

June 28, 2013

Mr. Richard Roche, Town Clerk
744 Logy Bay Road
St. John's, NL A1K 3B5



Dear Mr. Roche:

**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 6, 2012
(Nugent Property)
Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 10, 2012
& Development Regulations Amendment No. 15, 2012**

I am pleased to inform you that the **St. John's Urban Region Regional Plan Amendment No. 6, 2012**, as adopted by the Minister on the 28th of March, 2013 and approved on the 27th day of June, 2013, has now been registered. The related **Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No 10, 2012** and **Development Regulations Amendment No. 15, 2012**, as adopted by Council on the 6th of May, 2013, have also now been registered.

Any outstanding requirements for further Ground Water Assessments must be completed prior to construction to the satisfaction of the Department of Environment and Conservation.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper. I have enclosed a template to assist Council in the preparation of this notice.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



Corrie Davis, MCIP

Manager, Land Use Planning Division

Copy: Mr. Reginald Garland, MCIP, PlanTech Environment

Encls.

/ch

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2012

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

**Residential Subdivision off Pine Line,
with Connection to Sandlewood Drive,
St. Francis Road, Liam Drive and Logy Bay Road**

FEBRUARY 2012

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2012**

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. 15, 2012, on the 6th day of May, 2013.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 15, 2012, by advertisement inserted on the 11th day and the 18th day of May, 2013 in the Telegram newspaper.
- c) Set the 29th day of May at 7:30 p.m. at the Town Hall, 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. 15, 2012, as adopted (or as amended).

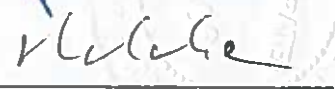
SIGNED AND SEALED this 17th day of June, 2013

Mayor:



(Council Seal)

Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>2945.2013.024</u>
Date	<u>June 28, 2013</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. 15, 2012**

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. 15, 2012.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 6th day of May, 2013.

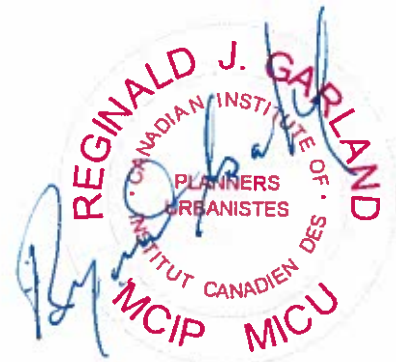
Signed and sealed this 12th day of June, 2013.

Mayor: [Signature] (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. 15, 2012, 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. 15, 2012

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 15, 2012. The Town Council has received a comprehensive development proposal for the development of an unserviced residential subdivision to be located south, off Pine Line. Development Regulations Amendment No. 9, 2010, Development Regulations Amendment No. 11, 2011, and Development Regulations Amendment No. 14, 2011, re-zoned land for residential development with new access roads to be constructed to connect to St. Francis Road with future connection to Pine Line. This proposed development will connect to these previous developments and provide a further access to the Pine Line from Sandlewood Drive with connection to Liam Drive and two new access points with Logy Bay Road.

The Residential Subdivision Area Land Use Zone Table requires that an Area Concept Plan shall be developed for a proposed subdivision to include adjacent lands. The Area Concept Plan was advertised in the *Telegram* newspaper as required by Municipal Plan Policy 4.4.1.14.

To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove as described above, this Amendment will re-zone land from Rural to Residential Low Density (RLD) and Residential Subdivision Area (RSA) to Residential Low Density (RLD).

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated this area as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required.

