

**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE**

**MUNICIPAL PLAN 2005-2015**



**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2011**

**“RURAL” to “RESIDENTIAL LOW DENSITY”, and  
“RESIDENTIAL SUBDIVISION AREA” to “RESIDENTIAL LOW  
DENSITY”**

**15 lot Unserviced Residential Subdivision off Red Cliff Road**

**MARCH 2011**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2011**

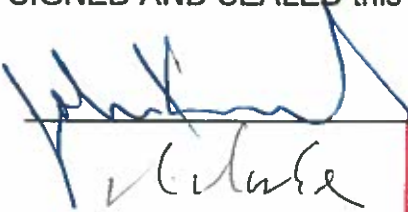
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 13, 2011 on the 30<sup>th</sup> day of May, 2011.
  
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 13, 2011 by advertisement inserted on the 18<sup>th</sup> day and the 25<sup>th</sup> day of JUNE, 2011 in the Telegram newspaper.
  
- c) Set the 6<sup>th</sup> day of July 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. 13, 2011 as adopted (or as amended).

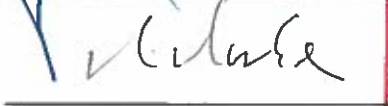
SIGNED AND SEALED this 28<sup>th</sup> day of July, 2011

Mayor:



(Council Seal)

Clerk:



|                                   |                                |
|-----------------------------------|--------------------------------|
| Development Regulations/Amendment |                                |
| <b>REGISTERED</b>                 |                                |
| Number                            | <u>2945-2011-018</u>           |
| Date                              | <u>December 5, 2011</u>        |
| Signature                         | <u>[Handwritten Signature]</u> |



**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO ADOPT**  
**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2011**

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. 13, 2011.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 30<sup>th</sup> day of May, 2011.

Signed and sealed this 28<sup>th</sup> day of July, 2011.

Mayor:



(Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 13, 2011 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# **TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2011**

### **BACKGROUND**

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 13, 2011. The Town Council has received a comprehensive development proposal for the development of a 15 lot unserviced residential subdivision development located off the eastern side of Marine Drive. The subdivision will have two access points onto Red Cliff Road with a cul-de-sac at one end. There is ample land to the rear to prevent encroachment onto the east coast trail.

The Residential Low Density land use zone table requires a minimum lot area of 4050 m<sup>2</sup> with a minimum frontage of 45 metres and in the case of a cul-de-sac, a minimum of 25.91 metres at the front lot or building line. All lots meet or exceed this requirement. The development proposal also complies with General Regulation 80(c)(ii) which requires the maximum length of an unserviced cul-de-sac to be 300 metres.

The front portion of the proposed subdivision is currently zoned Residential Low Density, however, the majority of the backland is designated Residential Subdivision Area and Rural. To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove, the land zoned Residential Subdivision Area and Rural, is required to be re-zoned to Residential Low Density.

