

PUBLIC CONSULTATION

Proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 3, 2026 and Development Regulations Amendment No. 6, 2026

(Home Occupation Amendment)

The Town of Logy Bay-Middle Cove-Outer Cove wishes to amend the text of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan and Development Regulations to provide Council with the authority to consider home occupation uses as discretionary uses. Currently, a home occupation use is not a permitted or discretionary use in the Municipal Plan and Development Regulations. The amendment, if approved, will allow Council to consider approving a range of Home Occupation uses as a discretionary use within an existing single-detached dwelling.

In order to consider home occupation uses, the following is proposed:

1. The Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 3, 2026, is proposed to be amended as follows:
 - A. In Section 4 titled General Land Use Policies, subsection 4.2.7, add the following after clause d.
 - e. *Subject to the relevant policies of this Plan, a home occupation may be permitted at the discretion of Council as an accessory use within a residential dwelling provided that the home occupation is compatible with nearby uses and is in keeping with the conditions of the Development Regulations.*
 - B. In Section 5 titled Specific Land Use Policies, add home occupation as a discretionary use in the Rural Residential, Mixed Development, Agriculture and Rural land use policies.
2. To implement the Plan policies, the Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2026, is proposed to be amended as follows:

1. Add the following as 6.9.1 Home Occupation Use.

6.9.1 Home Occupation Use

Where permitted by Council as a discretionary use in a Dwelling Unit, a home occupation such as professional services, medical services, personal service, educational and craft uses, shall be subject to the following conditions:

- a) *Shall not occupy more than twenty-five percent (25%) of the total floor area of the Dwelling Unit,*
 - b) *the use does not alter the residential appearance or require external modification of the dwelling unit,*
 - c) *activities associated with the use area are not hazardous and do not cause a noticeable increase in traffic, noise, odour, dust or fumes,*
 - d) *the use shall have no exterior open storage or display of goods, materials or equipment,*
 - e) *Shall have a resident of the dwelling operating the business within the Dwelling Unit, and,*
 - f) *On-site signs shall be non-illuminated and shall meet the requirements of the Council in terms of size, shape and material construction.*
2. Add “Home Occupation Use” to the list of discretionary uses in the *Rural Residential 1 (RR1), Rural Residential 2 (RR2), Rural Residential 3 (RR3), Rural Residential 4 (RR4), Mixed Development (MD), Agriculture 1 (A1), Agriculture 2 (A2) and Rural (RUR) use zones.*

The public are invited to view a copy of the proposed Municipal Plan and Development Regulations amendments on the Town’s website at www.lbmcoc.ca or at the Town Office during regular business hours and provide written feedback on the proposed amendments.

The public may provide comments on the proposed Municipal Plan and Development Regulations amendments in writing by mail, email (office@lbmcoc.ca) or hand delivered to the Town Office.

The deadline for written comments shall be **Monday, July 27, 2026, at 12:00 pm.**

Written submissions received will become a matter of public record. Any identifying information beyond your name (civic address, email and/or other contact information) will be removed prior to the information being released publicly.

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2021

MUNICIPAL PLAN AMENDMENT No. 3, 2026

(HOME OCCUPATION AMENDMENT)

JULY 2026

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN
AMENDMENT No. 3, 2026

Under the authority of Sections 16, 17 and 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. 3, 2026, on the ____ day of _____, 2026.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 3, 2026 by [To be Updated]
- c) The notice was also posted on the Town's website and social media platforms.
- d) Made Town staff available to answer questions and provide clarification to the public during the public hearing notice period.
- e) Set the ____th day of _____, 2026 for the holding of a public hearing at the _____, to consider submissions and objections.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove approves the Logy Bay-Middle Cove-Outer Cove Municipal Plan No. 3, 2026, as adopted.

Signed and sealed this ____th day of _____, 202__.

Mayor: _____ (Council Seal)
Shannon Power

Town Manager/Clerk: _____
Susan Arns

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

**RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT NO. 3, 2026**

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. 3, 2026.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the _____th day of _____, 2026.

Signed and sealed this _____ day of _____, 2026.

Mayor: _____ (Council Seal)
Shannon Power

Town Manager/Clerk: _____
Susan Arns

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 3, 2026, was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk, FCIP
Urban and Regional Planner

Town of Logy Bay-Middle Cove-Outer Cove

Municipal Plan Amendment No. 3, 2026

PURPOSE

The Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan came into legal effect on February 3, 2023. The Municipal Plan contains policies and land use designations which guide and direct the orderly growth and development of the Town.

The Town Council wishes to amend the policies of the Municipal Plan to allow Council to consider “Home Occupations” as a discretionary use in a number of land use designations.

BACKGROUND

The Town has recently received a development application for a cosmetic treatment services operating out of a home by an occupant of the dwelling. Such a use is identified as a home occupation use which is not a permitted or discretionary use in the Municipal Plan policies.

In Council's initial review of the proposal, they are of the opinion that such uses within a dwelling, subject to conditions can be complimentary to uses within that designation in which the proposal is situated. Furthermore, such uses are in keeping with Council's goal of encouraging the development of additional employment opportunities to serve the local needs of the residents. As a result, Council wishes to amend the Municipal Plan to consider a range of home occupation uses as discretionary use within a selected number of designations.

