

**stonemount**

# AREA CONCEPT PLAN

REV. 2

82-84 MIDDLE COVE ROAD

PROPOSED JONES POND SUBDIVISION

CUL-DE-SAC WITH CENTRE ISLAND



**DATE:**

27 JUNE 2024

**PROPOSED BY:**

**STONEMOUNT ENTERPRISES LTD.**



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## PREFACE

Stonemount is pleased to present to the Town of Logy Bay-Middle Cove-Outer Cove a proposed new residential subdivision situated between the rear property boundaries of Middle Cove Road, Nageira Crescent, and the southern shoreline of Jones Pond. As per the revised concept plan attached, this development will offer 16 new one-acre residential lots to the community through a ~400m cul-de-sac, with small centre island design.

The subject land is currently designated Rural Residential on the Town's Future Land Use Map, and further zoned Residential Subdivision Area (RSA) on the Town's Land Use Zoning Map. The purpose of this zone is to identify areas for future planned residential development. In accordance with the Town's Municipal Plan 2021, in order to proceed with this proposed development, this area requires a change in zoning from RSA to RR2, to identify the size of the proposed residential lots. This change requires an amendment to the Town's Development Regulations 2021, but not the Town's Municipal Plan 2021.

In accordance with section 5.7.11 of the Town's Municipal Plan 2021, the completion and approval of an Area Concept Plan by Council is a necessary step in obtaining permission to proceed with this residential development.

This document aims to address all topics as required for the Area Concept Plan.

## CONFORMITY TO THE GOALS, OBJECTIVES AND POLICIES OF THE MUNICIPAL PLAN

The latest Municipal Plan addresses nine distinct topics that form crucial components of the Town's overarching long-term objectives, aimed at transforming its goals into reality.

### **Community Structure**

This proposed development aligns with promoting a sustainable and rural development through efficient and orderly expansion of land that is intended for residential building lots, that will be serviced by private wells and septic tanks. It supports the Town's natural assets by promoting and conserving Jones Pond, while protecting the asset through controlled and regulated development. Stonemount understands the importance of the Town's wetlands, and achieving net-zero runoff within new development which is shown in the concept plan through an above ground stormwater detention dry pond. This green infrastructure aligns with the Town's goals of maintaining sustainable community planning principals that enhances the community overall. This new subdivision will provide new homes and a new road structure to assist with the Town's growing population in accommodating the future needs of the community in an orderly, safe and timely manner.

### **Economy**

Logy Bay-Middle Cove-Outer Cove is a highly desired place to live, and was recognized as one of the top three places in North America to work from home by PC Magazine in 2021. While this specific development will not contribute directly to the commercial business development of the Town, it does provide the potential to attract new residents that work remotely, or are employed with home-based businesses that are approved to operate in this residential subdivision. With the walking trail proposed to hug the shoreline of Jones Pond, it is sure to attract tourism for those that enjoy the outdoors, similar to the new walking trail incorporated through Phase 3 of Wexford Estates.

### **Housing**

Aligned with the Town's goal of developing low-density residential housing, this proposed project will offer 16 new one-acre residential building lots. These lots require high-quality construction for residential homes, ultimately accommodating future families within the Town in an area intended for a residential subdivision.

### **Public Open Space and Recreation**

To promote active transportation, and support the Town's initiative to expand its trail network, this subdivision will include a 3-meter wide walking trail. The trail will run along the shoreline of Jones Pond hugging the boundary of the 10-meter Crown Land reservation, and ultimately connect to the existing trail on the northern side of the pond. Access to the trail starts at the bulb of the cul-de-sac, proceeding through a path that leads to the storm water detention pond and continues toward Jones Pond.

Along with the trail, over one-acre of land running parallel to Jones Brook will be preserved in its natural state and conveyed to the Town as a portion of the Open Space and

Recreation requirement. This approach aligns with local development practices; when Salesnik Place was developed, Open Space along Jones Brook was similarly provided to the Town of Torbay as an additional environmental protection measure. Our proposal will create a buffer zone on both sides of the Brook.

