

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

DEVELOPMENT REGULATIONS

AMENDMENT No. 3, 2007



JANUARY 2007

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2007**

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, 2007 on the 20th day of February, 2007.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2007 by advertisement inserted on the 10th and 19th day of March, 2007 in the Telegram newspaper.
- c) Set the 28th day of March, 2007 at 7:30 p.m. at the Town of Logy Bay-Middle Cove-Outer Cove Council Office 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, 2007 as adopted (or as amended).

SIGNED AND SEALED this 12 day of April, 2007

Mayor: Robert P. Poole (Council Seal)

Clerk: [Signature]

Development Regulations/Amendment
REGISTERED
Number <u>2245-2007-009</u>
Date <u>30 APRIL 2007</u>
Signature <u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2007**

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, 2007.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 20th day of February, 2007.

Signed and sealed this 12 day of April, 2007.

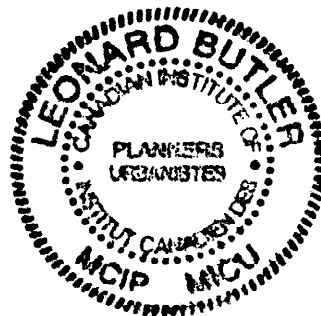
Mayor: Robert P. Reale (Council Seal)

Clerk: [Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 3, 2007 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Leonard Butler (MCIP Seal)



**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2007**

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove wishes to implement Municipal Plan Amendment No. 3, 2007. The Town Council has received a comprehensive development proposal for the development of the Northeast Avalon Stadium located off the western end of Pine Line and Torbay Road. The proposed comprehensive development would see the development of several parking lots for the Stadium within the Town of Logy Bay-Middle Cove-Outer Cove, while the actual Stadium would be developed on lands within the Town of Torbay. To accommodate the parking lot the land is required to be rezoned from Rural to Public Use to allow for the use of the land as a parking lot for the Northeast Avalon Stadium.