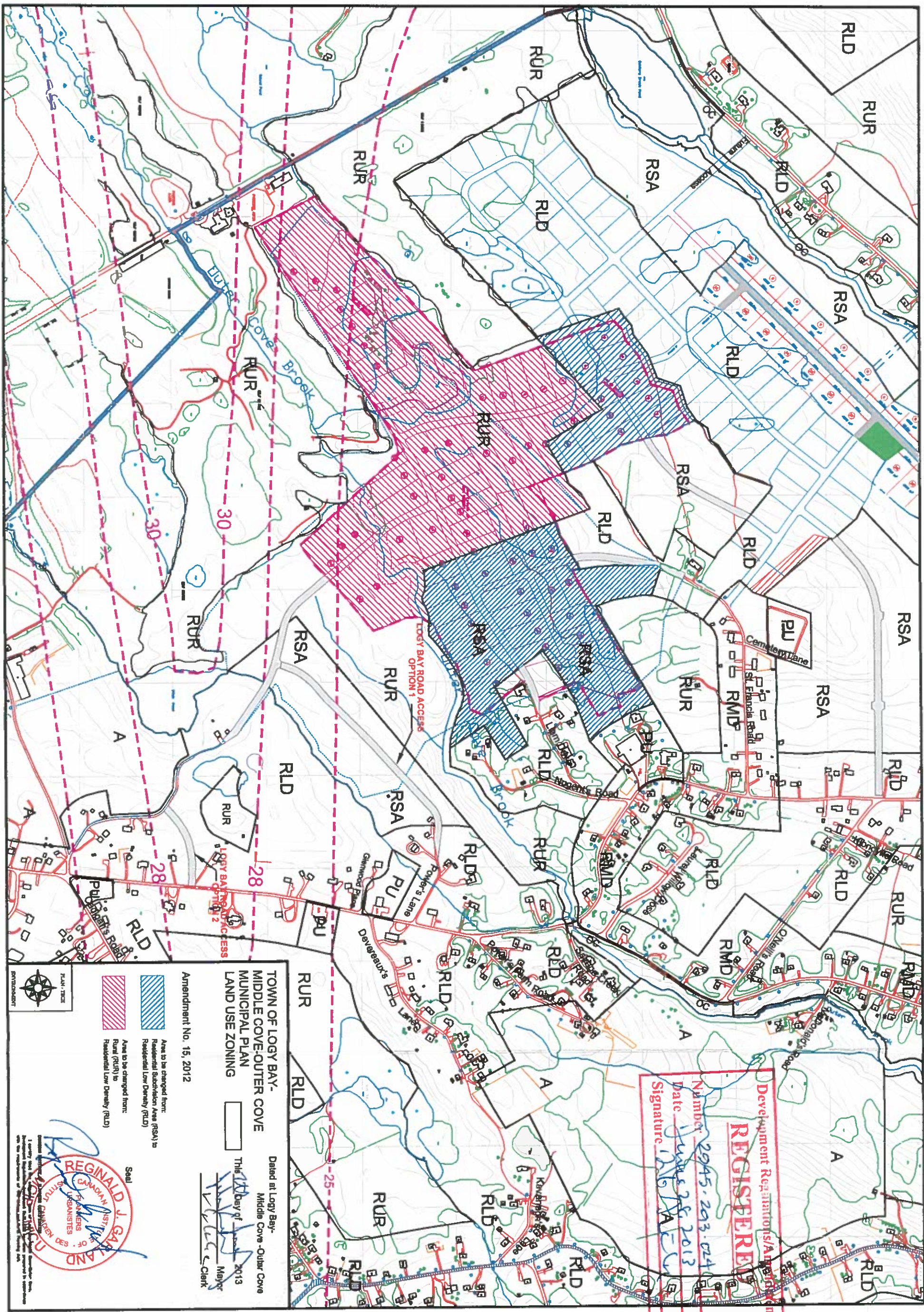
PUBLIC CONSULTATION

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 February 16, 2013 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 February 18, to February 22, 2013, 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. 15, 2012

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 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 Zoning, Map 1.



Development Registrations/Affidavit
REGISTERED
 Number 2945-2013-024
 Date June 28, 2013
 Signature [Signature]

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

Dated at Logy Bay-
 Middle Cove -Outer Cove
 This 28th day of June 2013
 Mayor
 Clerk

Amendment No. 15, 2012

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

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

PLAN TITLE
 ENVIRONMENT

REGINALD J. GARDNER
 CANADIAN INSTITUTE OF PLANNERS
 URBANISTS
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.REGINALDGARDNER.COM