### **Agriculture**

Numerous LBMCO residents appreciate the lifestyle offered by the community, characterized by its rural ambiance and expansive land parcels. Many inhabitants opt to make the most of their land for agricultural activities like hobby farms and local vegetable gardens. A key objective of the Town Plan is to promote such usage on residential properties, a feature that this development will provide.

### **Transportation**

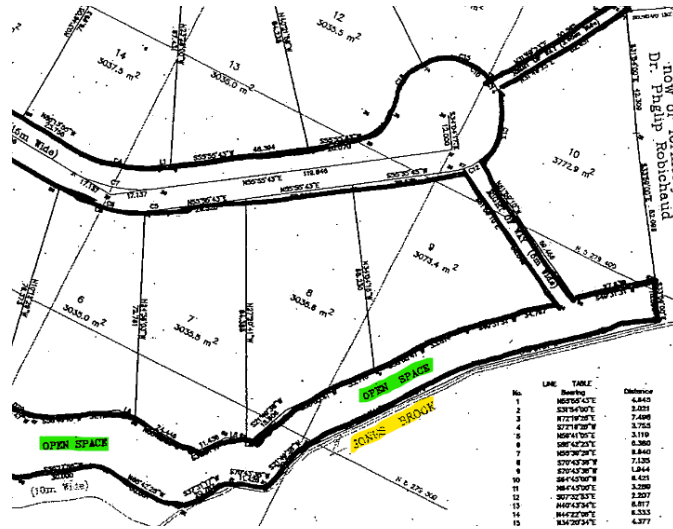
This cul-de-sac design proves to provide the most efficient use of the parcel while keeping the safety of vehicular and pedestrian traffic as a priority. A cul-de-sac with a central island has been proven to assist with vehicle management and safety through reducing congestion by providing continuous traffic flow, and facilitates emergency vehicle access and turning. The centre island enhances neighborhood aesthetics with green space and provides snow storage space during winter months.

The construction of the trail system will encourage pedestrian foot traffic to promote physical activity through a safe and convenient engineered design.

### **Environment**

Stonemount recognizes the significant importance of the Town's wetlands as crucial recharge areas for its water supply network. The wetlands in LBMCO are highly sensitive, demanding meticulous attention to ensure their preservation and protection. Stonemount will work with the Department of Environment and Climate Change to obtain a permit to construct the above ground storm water detention dry pond that is currently proposed at the lowest point of the development, near Jones Brook. All proposed residential lots will be designed to obtain building permits without having any impact on the Town's delineated wetlands.

As mentioned above, over one-acre of land running parallel to Jones Brook will be preserved in its natural state and conveyed to the Town as a portion of the Open Space and Recreation requirement. This approach aligns with local development practices; when Salesnik Place was developed, Open Space along Jones Brook was similarly provided to the Town of Torbay as an additional environmental protection measure (see image below). Our proposal will create a buffer zone on both sides of the Brook.



### Water, Wastewater and Stormwater

In accordance with the Town’s Development Regulations 2021, and the Department of Environment and Climate Change, approval of new un-serviced subdivisions require that a groundwater assessment be done to determine with high probability that acceptable quality and quantity drinking water will be available to homeowners for both the short and long term. Stonemount has engaged Fracflow Consultants to complete a Level II Groundwater Assessment of this area as per *Groundwater Supply Assessment and Reporting Guidelines for Subdivisions services by Individual Private Wells*. This report states:

*The objectives of these guidelines are as follows.*

- *To ensure that future owners of homes and lots in the areas not serviced by municipal water have a high probability of obtaining adequate quantities of potable water for domestic consumption for short- and long-term use.*

- **To identify and minimize potential impacts the proposed development may have on existing groundwater users and sensitive features (e.g. groundwater-recharge areas, wetlands, and groundwater-fed streams).**

- *To ensure that a qualified person\* applies a consistent approach with the necessary technical information when undertaking a water-supply study.*

*\* a qualified person means either a Professional Hydrogeologist or Professional Engineer with formal training in groundwater science, and who is a member of Professional Engineers and Geoscientists of Newfoundland and Labrador (PEGNL)*

**[emphasis added]**

It is understood that approval of this Assessment is required in order to proceed with this development. Representatives from the Dept. Environment and Climate Change, and Fracflow Consultants, have completed a site visit of this property and determined the preferred locations for wells and standpipes. Fracflow Consultants is prepared to complete the ground work necessary for this assessment as soon as the Town allows.

