing Regional Plan map for Logy Bay-Middle Cove-Outer Cove when this amendment comes into legal effect.

The areas proposed to be re-designated on the Regional Plan map can generally be summarized as follows:

- re-designate lands from "Rural" to "Urban Development" to enable undeveloped vacant rural lands to be used for residential development in the following areas: Ashkay Drive area, Red Rock Drive area, Roman's Dung, O'Rourke's Lane, Old Pine Line and Sliver Head Way;
- re-designate lands from "Rural" to "Urban Development" to recognize existing and proposed recreation/open space uses specifically Clovelly Golf Course;
- extend the Restricted designation near Marine Lab Road;

- re-designate lands from “Urban Development” to “Rural” in the vicinity of Marine Lab Road;
- re-designating the west portion of Kennedy’s Brook, Stick Pond Brook, Druken’s River, Coaker’s River and Outer Cove Brook to “Restricted” to reflect the Conservation designation and zone in the Logy Bay-Middle Cove-Outer Cove; and
- adjustments to Regional Plan future land use designations to reflect the Logy Bay-Middle Cove-Outer Cove Municipal Plan and Development Regulations 2021.

ST. JOHN’S URBAN REGION REGIONAL PLAN

Four Regional Plan future land use designations apply in Logy Bay-Middle Cove-Outer Cove: Urban Development, Rural, Agriculture and Restricted.

According to E. Urban Development (c) The Local Centres development of local centres shall be in accordance with policies within the relevant Municipal Plan. The St. John’s Urban Region Regional Plan provides guidelines for such development including:

- Residential uses shall be generally low density with a predominance of single - family dwellings;
- Commercial uses shall be limited to those of a local nature including retail and highway commercial;
- Recognizing, where applicable, a core area where higher density development may be possible;
- Recognizing local conditions with respect to servicing levels including areas of lower density development where a municipal water and/or sewer services are not provided.

Areas for residential development within the Logy Bay-Middle Cove-Outer Cove are designated ‘Urban Development’ in the Regional Plan. The Urban Development designation is applied even though development will be serviced by private on-site wells and septic systems.

According to F. Non-Urban Development (b) uses in the Rural designation are limited to agriculture, forestry and conservation; golf courses and other recreational uses that do not detract from the rural character; and limited urban uses such as residential, commercial and industrial development subject to specific policies.

Section F. Non-Urban Development (c) designates provincial Agriculture Development Areas and reserves these areas for agriculture and associated complementary uses.

Section H. Transportation includes policies with respect to collector streets which traffic and land service including full access to adjacent properties and scenic roads are intended to provide route where scenic potentials is of greater importance traffic flow. The Town indicates that a traffic study conducted in 2019 supports the identification of Pine Line as a

collector. In addition, the Town requests that a portion of Lower Road be deleted as a scenic road as it has been fully developed and does not have significant scenic value.

PUBLIC CONSULTATION

The Town of Logy Bay-Middle Cove-Outer Cove published a notice in the Telegram on May 14, 2022 soliciting comments regarding SJURRP Amendment No. 2, 2022. One written objection from a resident was received. The issues raised in this objection relate to lot area standards included in the Logy Bay-Middle Cove-Outer Cove Municipal Plan and Development Regulations.

The Town provided the proposed amendment to the 14 other municipalities subject to the SJURRP with a request for comments. The City of St. John's and the Towns of Torbay and Flatrock responded. The City of St. John's requested additional information supporting the removal of the scenic road identification from Lower Road. The Town of Torbay supports the SJURRP amendment but noted that corresponding amendments with respect to the identification of Pine Line as a collector road and designation of waterways may be considered as part of the Torbay Municipal Plan Review. The Town of Flatrock raised no objections with respect to this amendment to the SJURRP.

As part of the Town's Plan Review process, the Department of Municipal and Provincial Affairs asked departments and agencies to provide comment and identify provincial interests to be recognized in the Logy Bay-Middle Cove-Outer Cove Municipal Plan and Development Regulations 2021. No provincial interests were identified that impact this proposed amendment to the St. John's Urban Region Regional Plan.

PUBLIC HEARING

The Minister adopted the St. John's Urban Region Regional Plan Amendment No. 2, 2022 on July 7th, 2022. The Town gave notice of the adoption by way of advertising in the Telegram newspaper on September 17th, 2022 and October 8th, 2022, and set the date of October 19th, 2022 to hold the hearing at the Justina Centre, 108 Outer Cove Road, in the Town of Logy Bay Middle Cove Outer Cove. There were no verbal or written comments or concerns received regarding the St. John's Urban Region Regional Plan Amendment No. 2, 2022 during the commenting period.

ST. JOHN'S REGION REGIONAL PLAN AMENDMENT NO. 2, 2022

The St. John's Urban Region Regional Plan is amended by:

- 1) Replacing the Regional Plan future land use designations that applies to Logy Bay-Middle Cove-Outer Cove with the Regional Plan future land use designations shown on the attached map. These amendments align with the Logy Bay-Middle Cove-Outer Cove Municipal Plan and Development Regulations 2021.

- 2) Deleting the identification of a portion of Lower Road as a scenic road from the Regional Plan map; and
- 3) Identifying Pine Line as a collector road.