

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2021



MUNICIPAL PLAN AMENDMENT No. 1, 2023

**“RURAL” to “RURAL RESIDENTIAL” and
“PUBLIC USE” to “RURAL RESIDENTIAL”**

**Wexford Estates
North Off Outer Cove Road**

February 2023

PLAN-TECH



ENVIRONMENT



email: office@lcmcoc.ca
website: www.lcmcoc.ca

**RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 1, 2023**

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. 1, 2023 on the 6th day of May 2024.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023, by advertisement inserted on the 8th day of May 2024 in the Telegram and the 15th day of May 2024, in The Telegram newspaper.
- c) Set the 27th day of May 2024 at 7:30 p.m. at the Justina Centre, 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. 1, 2023, as adopted.

SIGNED AND SEALED this 9th day of July 2024

Mayor:

Denis Hickey
Denis Hickey

(Council Seal)

Town Clerk/Manager:

Susan Arns
Susan Arns



RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 1, 2023

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. 1, 2023.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 6th day of May, 2024.

Signed and sealed this 6th day of May, 2024.

Mayor: Denis Hickey (Council Seal)

Clerk: Suzanne



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>2945-2024-001</u>
Date	<u>14 AUGUST 2024</u>
Signature	<u>H. Lanigan</u>

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TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN AMENDMENT No. 1, 2023

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to amend the 2021 Municipal Plan which was recently registered by the Minister of Municipal and Provincial Affairs. A Notice of Registration published in the Newfoundland and Labrador Gazette on February 3, 2023, informing the general public of the registration.

Under the previous Plan, Council had approved a multi-lot residential subdivision known as Wexford Estates.

Recently, the Roman Catholic Episcopal Corporation advertised an offering of property and land for sale. The developer purchased property including land and buildings of the St. Francis of Assisi Roman Catholic Church, property known as the Parish Priest residence, and property known as the Archbishop residence along with some vacant land. The developer purchased all available property and will use this property as a future access road.

ANALYSIS

Under the previous Municipal Plan, Council approved the Wexford Estates residential subdivision. Part of that approval identified Nugent's Lane as an access road. Nugent's Lane is a private road and forms part of a larger parcel of family-owned private land. Unfortunately, an agreement could not be reached with the family. Now, with the purchase of the additional church land, it allows the developer to re-design the subdivision to create a new access onto Outer Cove Road immediately northeast of the St. Francis of Assisi Church. This will allow for a greater flow of traffic and alleviate any congestion of traffic around the St. Francis of Assisi elementary school.

The purpose of this amendment is to re-designate purchased land to the rear of the Catholic church property from **Public Use** to **Rural Residential** and purchased land to the rear of the Parish Priest residence from **Rural** to **Rural Residential**. This amendment will also redesignate land for additional development and provide land as part of an important access point.

St. John's Urban Region Regional Plan

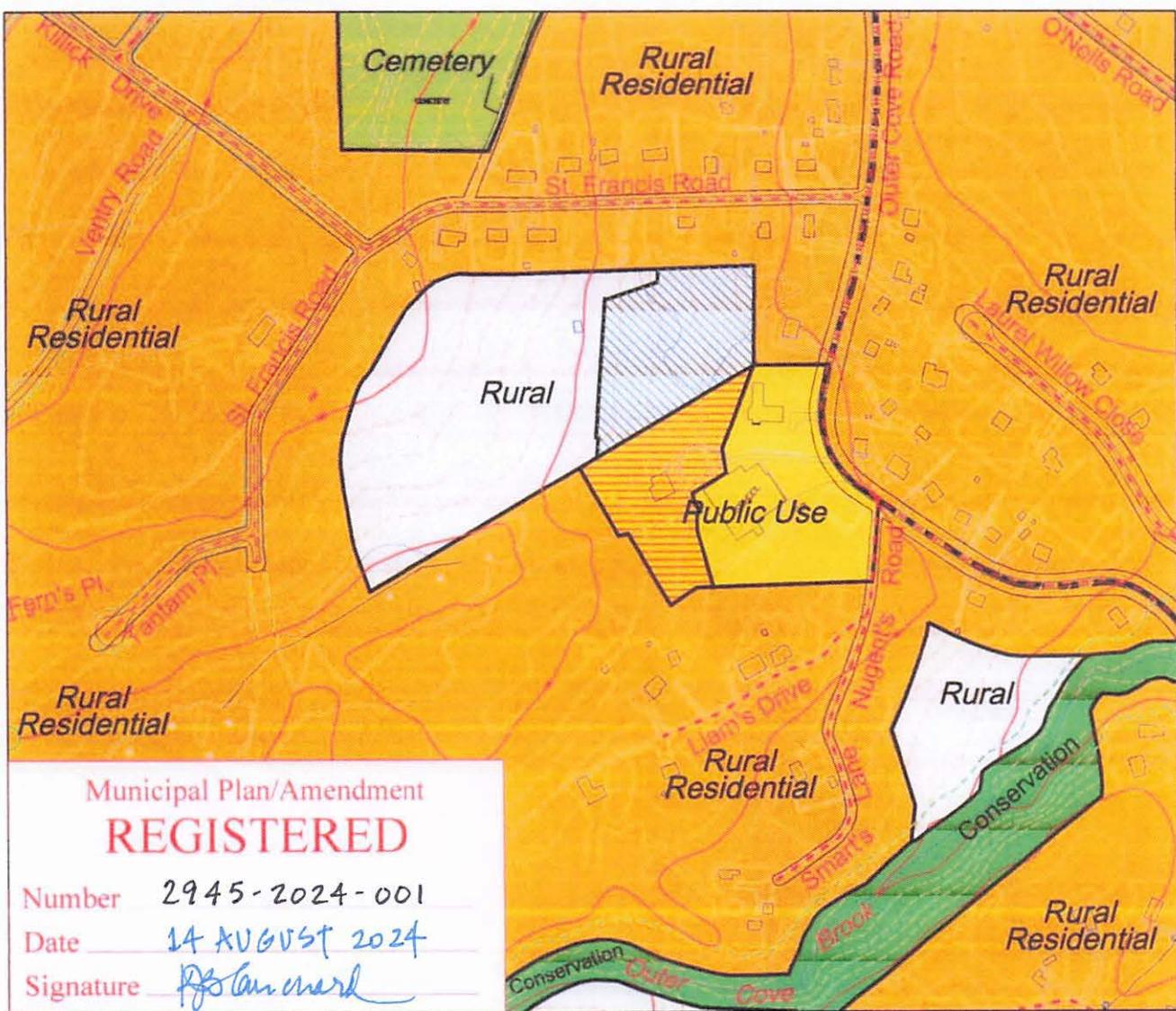
The St. John's Urban Region Regional Plan Map has designated a portion of this area as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to redesignate the **Rural** area to **Urban Development** to conform with the proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023 and to bring the area into conformance with the St. John's Urban Region Regional Plan.

PUBLIC CONSULTATION

AMENDMENT No. 1, 2023

The Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan is amended by:

- A) *Changing*** the highlighted area from “**Rural**” to “**Rural Residential**” and “**Public Use**” 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**

FUTURE LAND USE MAP 1

**MUNICIPAL PLAN
AMENDMENT No. 1, 2023**



Area to be changed from: "Rural" to "Rural Residential"



Area to be changed from: "Public Use" to "Rural Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



Dated at Logy Bay-Middle Cove-Outer Cove

This 6th Day of May 2024

[Signature] Dennis Hickey Mayor
[Signature] Sandra Clerk

Seal

[Signature]
REGINALD J. GARLAND
MCIP MCU
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES PLANNERS

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.