To ensure that the subdivision is suitable for on-site sewage disposal systems, as per *Private Sewage Disposal and Water Supply Standards*, an engineering study of the overall development is required and must be completed by a Professional Engineer. Stonemount has employed Fracture Consultants to complete this engineering study in partnership with the Groundwater Assessment.

In compliance with the Town's Development Regulations 2021, the design of this subdivision will implement storm water measures to manage and control stormwater runoff and achieve zero net runoff. Hydrologic analysis will be completed by a certified hydrologist to confirm the exact sizing of an above ground stormwater detention dry pond that will ensure there is "no net increase" in stormwater runoff as a result of the development.

### **Municipal Finance**

The Town is committed to achieving its long-term objective of effectively overseeing municipal expenditures and revenue to sustain lasting financial stability. This proposed development is poised to enhance the town's revenue by creating a significant increase in tax revenue, compared to what the parcel presently contributes as vacant land.

In alignment with the town's goals and objectives, Section 4 of the Municipal Plan elaborates on various land use topics, outlining the town's policies for the successful physical development of the community. Both Stonemount, and its engineering consultant, possess a thorough understanding of the town's policies, ensuring that this development aligns with the requirements for approval to proceed from Town Council.

## DESCRIPTION OF SUBJECT LAND

The proposed development is accessed from a 20-meter right of way located at civic address 82-84 Middle Cove Road. The right-of-way extends approximately 80 meters to a large naturally treed parcel that exists between the rear property boundaries along Middle Cove Road and Nageira Crescent, and the southern shoreline of Jones Pond. In total, the parcel is just over 20 acres in size. The full parcel of land has never experienced any form of development, with the exception of a few walking trails, and is largely in its natural treed state.

## PROPOSED USE OF LAND

In keeping with the Town's Municipal Plan, the proposed use for this land is to develop a residential subdivision as per its current RSA zoning. This land was allocated for residential development by the Town, and now needs to be properly zoned based on the size of the building lots. Our proposed development contains one-acre building lots which requires the land to be moved from its current RSA zone to RR2, yet remain in the same Rural Residential Designation.

The proposed development will comply with the Town's development regulations and an area will be allocated for the construction of an above ground storm water detention dry pond, along with land designated for a walking trail and public use.

## CONSULTATION WITH ADJACENT LAND OWNERS

Stonemount has communicated with a couple of the land owners in the immediate area to advise of this proposed development. Those that are most directly impacted are 76 Middle Cove Road and 86 Middle Cove Road, as their properties would now become corner lots to the new roadway. Both of these residential lots have a reasonable amount of side yard so that a treed buffer can remain between their homes and the roadway. It is also our understanding that both property owners were informed of this right-of-way when they purchased their land in the event of a possible future development.

We are aware that the Town has issued notice to a number of residents in the area. It is our intent to have a more detailed discussion with the community during a formal Public Consultation.

## ACCESS FOR SITE AND INTERNAL STREET LAYOUT

In compliance with the Town's Development Design Manual, a new 18-meter wide local access is proposed directly off of Middle Cove Road approximately 220 meters west of the intersection with Nageira Crescent.

Due to the shape of the parcel of land, the most efficient use of the land and optimal development potential is a cul-de-sac design that incorporates a centre island. The 18-meter wide roadway, ditched on both sides, is approximately 400m long and will terminate in to a cul-de-sac blub with a small centre circular island. The centre island will allow continuous flow of traffic, and offer more frontage along the lots that are accessed from the bulb of the cul-de-sac.

As mentioned above, a cul-de-sac with a central island has been proven to assist with vehicle management and safety through reducing congestion by providing continuous traffic flow. The centre island enhances neighborhood aesthetics with green space and provides snow storage space during winter months. The design also facilitates emergency vehicle access and turning, enhances community interaction, and boosts property values, contributing to higher tax revenue.