THE PROPOSED MUNICIPAL PLAN AMENDMENT

The amendment under consideration consists of the following

1. In Section 4 titled General Land Use Policies, subsection 4.2.7, add the following after clause d.
 - e. Subject to the relevant policies of this Plan, a home occupation may be permitted at the discretion of Council as an accessory use within a residential dwelling provided that the home occupation is compatible with nearby uses and is in keeping with the conditions of the Development Regulations.

2. In Section 5 titled Specific Land Use Policies, amend the following subsections as follows:
 - a) In 5.7, Rural Residential, subsection 5.7.2 paragraph 2, add “home occupation” immediately after the word “educational” and before the word “personal care home”.
 - b) In 5.9, Mixed Development, subsection 5.9.1.2 paragraph 2, add “home occupation” immediately after the word “group home” and before the word “light industry”.
 - c) In 5.14, Agriculture, subsection 5.14.1 paragraph 3, add “home occupation” immediately after the word “including” and before the word “outdoor market”.
 - d) In 5.15, Rural, subsection 5.15.1 paragraph 2, add “home occupation” immediately after the word “cemetery” and before the word “indoor riding stable”.

ST. JOHN’S URBAN REGION REGIONAL PLAN 1976

The proposed amendment to the Logy Bay-Middle Cove-Outer Cove Development Regulations does not conflict with the policies of the St. John's Urban Region Regional Plan. Therefore, an amendment to the St. John's Urban Region Regional Plan is not required.

THE TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE MUNICIPAL PLAN 2020-2030

Council wishes to amend the text of the Municipal Plan to include home occupation uses as discretionary uses within the Rural Residential, Mixed Development, Agriculture and Rural land use designations.

The proposal and the supporting amendment are consistent with the intent, goals and objectives of the Municipal Plan.

THE TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS 2020-2030

A Home Occupation is not a permitted or discretionary use within the Development Regulations. An amendment to the text of the Development Regulations will be required to support and implement this Municipal Plan amendment.

PUBLIC CONSULTATION

In accordance with Section 14 and 110.1 of the *Urban and Rural Planning Act, 2000*, Council undertook the following public notification and consultation initiatives so that individuals and groups could provide input to the proposed Development Regulations Amendment.

The Town Council:

1. Posted a notice at the Logy Bay-Middle Cove-Outer Cove Town Hall on Logy Bay Road and the Justina Centre on Outer Cove Road;
2. Mailed the notice to property owners throughout the Town;
3. Placed the proposed amendment on its website from _____, 2026 until _____, 2026 for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment.
4. Made staff available to clarify and answer questions regarding proposed amendments

The Town Council determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

The Town received {text to be added after public consultation process}

MUNICIPAL PLAN AMENDMENT No. 3, 2026

The text of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan 2021 is amended as follows:

In Section 4 titled General Land Use Policies, subsection 4.2.7, add the following after clause d.

- e. Subject to the relevant policies of this Plan, a home occupation may be permitted at the discretion of Council as an accessory use within a residential dwelling provided that the home occupation is compatible with nearby uses and is in keeping with the conditions of the Development Regulations.

In Section 5 titled Specific Land Use Policies, amend the following subsections as follows:

- a) In 5.7, Rural Residential, subsection 5.7.2 paragraph 2, add “home occupation” immediately after the word “educational” and before the word “personal care home”.

- b) In 5.9, Mixed Development, subsection 5.9.1.2 paragraph 2, add “home occupation” immediately after the word “group home” and before the word “light industry”.
- c) In 5.14, Agriculture, subsection 5.14.1 paragraph 3, add “home occupation” immediately after the word “including” and before the word “outdoor market”.
- d) In 5.15, Rural, subsection 5.15.1 paragraph 2, add “home occupation” immediately after the word “cemetery” and before the word “indoor riding stable”.

No amendments are proposed for the Future Land Use Map.

**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS 2021**

AMENDMENT NO. 6, 2026

(HOME OCCUPATION AMENDMENT)

JULY 2026

**Urban and Rural Planning Act, 2000
Resolution to Approve**

**Town of Logy Bay-Middle Cove-Outer Cove
Development Regulations
Amendment No. 6, 2026**

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. 5, 2026 on the ____ day of _____ 2026.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 6, 2026 by posting a notice _____ advertising the proposed amendment seeking written comments or representations from the public.
- c) The notice was also posted on the Town's website, and social media platforms.
- d) Made town staff available to answer questions and provide clarification to the public during the public hearing notice period.
- e) Set the ____th day of _____, 2026 for the holding of a public hearing at the _____ to consider submissions and objections.

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. 6, 2026 as adopted.

Signed and sealed this _____ day of _____, 2026.

Mayor: _____ (Council Seal)
Shannon Power

Town Manager/Clerk: _____ Neil Stamp

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number _____	
Date _____	
Signature _____	

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT NO. 6, 2026

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove hereby adopts Amendment No. 6, 2026 to the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the ____ day of _____ 2026.

