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PUBLIC CONSULTATION & PUBLIC MEETING

Proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024 and Development Regulations Amendments No. 2, 3, 4, 2024 Proposed St. John's Urban Region Regional Plan Amendment 1976 (82-84 Middle Cove Road - Jones Pond)

The Town of Logy Bay-Middle Cove-Outer Cove is in receipt of an Area Concept Plan for the residential development of land south of Jones Pond currently zoned as a '**Residential Subdivision Area (RSA)**' and '**Rural (RUR)**'. If the Area Concept Plan is acceptable to Council, amendments to the St. John's Urban Region Regional Plan 1976, the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan and Development Regulations will be required in order to proceed with Council's future consideration of a subdivision development application.

The Area Concept Plan and related amendments, if approved, will allow Council to consider a 16 lot residential subdivision consisting of individually serviced lots with minimum lot areas of 4050 (m²) with a cul-de-sac access from Middle Cove Road, walking trails, an open space area and storm water detention area. The proposal is submitted by Stonemount Enterprises Ltd.

In order to accommodate the proposal, the following amendments are required:

1. An amendment to the St. John's Urban Region Regional Plan 1976 to redesignate land from '**Rural**' to '**Urban Development**'. Concurrent with this amendment is the Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024 and Development Regulations Amendment No. 3, 2024 which redesignates land from '**Rural**' to '**Residential**' and rezones land from '**Rural (RUR)**' to '**Rural Residential 2 (RR2)**'.
2. The Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 2 2024 to rezone property from '**Residential Subdivision Area (RSA)**' to '**Rural Residential Two (RR2)**'.
3. The Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 4, 2024 to Regulation 17.6 (a) of the text of the Regulations to increase the length of a cul-de-sac from 300m to 450m.

The public are invited to view a copy of the proposed Area Concept Plan and amendments on the Town's website at www.lrmcoc.ca or at the Town Hall during regular business hours and provide written feedback on the proposed Area Concept Plan and amendments.

The public may provide comments on the proposed Area Concept Plan, Municipal Plan and Development Regulations amendments in writing by mail, email (SusanArns@lrmcoc.ca) or hand delivered to the Town Office. The deadline for written comments shall be **Friday, August 2, 2024 at 4:00 pm.**

A public meeting will also be held on **Monday, July 29, 2024 at 7:00 pm** at the Justina Centre to present the plan and amendments and receive commentary.

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