This type of design can be seen at the following locations:





*Errol Place, St. John's*



*Seaborn Street, St. John's*

## CONSIDERATION AND IMPACTS ON SURROUNDING LAND OWNERSHIP

The adjacent land surrounding this parcel is comprised of residential lots, open space also zoned RSA, and a water body. The establishment of a new subdivision will harmonize with the existing surroundings. With Middle Cove Road being one of the Town's collector streets, residents are already accustomed to traffic from residents that do not necessarily live on the road. The proposed additional lots will create a minimal uptake in traffic and will likely not be noticeable by residents. We anticipate that residents of the area will be pleased to see the

construction of the walking trail along the edge of Jones Pond so that the ability to visit the water's edge is still available with a defined access.

There is a portion of land that will remain in the RSA zone. This land is owned by individual private property owners along Marine Drive and forms part of their rear yards. Should this land be proposed for development in the future, there is means for access to this property from Marine Drive to create residential lots.

## IMPACTS ON THE NATURAL ENVIRONMENT

All developments provide an impact on the natural conditions of the existing environment. Disturbing natural habitats and changes in hydrology is unavoidable in most cases. In working with an experienced contractor, during road construction measures will be put in place to minimize those impacts as much as possible. Erosion and dust control are now common daily practises in the construction industry through installing silt fence, hay bails and watering the roadway on dry days.

To control the changes in natural drainage patterns, and ensure there are no negative impact on neighbouring properties, the development will be designed using a zero net run off strategy that will ensure the predevelopment runoff is equal to the post development runoff, all contained within the property.

Stonemount has consulted with the Department of Fisheries, Forestry and Agriculture about the proposed development in the vicinity of Jones Pond and that commentary has been provided to the Town. This feedback mostly reiterated the Town's Municipal Plan 2021.




## PHASING SCHEME

The proposed development will be built in single phase.


- TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE RURAL RESIDENTIAL TWO (RR2) REGULATIONS:**
- MINIMUM LOT AREA = 4050m<sup>2</sup>
  - MINIMUM FRONTAGE AT THE FRONT LOT LINE = 45m
  - MINIMUM FRONTAGE AT FRONT LOT LINE FOR IRREGULAR LOT = 25.91m
  - MINIMUM FRONTAGE AT BUILDING LINE FOR IRREGULAR LOT = 45m
  - MINIMUM BUILDING LINE SETBACK = 15.00m
  - MAXIMUM BUILDING LINE SETBACK = 30.00m

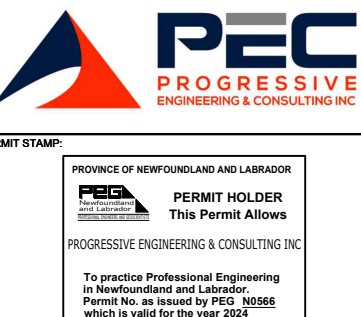
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THIS WORK. REPRODUCTIONS OF THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED. REFER TO GRAPHIC SCALE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

A - PLAN, SECTION, ELEVATION, OR DETAIL No.  
 B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN  
 C - No. OF DRAWING WHERE 'A' IS DETAILED

-  LAND TO BE ACQUIRED
-  AREA TO BE REZONED FROM RUR TO RR2
-  OPEN SPACE/STORMWATER DETENTION AREAS

D	REVISED BASED ON CITY COMMENTS	J.T.	L.E.	24/06/27
C	REVISED FOR APPROVAL	J.T.	L.E.	24/06/21
B	REVISED FOR APPROVAL	J.T.	L.E.	24/04/12
A	ISSUED FOR APPROVAL	V.B.	L.E.	24/02/08
No.	REVISIONS	APP	DWN	DATE

NORTH: 

STAMP: 



OWNER/CLIENT NAME:  
**STONEMOUNT ENTERPRISES LTD.**

PROJECT TITLE:  
**JONES POND DEVELOPMENT  
 LOGY BAY - MIDDLE COVE -  
 OUTER COVE, NL**

DRAWING TITLE:  
**CONCEPT PLAN**

DRAWN BY: LE	DESIGNED BY: TM	APPROVED BY:
DATE: N/A	DATE: JUNE 2024	SCALE: AS SHOWN
PROJECT No: 2023-048	DRAWING No: C1	REV: D