Signed and sealed this _ _____ day of _____ 2026.

Mayor: _____ (Council Seal)
Shannon Power

Town Manager/Clerk: _____
Neil Stamp

Canadian Institute of Planners Certification

I certify that Amendment No. 6, 2026 to the Logy Bay-Middle Cove-Outer Cove Development Regulations 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk, FCIP
Urban and Regional Planner

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

DEVELOPMENT REGULATIONS

AMENDMENT NO. 6, 2026

PURPOSE

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations came into legal effect on February 3, 2023. The Development Regulations outlines development standards, the use and related conditions of land in the use zones and divides the Town into use zones which are illustrated on the Land Use Zoning Map.

The Development Regulations amendment includes the addition of “Home Occupation” uses in a number of use zones.

This amendment implements Municipal Plan Amendment No. 3, 2026, which is being processed concurrently.

THE PROPOSED AMENDMENT

The proposed text amendment is as follows:

1. Add the following after Regulation 6.9 Home Office Use as 6.9.1 Home Occupation Use.

6.9.1 Home Occupation Use

Where permitted by Council as a discretionary use in a Dwelling Unit, a home occupation such as professional services, medical services, personal service, educational and craft uses shall be subject to the following conditions:

- a) Shall not occupy more than twenty-five percent (25 %) of the total floor area of the Dwelling Unit,
- b) the use does not alter the residential appearance or require external modification of the dwelling unit,
- c) activities associated with the use area are not hazardous and do not cause a noticeable increase in traffic, noise, odour, dust or fumes,
- d) the use shall have no exterior open storage or display of goods, materials or equipment,
- e) Shall have a resident of the dwelling operating the business within the Dwelling Unit, and,

f) *On-site signs shall be non-illuminated and shall meet the requirements of the Council in terms of size, shape and material construction.*

2. Add “*Home Occupation Use (subject to the Regulation 6.9.1)*” to the list of discretionary uses in the following use zones:

- *Rural Residential 1 (RR1)*
- *Rural Residential 2 (RR2)*
- *Rural Residential 3 (RR3)*
- *Rural Residential 4 (RR4)*
- *Mixed Development (MD)*
- *Agriculture 1 (A1)*
- *Agriculture 2 (A2)*
- *Rural (RUR)*

ST. JOHN'S URBAN REGION REGIONAL PLAN 1976

The proposed amendment to the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations does not conflict with the policies of the St. John's Urban Region Regional Plan. Therefore, an amendment to the St. John's Urban Region Regional Plan is not required.

PUBLIC CONSULTATION

In accordance with Section 14 and 110.1 of the *Urban and Rural Planning Act, 2000*, Council undertook the following public notification and consultation initiatives so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council:

1. Posted a notice at the Logy Bay-Middle Cove-Outer Cove Town Hall on Logy Bay Road and the Justina Centre on Outer Cove Road:
2. Mailed the notice to property owners throughout the Town;
3. Placed the proposed amendment on its website from _____, 2026 until _____, 2026 for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment.
4. Made staff available to clarify and answer questions regarding proposed amendments

The Town Council determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to

comment on the proposed amendment.

The Town received {text to be added after public consultation}

In response to the public consultation and discussions with the Provincial Government, the Development Regulations Amendment has been revised to more accurately reflect the intent of Council's decision.

ANALYSIS AND COMMENTARY

The Town Council has recently received interest in home occupation uses in various areas throughout the Town. Currently such uses are not permitted. It is the desire of Council to be able to consider home occupation uses within a number of use zones throughout the Town. The Council would limit the type of home occupation uses to those that it deems to be compatible with a predominantly rural residential community.

DEVELOPMENT REGULATIONS AMENDMENT NO. 6, 2026

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations shall be amended as follows:

1. Add the following after Regulation 6.9 Home Office Use as 6.9.1 Home Occupation Use.

6.9.1 Home Occupation Use

Where permitted by Council as a discretionary use in a Dwelling Unit, a home occupation such as professional services, medical services, personal service, educational and craft uses shall be subject to the following conditions:

- a) Shall not occupy more than twenty-five percent (25%) of the total floor area of the Dwelling Unit,
- b) the use does not alter the residential appearance or require external modification of the dwelling unit,
- c) activities associated with the use area are not hazardous and do not cause a noticeable increase in traffic, noise, odour, dust or fumes,
- d) the use shall have no exterior open storage or display of goods, materials or equipment,
- e) Shall have a resident of the dwelling operating the business within the Dwelling Unit, and,

- f) On-site signs shall be non-illuminated and shall meet the requirements of the Council in terms of size, shape and material construction.
2. Add *“Home Occupation Use (subject to the Regulation 6.9.1)”* to the list of discretionary uses in the following use zones:
- Rural Residential 1 (RR1)
 - Rural Residential 2 (RR2)
 - Rural Residential 3 (RR3)
 - Rural Residential 4 (RR4)
 - Mixed Development (MD)
 - Agriculture 1 (A1)
 - Agriculture 2 (A2)
 - Rural (RUR)