



email: [office@lbmccoc.ca](mailto:office@lbmccoc.ca)  
website: [www.lbmccoc.ca](http://www.lbmccoc.ca)

## PUBLIC CONSULTATION

### Revised Notice Proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024 and Development Regulations Amendment No. 3, 2024 (Jones Pond West Amendment)

The Town of Logy Bay-Middle Cove-Outer Cove is in receipt of a revised application for a minor expansion of the area that will form a part of the Proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024, Development Regulations Amendment No. 3, 2024, also referred to as Jones Pond West.

A public consultation and public meeting were previously held for the larger Area Concept Plan for the residential development of land south of Jones Pond currently zoned as a '**Residential Subdivision Area (RSA)**' and '**Rural (RUR)**'. 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 are required to the western **Rural** designated portion of the area to accommodate the rear portion of two of the residential lots that are not zoned as '**RSA**'. The applicant wishes to consolidate an additional 3040m<sup>2</sup> (32,722 square feet) of land to the rear of these lots which will increase the number of lots in the proposed subdivision from 16 to 17 lots. 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)**'.




The public is invited to view a copy of the revised municipal plan and zoning amendments and concept plan on the Town's website at [www.lbmccoc.ca](http://www.lbmccoc.ca) or at the Town Hall during regular business hours and provide written feedback on the proposed plan amendments.

The public may provide comments on the proposed revision to the Regional and Municipal Plan and Development Regulations amendments in writing by email ([office@lbmccoc.ca](mailto:office@lbmccoc.ca)) or hand delivered to the Town Hall (744 Logy Bay Road). The deadline for written comments shall be **Monday, November 4, 2024 at 4:30 pm**.


- 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

E	REVISED FOR APPROVAL	J.T.	L.E.	24/09/11
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:



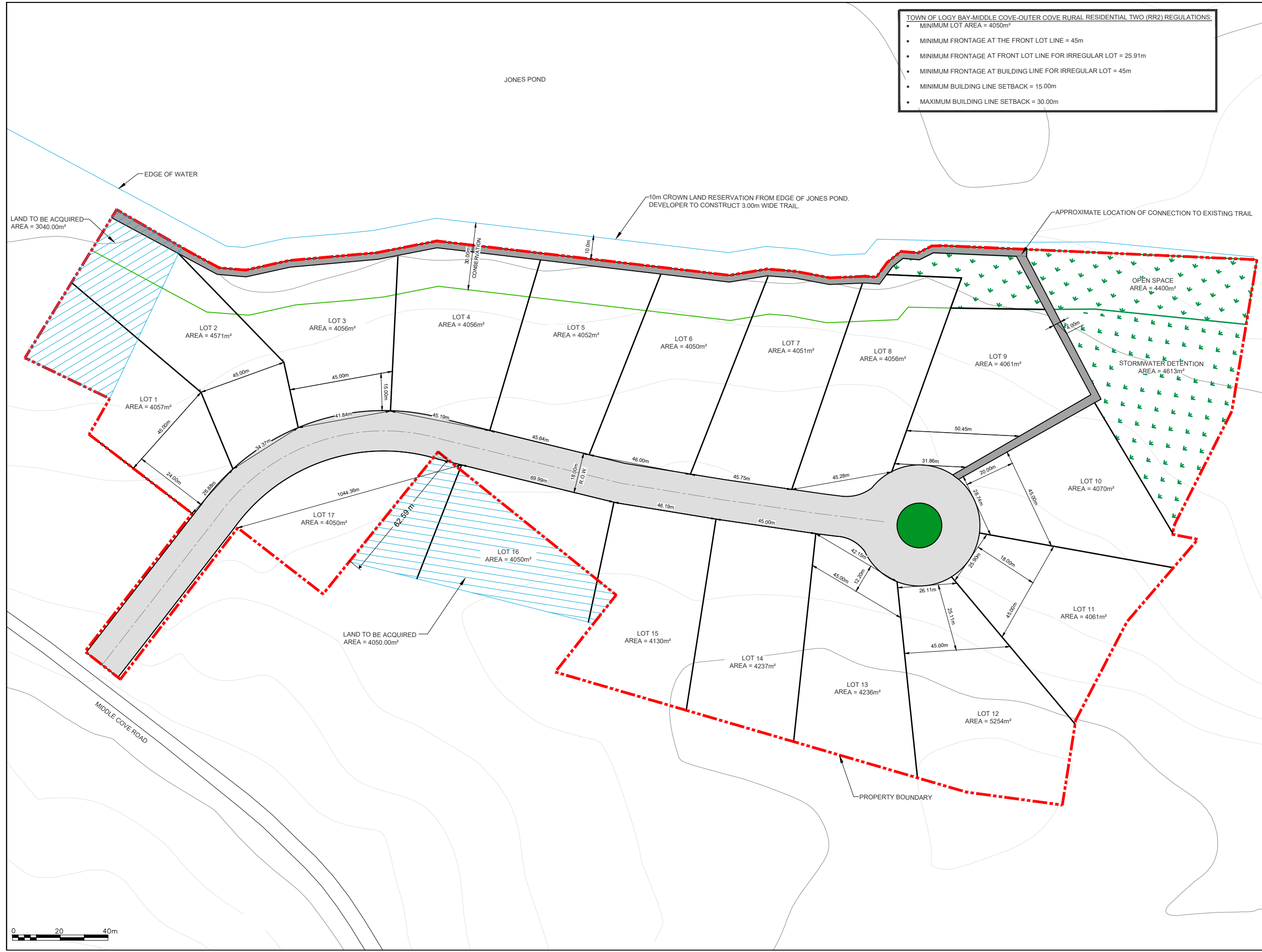
PERMIT STAMP:

