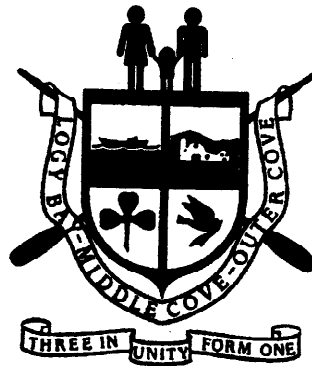


TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2008

MARCH 2008

**"RURAL to RESIDENTIAL LOW DENSITY"
27 lot Unserviced Residential Subdivision off Pine Line**

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2008

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. 7, 2008 on the 20 day of August, 2007. 2008
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 7, 2008 by advertisement inserted on the 6 day and the 13 day of September, 2008 in *The Telegram* newspaper.
- c) Set the 24 day of September at 7:30 p.m. at the Justina Community 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 Development Regulations Amendment No. 7, 2008 as adopted (or as amended).

SIGNED AND SEALED this 15 day of October, 2008

Mayor: Robert P. Pele (Council Seal)

Clerk: [Signature]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2008**

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. 7, 2008.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 20 day of August, 2008.

Signed and sealed this 15 day of October, 2008.

Mayor: Robert P. Roche (Council Seal)

Clerk: [Signature]

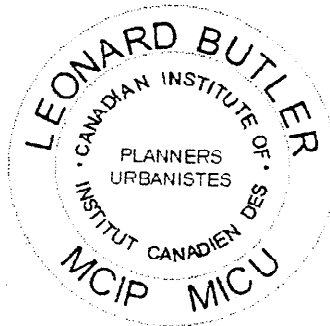
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 7, 2008 has been prepared in accordance with the

requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment
REGISTERED
Number <u>2945-2008-013</u>
Date <u>Oct. 31, 2008</u>
Signature <u>[Signature]</u>

MCIP: Leonard Butler



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2008

BACKGROUND

The Towns of Logy Bay-Middle Cove-Outer Cove wishes to implement Municipal Plan Amendment No. 7, 2008. The Town Council has received a comprehensive development proposal from Equity Capital Corporation for the development of a 41 lot unserviced residential subdivision development located off the western end of Pine Line and Torbay Road. This proposal will be located to the rear of the North East Avalon Arena within the boundary of the Town of Torbay.

In 2007, the developer proposed and received approval to develop 14 lots of the proposed subdivision in Development Regulations Amendment No. 4, 2007. This present overall comprehensive development would see the development of the remaining 27 of the 41 unserviced residential lots within the Town of Logy Bay-Middle Cove-Outer Cove. As part of the 2007 Comprehensive Development Proposal, 22 residential lots were identified for development within the Town of Torbay.