### **PUBLIC CONSULTATION**

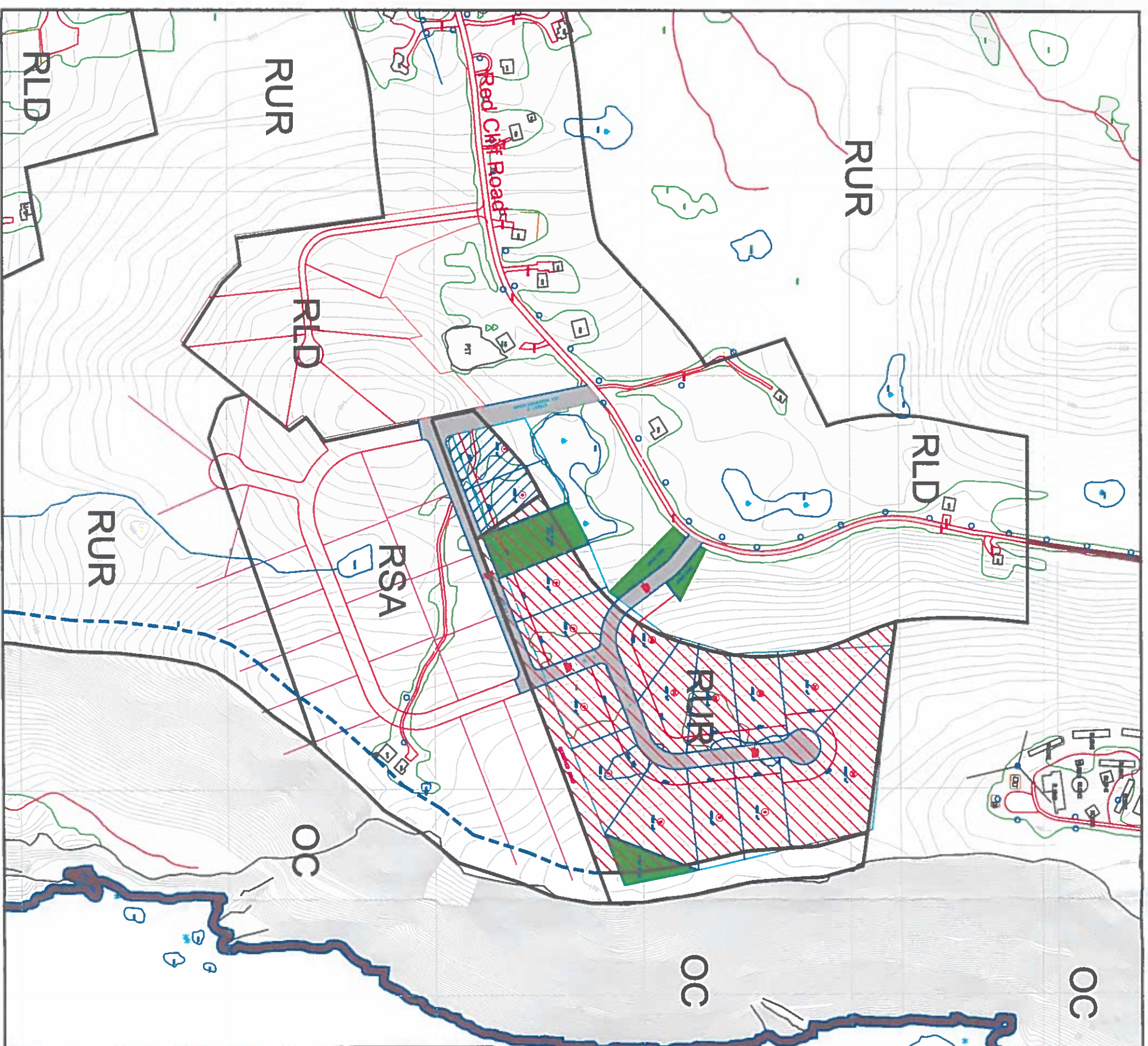
During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Logy Bay-Middle Cove-Outer Cove published a notice in *The Telegram* newspaper on April 9, 2011 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 April 11, to April 18, 2011, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No objections or representations were received within the time stipulated in the notice.

**AMENDMENT No. 13, 2011**

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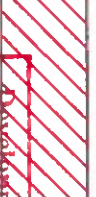
The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations are amended by:

- A) *Changing*** the highlighted area of land from “**Rural**” to “**Residential Low Density**”, and
- B) *Changing*** the highlighted area of land from “**Residential Subdivision Area**” to “**Residential Low Density**” as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove Land Use Zone Map.

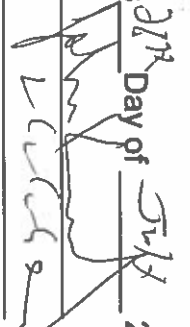



**TOWN OF LOGY BAY -  
MIDDLE COVE-OUTER COVE  
MUNICIPAL PLAN  
LAND USE ZONING**

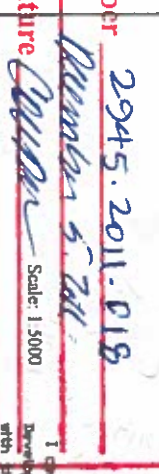
**Amendment No. 13, 2011**

-  Area to be changed from:  
Residential Subdivision Area (RSA) to  
Residential Low Density (RLD)
-  Area to be changed from:  
Rural (RUR) to  
Rural (RUR) to

Seal

Dated at Logy Bay -  
Middle Cove -Outer Cove  
This 27<sup>th</sup> Day of July 2011  
  
Mayor  
  
Clerk

**REGISTERED**

PLAN - TECH  
Number 2945-2011-018  
Date Number 5, 2011  
Scale: 1:5000  
Signature 



I certify that the attached Form of Logy Bay -Middle Cove-Outer Cove, Development Regulations Amendment No.13, 2011 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.