



**Town of
Logy Bay-Middle Cove-Outer Cove
Development Regulations
Amendment No. 4, 2024**

(Length of Cul-de-Sac Amendment)

**Prepared by
Jewczyk Consulting**

August 2024



Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Logy Bay-Middle Cove-Outer Cove
Development Regulations Amendment No. 4, 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 hereby adopts the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 4, 2024.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 12th day of August 2024.

Signed and sealed this 14th day of August 2024.

Mayor:

Denis Hickey
Denis Hickey

(Council Seal)

Town Clerk/Manager:

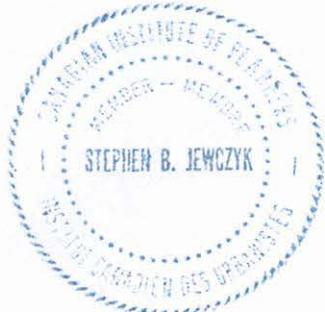
Susan Arns
Susan Arns



Canadian Institute of Planners Certification

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 4, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk
Stephen B. Jewczyk, FCIP
Urban and Regional Planner



Registration

Development Regulations/Amendment

REGISTERED

Number 2945-0033-2024
Date 26 Nov 2024
Signature John Blanchard



Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 4, 2024

PURPOSE

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations 2021 came into legal effect on February 3, 2023. The Town Council of Logy Bay-Middle Cove-Outer Cove wishes to amend the Development Regulations by increasing the length of cul-de-sacs to make more efficient use of land where a second road connection into an area is not likely or possible

AMENDMENT NO. 4 - LENGTH OF CUL-DE-SAC AMENDMENT

The current Development Regulations limit the length of a cul-de-sac from a road entrance to 300 m. Council is of the view that this is too restrictive for a length of a cul-de-sac in a rural setting as there many land holdings with large tracts of land that cannot and most likely unable to create a second road connection to adjacent roads. Council wishes to have the ability to allow longer cul-de-sac lengths to utilize and develop more efficiently these parcels of land.

The Council wishes to amend the development regulations to permit a cul-de-sac with a length of up to 450 m where there is difficulty or no possibility of creating a second road connection into the development.

ST. JOHN'S URBAN REGION REGIONAL PLAN 1976

The proposed amendment to the Logy Bay-Middle Cove-Outer Cove 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 2021

The proposed amendment to the Logy Bay-Middle Cove-Outer Cove Development Regulations does not conflict with the policies of the Municipal Plan and is consistent with the intent, goals, and objectives of the Municipal Plan. Therefore, an amendment to the Logy Bay-Middle Cove-Outer Cove Municipal Plan is not required.

PUBLIC CONSULTATION

In accordance with Section 14 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 Municipal Plan Amendment. The Town Council:



1. Posted the notice on the Town's website and social media platforms on July 8, 2024.
2. Placed the notice and the proposed amendment on display at the Town Council Office from July 8, 2024 to August 2, 2024 for residents to view and provide feedback;
3. Published a notice in the July 2024 edition of the Northeast Avalon Times advertising the proposed amendment and seeking comments or representations from the public; and,
4. Held a public meeting on the proposed amendment as part of the Jones Pond Amendment on July 29, 2024.

A copy of the public consultation notices are attached as Appendix A.

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 one response to the public notice which was supportive of the amendment by the deadline date for responses.

DEVELOPMENT REGULATIONS AMENDMENT NO. 4, 2024

The text of the Town of Logy Bay- Middle Cove-Outer Cove Development Regulations 2021 shall be amended as follows:

In Section 7 - Subdivision of Land

The proposed change would revise Regulation 7.16 (a)

From:

7.16 Cul-de-Sac Streets

- a. The maximum length of a cul-de-sac shall be 300 metres (m) unless another Access can be provided to an Existing Street,*

To:

7.16 Cul-de-Sac Streets

- a. The maximum length of a cul-de-sac shall be 450 metres (m) unless another Access can be provided to an Existing Street,*

No changes are proposed to the Zoning Map.



Appendix A



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

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.lcmcoc.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@lcmcoc.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.