PUBLIC CONSULTATION

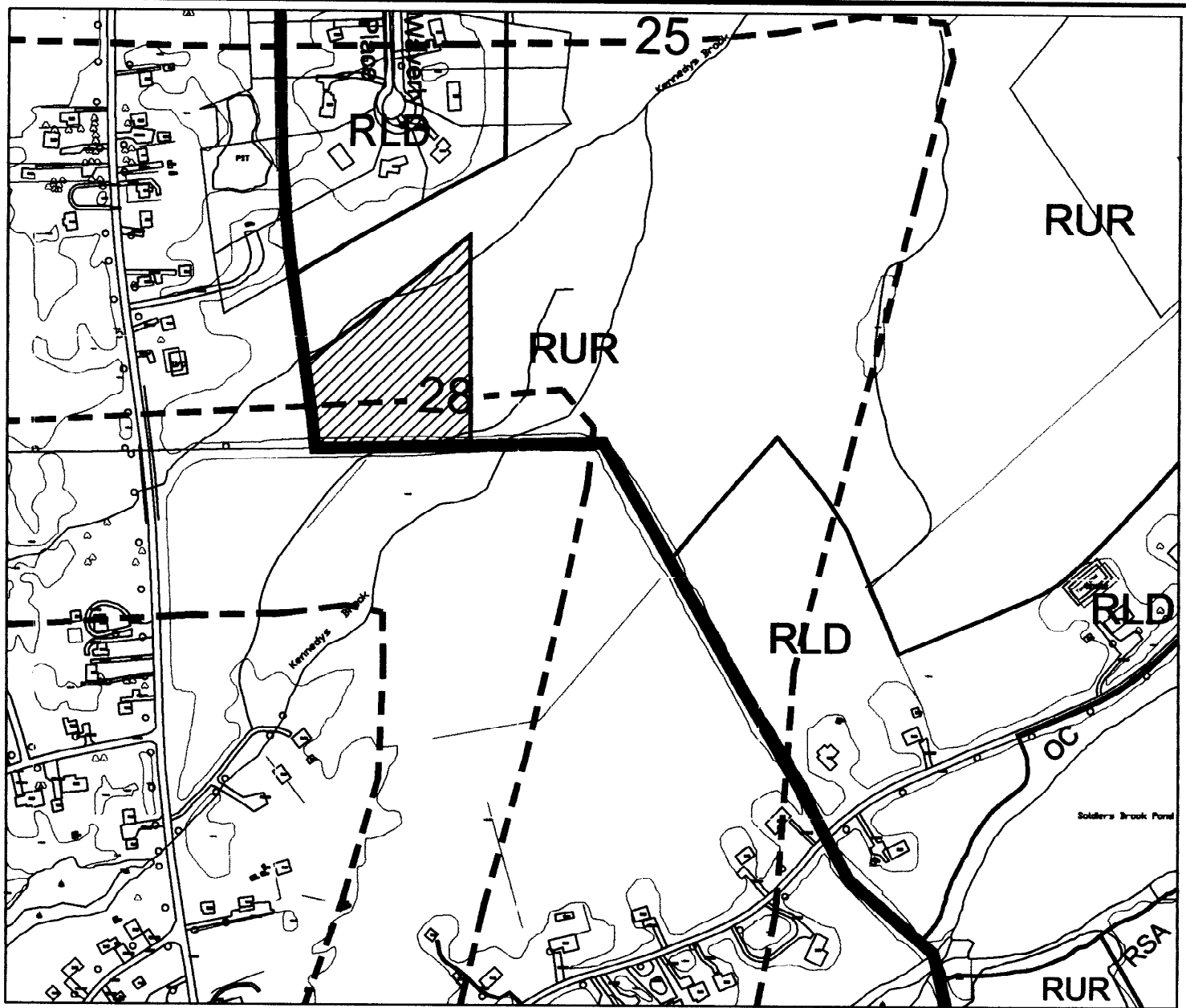
During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input on the proposed Development Regulations Amendment. The Town of Logy Bay-Middle Cove-Outer Cove circulated a written notice in November to the residents in the general area of the proposed amendment, in particular to residents along Pine Line. As well, the proposed Development Regulations Amendment No. 3, 2006 was placed on display at the Town Hall for several weeks. Local residents were asked to provide any comments or concerns on the proposed amendment to Council in writing. The Town received two written submissions on the proposed amendment.

Council reviewed the written submissions and in consultations with the developers, decided to change the proposed Development Regulations amendment No. 3, 2006. The development of a 14 lot unserviced residential subdivision with access of Pine Line was removed from the proposed original amendment. The Town of Logy Bay-Middle Cove-

Outer Cove published a notice in the Telegram newspaper on January 13, 2007 advertising the display of the revised proposed Development Regulations Amendment No. 3, 2007. The public display of the amendment was from January 15th to 19th, during normal business hours. The Town placed the revised Development Regulations amendment on display at the Town Council Office for local residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. The Town did not receive any new written submissions on the proposed amendment.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2007

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations are amended by changing the highlighted area from “**Rural**” to “**Public Use**” 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 2005-2015**

Dated at Logy Bay-Middle Cove-Outer Cove

LAND USE ZONING MAP 1

This 12 Day of April 2007

**DEVELOPMENT REGULATIONS
AMENDMENT No. 2, 2007**

Robert P. Robb Mayor

[Signature] Clerk



Area to be changed from: "Rural" to "Public
Development Regulations/Amendment

REGISTERED

Number 2005-2007-009

Date 30 APRIL 2007

Scale: 1:5000

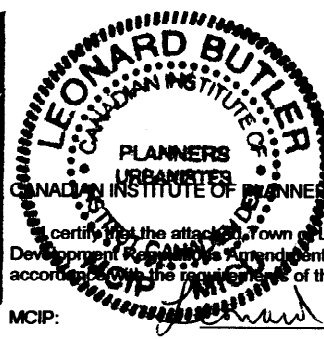
Signature [Signature]

PLAN-TECH



ENVIRONMENT

Seal



MCIP: