

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. 7, 2012  
(Logy Bay Road at Cadigan's Road)  
Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 12, 2012  
& Development Regulations Amendment No. 17, 2012**

I am pleased to inform you that the **St. John's Urban Region Regional Plan Amendment No. 7, 2012**, as adopted by the Minister on the 16<sup>th</sup> of April, 2013 and approved on the 27<sup>th</sup> day of June, 2013, has now been registered. The related **Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 12, 2012** and **Development Regulations Amendment No. 17, 2012**, as adopted by Council on the 6<sup>th</sup> of May, 2013, have also now been registered.

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](mailto: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. 17, 2012**

**“RURAL” to “RESIDENTIAL LOW DENSITY”**

**4 Lot Residential Subdivision  
Off Logy Bay Road,**

**August 2012**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE  
DEVELOPMENT REGULATIONS AMENDMENT No. 17, 2012**

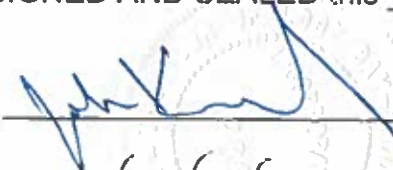
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 17, 2012 on the 6<sup>th</sup> day of May, 2013.
  
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 17, 2012 by advertisement inserted on the 11<sup>th</sup> day and the 18<sup>th</sup> day of May, 2013 in the Telegram newspaper.
  
- c) Set the 29<sup>th</sup> 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. 17, 2012 as adopted (or as amended).

SIGNED AND SEALED this 17<sup>th</sup> day of June, 2013

Mayor:

  
\_\_\_\_\_

(Council Seal)

Clerk:

  
\_\_\_\_\_

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>2945.2013.025</u>
Date	<u>June 28, 2013</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. 17, 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. 17, 2012.

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

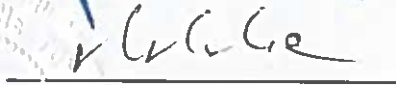
Signed and sealed this 17<sup>th</sup> day of June, 2013.

**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. 17, 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. 17, 2012

## BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 17, 2012. The Town Council has received a development proposal for a four lot unserviced residential subdivision to be located south, off Logy Bay Road. The proposed development will be accessed from Logy Bay Road by way of a cul-de-sac.

The area is currently zoned as Rural. To accommodate the proposed subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove as described above, this Amendment will re-zone land for the from Rural 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 Agriculture. The Agricultural designation was superseded by Amendment No. 2, 1988, and is now designated as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required.