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: E



**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.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024 on the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024.
  
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 2, 2024, by advertisement inserted on the \_\_\_\_<sup>th</sup> day and the \_\_\_\_<sup>th</sup> day and the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024, in the Telegram newspaper.
  
- c) Set the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_ at 7:30 p.m. at the Town Hall, Logy Bay-Middle Cove-Outer Cove for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, 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 (or as amended).

SIGNED AND SEALED this \_\_\_\_ day of \_\_\_\_\_, 2024

**Mayor:** \_\_\_\_\_ (Council Seal)

**Clerk:** \_\_\_\_\_

**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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_, 2024.

**Mayor:** \_\_\_\_\_ (Council Seal)

**Clerk:** \_\_\_\_\_

**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*.

<p>Municipal Plan/Amendment <b>REGISTERED</b></p>
Number _____
Date _____
Signature _____



# 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)

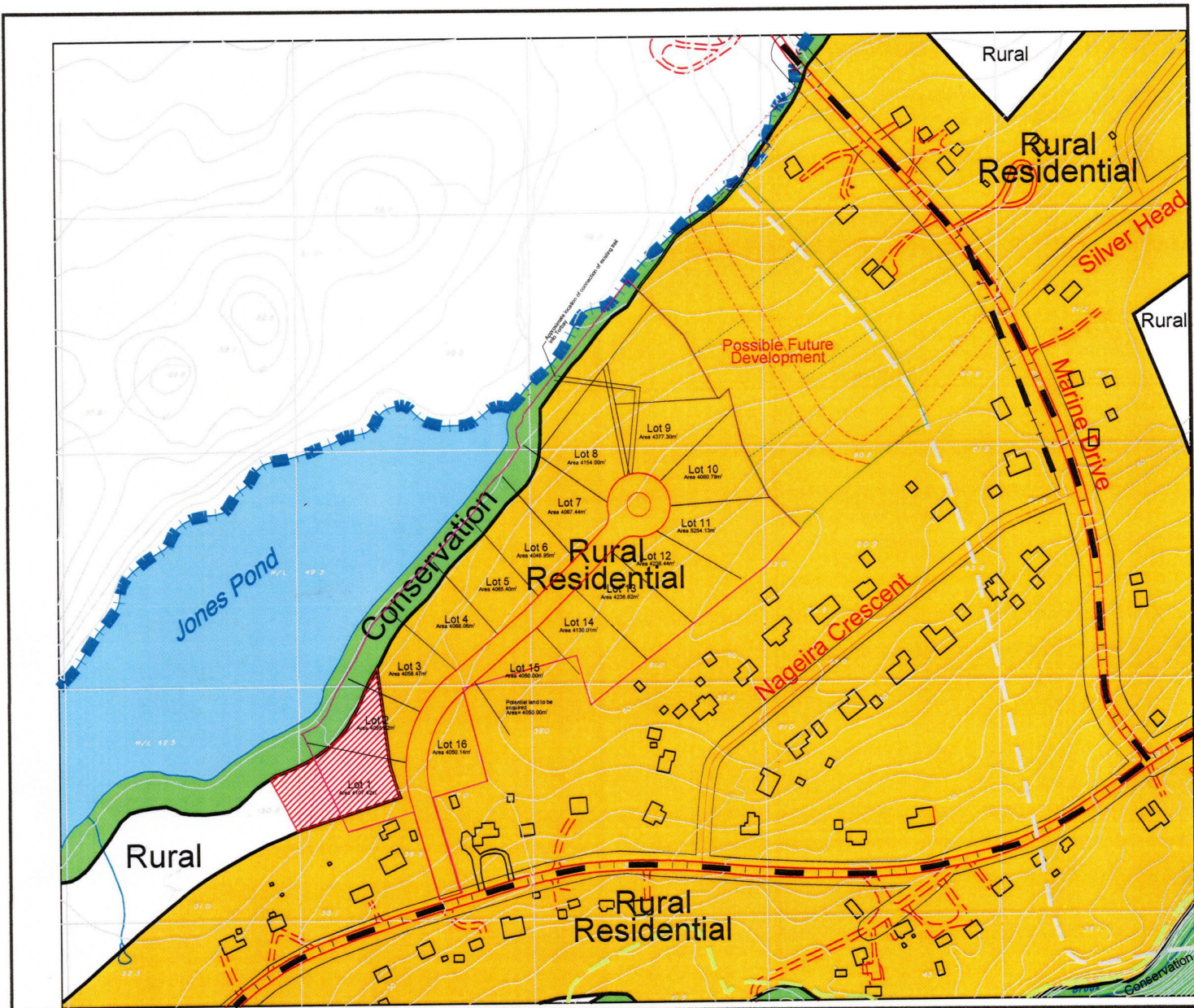
(No Provincial Department Referrals recommended.)

## **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.





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

Dated at Logy Bay-Middle Cove-Outer Cove

FUTURE LAND USE MAP 1

This \_\_\_\_ Day of \_\_\_\_\_ 2024

MUNICIPAL PLAN  
AMENDMENT No. 2, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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.