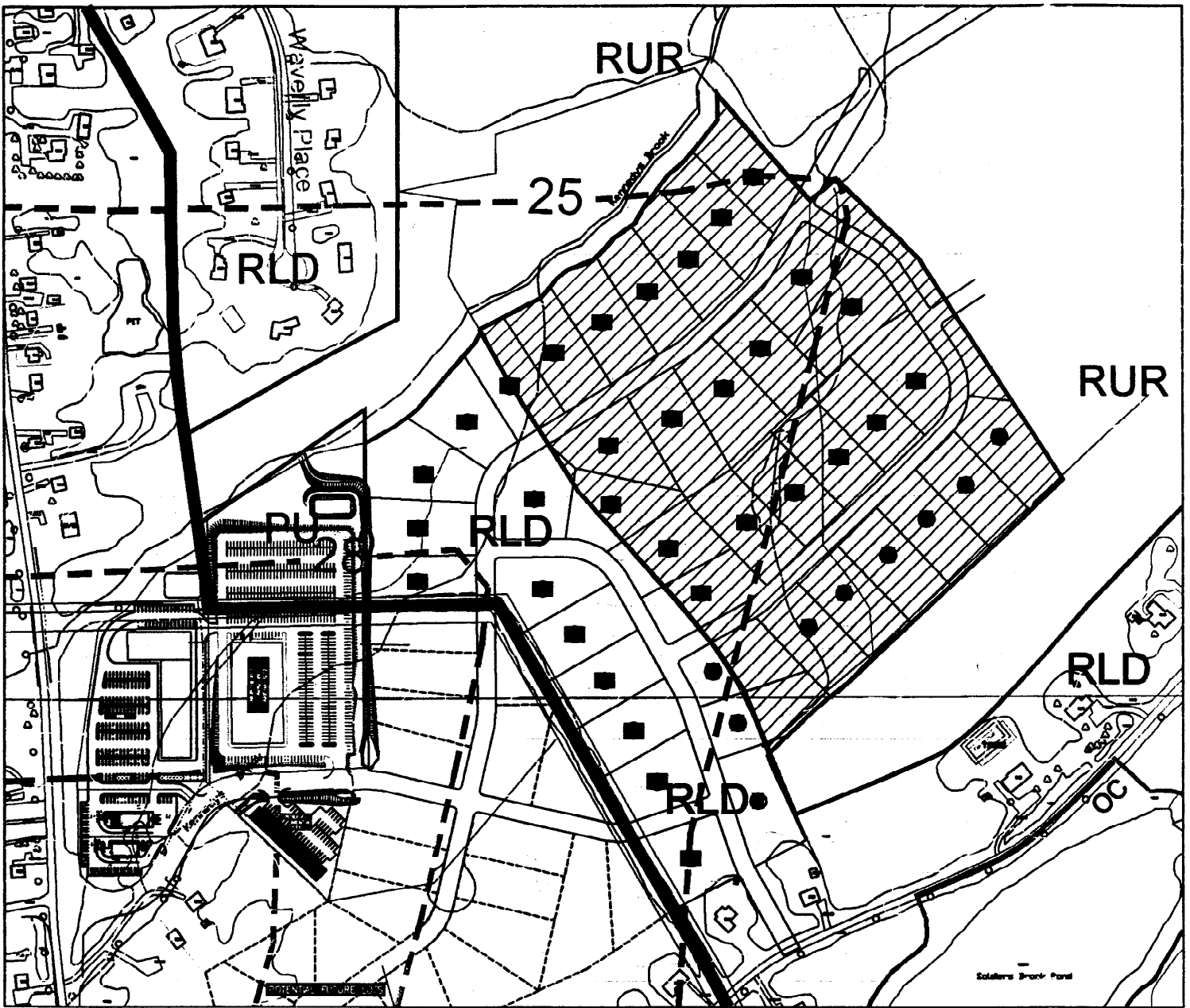
To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove this Amendment will re-zone land for the residential subdivision from Rural to Residential Low Density.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Logy Bay-Middle Cove-Outer Cove published a notice in *The Telegram* newspaper on June 7, 2008 advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from June 9, 2008 to June 16, 2008, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No written comments or objections were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2008

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations are amended by changing the highlighted area from “Rural” to “Residential Low Density” 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 / **Amendment**
Development Regulations

MUNICIPAL PLAN 2005-2015

LAND USE ZONING MAP-1

DEVELOPMENT REGULATIONS
AMENDMENT No. 7, 2008

Dated at Logy Bay-Middle Cove-Outer Cove

REGISTERED

This 15 Day of October 2008

Number 2945-2008-013

Effective Date Oct. 31, 2008

Signature [Handwritten Signature]

[Handwritten Signature] Mayor
[Handwritten Signature] Clerk

Seal



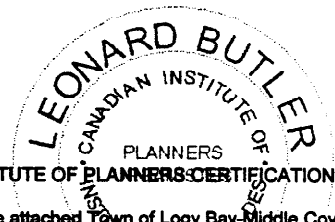
Area to be changed from: "Rural" to
"Residential Low Density"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 7, 2008 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

MCIP:

[Handwritten Signature]