

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**  
**AMENDMENT No. 5, 2023**

**Wexford Estates  
Logy Bay - Middle Cove - Outer Cove**

**August 2024**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 5, 2023**

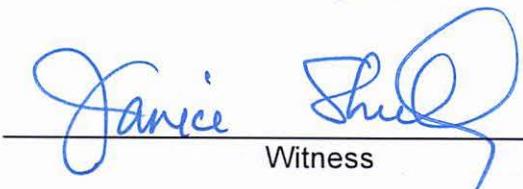
Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs:

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 5, 2023 on the 7<sup>th</sup> day of May, 2024;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 5, 2023 by advertisement inserted on the 8<sup>th</sup> day of May, 2024 and the 15<sup>th</sup> day of May, 2024 in *The Telegram* newspaper; and
- c) set the 27<sup>th</sup> day of May, 2024 for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 5, 2023, as adopted on the 7<sup>th</sup> day of May, 2024.

  
\_\_\_\_\_  
Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador  
this 14<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
Witness

<b>Regional Plan/Amendment REGISTERED</b>	
Number	<u>SJUR-2024-062</u>
Date	<u>14 AUGUST 2024</u>
Signature	<u>J. Blanchedard</u>

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 5, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 5, 2023.



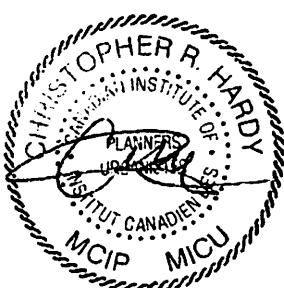
Minister of Municipal and Provincial Affairs

Signed and sealed at St. John's, Newfoundland and Labrador

this 7<sup>th</sup> day of May, 2024.

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 5, 2023 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



## ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

### AMENDMENT No. 5, 2023

#### BACKGROUND

The Town Council of Logy Bay - Middle Cove - Outer Cove is proposing to amend its Municipal Plan and Development Regulations. The **Urban and Rural Planning Act, 2000** (the "Act") sets out the process for amending a Plan and Development Regulations.

The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan.

This Regional Plan amendment will be processed simultaneously to accommodate the following proposed amendments to the Logy Bay - Middle Cove - Outer Cove Municipal Plan and Development Regulations 2014 - 2024:

- Municipal Plan Amendment No. 1, 2023 and Development Regulations Amendment No. 1, 2023. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located on the south side of St. Francis Lane and west of Outer Cove Road from 'Rural' to 'Urban Development' to accommodate residential subdivision development.

In general terms, the Town's amendment proposes to redesignate and rezone the subject land from 'Rural' (R) and 'Public Use' (PU) to 'Rural Residential' (RR).

#### ST. JOHN'S URBAN REGION REGIONAL PLAN

According to E. Urban Development (c) The Local Centres of the Regional Plan, Logy Bay Middle Cove Outer Cove is identified as a local centre. Land designated local centre shall be used in accordance with the policies of the relevant municipal plan.

The Regional Plan outlines guidelines for municipal plans for local centres including:

- a focus on low density development;
- encouraging infilling and consolidation of areas once municipal services are in place; and
- improvements to the local street system.

#### **E. URBAN DEVELOPMENT**

##### **(c) The Local Centres**

*Policy:*

*The detailed development of the local centres designated on the Regional Plan Map shall be according to the policies in Local Area or Municipal Plans that might be prepared from time to time. Such plans shall conform to the following guidelines:*

- i) The local centres shall be able to develop to the fullest extent possible within the areas shown on the Regional Plan Map, consistent with the constraints set out in Objective No. 11...*
- iv) Two prime aims in the local centres will be to encourage the infilling and consolidation of presently semi-development areas once essential public services to existing development are installed and to develop improved local road systems so that better circulation of traffic may be facilitated.*

## **ANALYSIS**

The Town is proposing to amend its Municipal Plan to redesignate the subject site to 'Rural Residential' (RR) and to amend its Development Regulations to rezone the subject lands to 'Rural Residential 2' (RR2). No development concept is proposed at this time but must be designed to comply with the Town's Development Regulations in terms of use and lot standards.

## **PUBLIC CONSULTATION**

The Town of Logy Bay - Middle Cove - Outer Cove is responsible for conducting public consultations on the matter. The Town advertised the proposed amendments in *The Telegram* newspaper on May 8, 2024 and May 15, 2024 as well as posting the proposed amendments on the Town's website.

The Town also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments and requested comments be supplied. No objections or concerns were identified with the municipalities.

### **St. John's Region Regional Plan, 1976**

#### **Amendment No. 5, 2023**

The proposed St. John's Urban Region Regional Plan amendment would re-designate on the south side of St. Francis Lane and west of Outer Cove Road from 'Rural' to 'Urban Development' in accordance with the attached map.

**Appendix A**