**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE**

**MUNICIPAL PLAN 2021**



**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2024**

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

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

**May 2023**

**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.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024, on the \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024.
  
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2024, by advertisement inserted on the \_\_\_<sup>th</sup> day and the \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024, in the Telegram newspaper.
  
- c) Set the \_\_\_<sup>th</sup> day of \_\_\_\_\_ at 7:30 p.m. at the Town Hall, Logy Bay-Middle Cove-Outer Cove for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, 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 (or as amended).

SIGNED AND SEALED this \_\_\_ day of \_\_\_\_\_, 2024

**Mayor:** \_\_\_\_\_ (Council Seal)

**Clerk:** \_\_\_\_\_

**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 \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

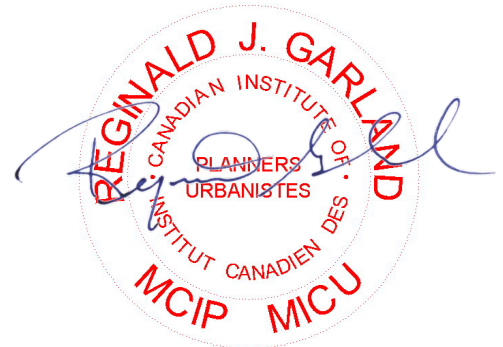
**Mayor:** \_\_\_\_\_ (Council Seal)

**Clerk:** \_\_\_\_\_

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment <b>REGISTERED</b>
Number _____
Date _____
Signature _____



# **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. 2, 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** 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-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 Manual.
- 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**

The St. John's Urban Region Regional Plan Map has designated a portion of this area as Rural. 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 Development Regulations Amendment 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)

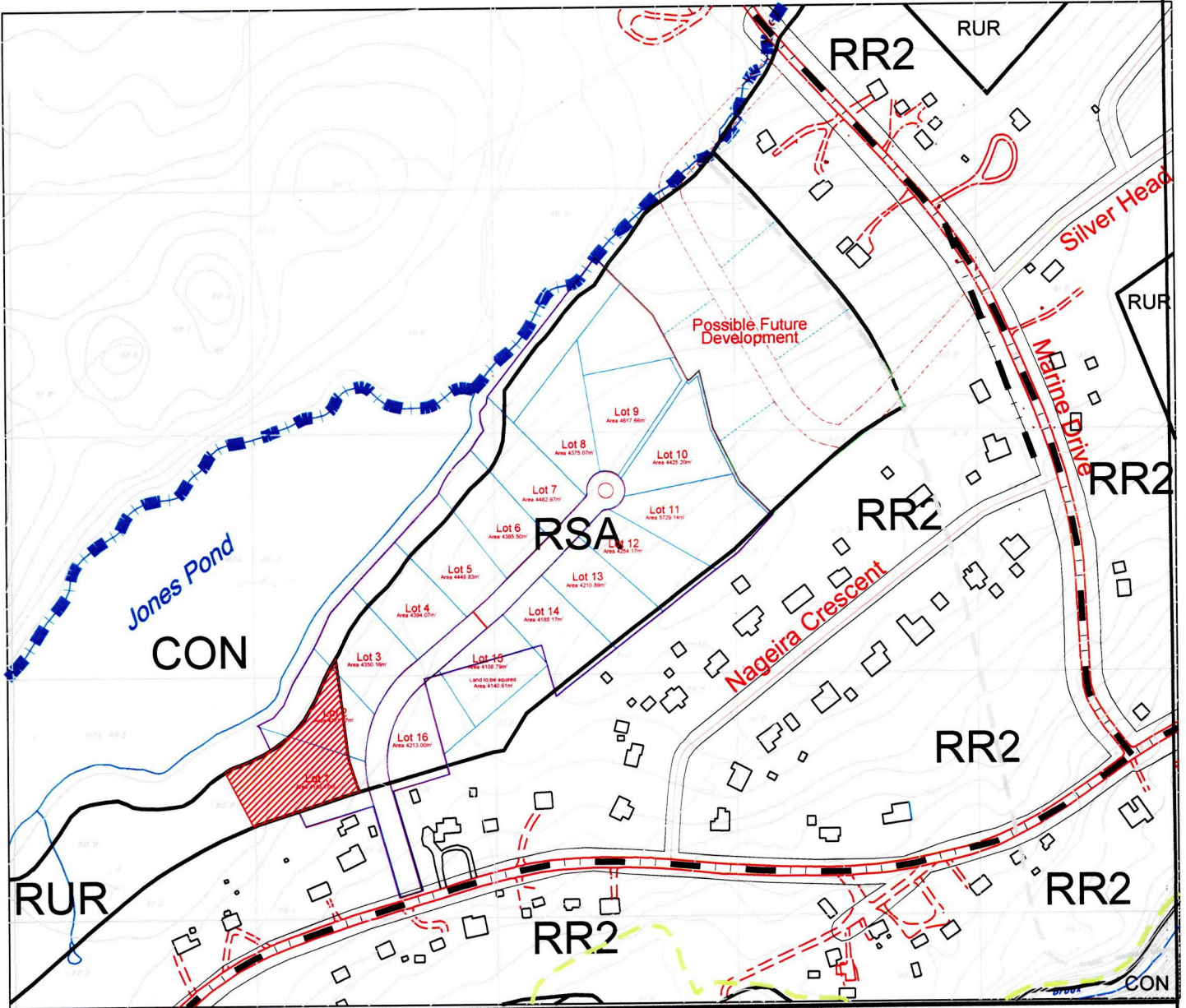
(No Provincial Department Referrals recommended.)

### **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 (RR2)**”, as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove Land Use Zoning Map 1.





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

LAND USE ZONE MAP 1

DEVELOPMENT REGULATIONS  
AMENDMENT No. 3, 2024

Dated at Logy Bay-Middle Cove-Outer Cove

This \_\_\_\_ Day of \_\_\_\_ 2024

\_\_\_\_ Mayor

\_\_\_\_ Clerk

Seal



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

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



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*.

## Explanation Note

### Revised Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No 2, 2024 & Development Regulations Amendment No. 3, 2024 (Jones Pond West Amendment)

To assist the public in understanding the change to the previous Jones Pond West amendment, the following is an explanation of the revision to the amendment.

#### Initial Proposed Amendment

Stonemont Enterprises Ltd. made an application to rezone land at the west end of Jones Pond from Rural to Rural Residential 2 as part of the Jones Pond concept plan. This portion of the concept plan required a regional plan and municipal plan amendment in addition to the rezoning. This amendment formed a part of the public consultation process for the overall Jones Pond Concept Plan.

At the time of the application, Stonemont Enterprises Ltd requested an amendment to an area of land of approximately 4000 m<sup>2</sup>. This area is illustrated below in red as part of the initial amendment.

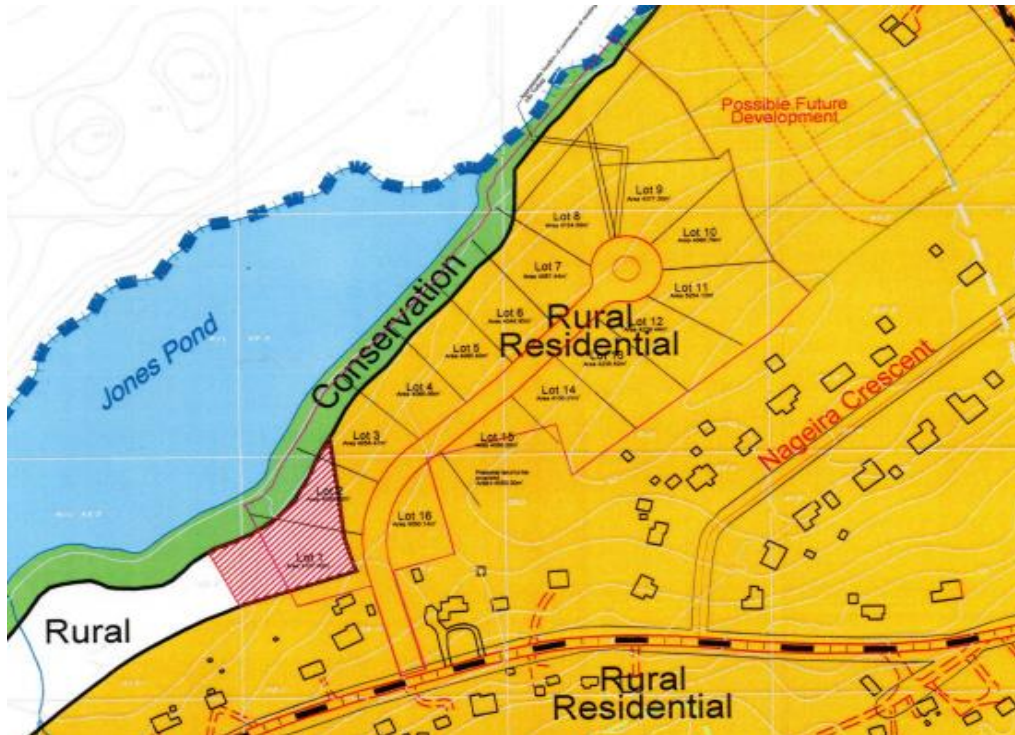


Initial Amendment Area



## Revised Current Amendment

Recently, Stonemont Enterprises Ltd. approached the Town with a revised amendment area. Stonemont has acquired an additional 3035 m<sup>2</sup> of land immediately to the west of the former proposed amendment area. With the addition of this area, public notice of the revised proposed amendment area is required. With additional land, the number of lots of the subdivision is proposed to be increased from 16 to 17 lots. The full proposed amendment area, which amounts to approximately 0.7 hectares, is illustrated in red below.



Current Amendment Area

## Public Feedback

If you wish to make a comment on this amendment, please reference the public notice. All comments are to be in writing email ([office@lbmcoc.ca](mailto:office@lbmcoc.ca)) or hand delivered to the Town Hall (744 Logy Bay Road). The deadline for written comments shall be Monday, November 4, 2024, at 4:30 pm.