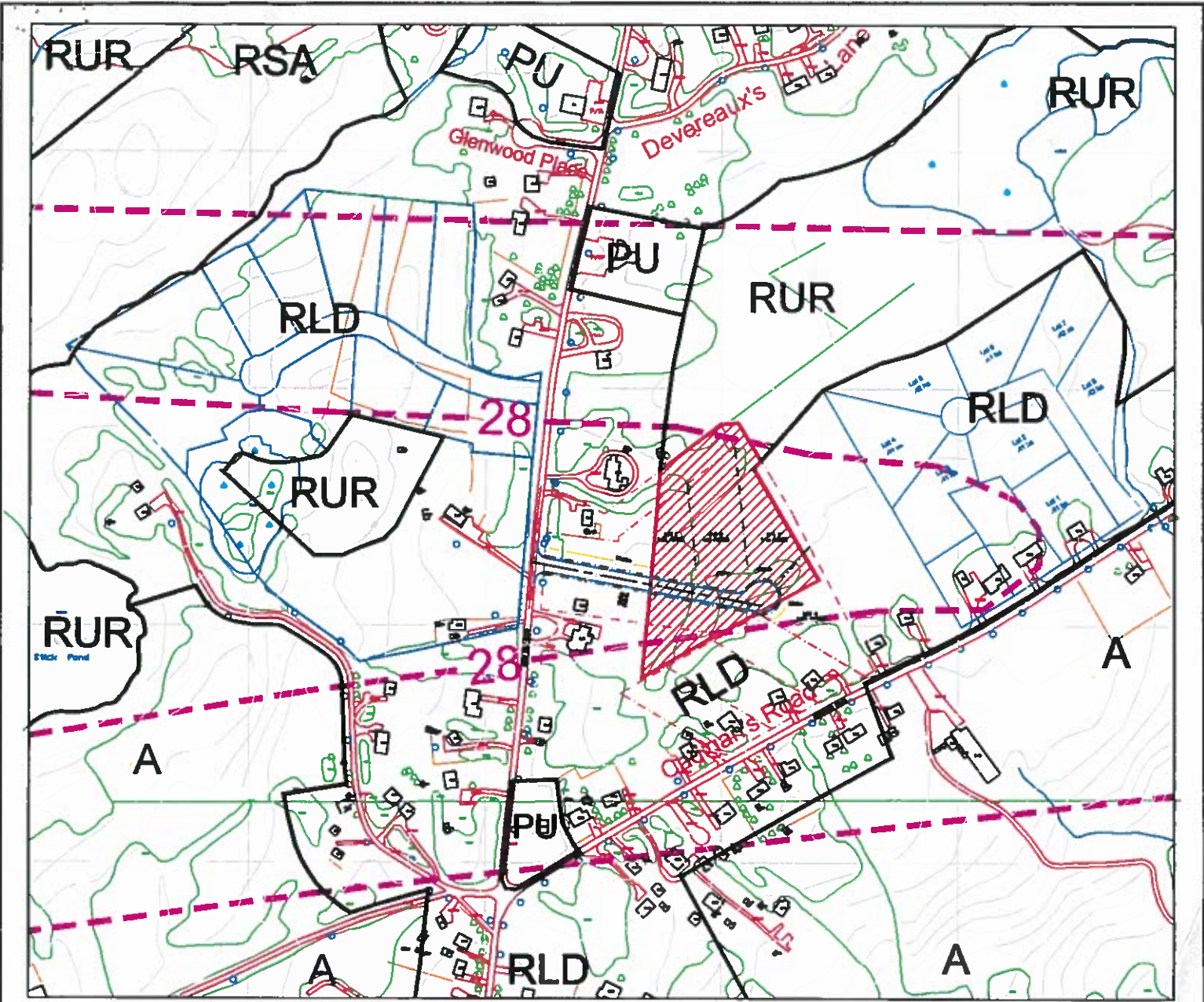
## PUBLIC CONSULTATION

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 January 26, 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 January 28, to February 1, 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. 17, 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", as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove Land Use Zoning, Map.



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

**MUNICIPAL PLAN 2005-2015**

**LAND USE ZONE MAP**

**DEVELOPMENT REGULATIONS  
AMENDMENT No. 17, 2012**

**Dated at Logy Bay-Middle Cove-Outer Cove**

This 14 Day of June 2013

*[Signature]* Mayor

*[Signature]* Clerk

Seal



Area to be changed from: "Rural" to  
"Residential Low Density"  
Development Regulations/Amendment

**REGISTERED**

Number 2945-2013-025

Date June 28, 2013

Scale: 1:5000  
Signature *[Signature]*



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 17, 2012 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

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

**AMENDMENT # 7, 2012**

**March, 2013**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE**

**ST. JOHN'S URBAN REGION REGIONAL PLAN  
AMENDMENT # 7, 2012**

I, Kevin O'Brien, Minister of Municipal Affairs, under and by virtue of the powers conferred by the Urban and Rural Planning Act, 2000, hereby approve St. John's Urban Region Regional Plan Amendment No. 7, 2012.

Dated at St. John's this 27<sup>th</sup> day of June, 2013.

  
\_\_\_\_\_  
Kevin O'Brien  
Minister of Municipal Affairs



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**AMENDMENT # 7, 2012**

I, Kevin O'Brien, Minister of Municipal Affairs, under the authority of Section 16 of the *Urban and Rural Planning Act 2000* adopt the St. John's Urban Region Regional Plan Amendment No. 7, 2012.

Signed and sealed this 16<sup>th</sup> day of April, 2013.

  
\_\_\_\_\_  
Kevin O'Brien  
Minister of Municipal Affairs

<del>Municipal</del> <b>REGIONAL</b> Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>SJUR-2013-027</u>
Date	<u>June 28, 2013</u>
Signature	<u>[Signature]</u>

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

## **AMENDMENT # 7, 2012**

### **BACKGROUND**

The Town of Logy Bay-Middle Cove-Outer Cove would like to accommodate a 4-lot residential subdivision located on land to the rear of properties at Logy Bay Road and Cadigan's Road. The proposal is for an unserviced residential development (serviced by private individual on-site water and sewer systems) consisting of 4 lots.

In accordance with the Town's Municipal Plan and Development Regulations, the designation and zoning is "Rural". The property requires an amendment to change the designation to "Residential" and the zoning to "Residential Low Density (RLD)".

The St. John's Urban Region Regional Plan (Regional Plan) sets out a framework for growth and development within the St. John's Urban Region. Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan. In accordance with the Regional Plan, the subject lands are located in the "Rural" designation. Urban development patterns, such as residential subdivisions, are directed to the "Urban Development" designation of the Regional Plan. The Regional Plan would require amendment to accommodate the proposed residential designation and zoning in this part of Logy Bay-Middle Cove-Outer Cove. In order to allow for the development to proceed, the Town of Logy Bay-Middle Cove-Outer Cove has requested that the Regional Plan be simultaneously amended to accommodate the Town's amendments to its Municipal Plan and Development Regulations.

The attached Regional Plan map amendment illustrates the full extent of the urban development area to be amended.

### **PUBLIC CONSULTATION**

During the preparation of this amendment Council will undertake a public consultation process, seeking comments or representations from the public on the proposed amendments to the Town's Municipal Plan, Development Regulations, as well as the Regional Plan. As part of the process, the Town of Logy Bay-Middle Cove-Outer Cove will provide consultation opportunity for the other municipalities in the Northeast Avalon subject to the St. John's Urban Region Regional Plan, as well as for CBCL Limited, a consulting company engaged in the Regional Plan review. Public notices will be published in the newspaper, and the draft amendment will be placed on display at the Town Hall.

### **AMENDMENT NO. 7, 2012**

The St. John's Urban Region Regional Plan is amended by re-designating land in the Town of Logy Bay-Middle Cove-Outer Cove located in the area of Logy Bay Road and Cadigan's Road. The area to be re-designated is specifically shown on the attached map.

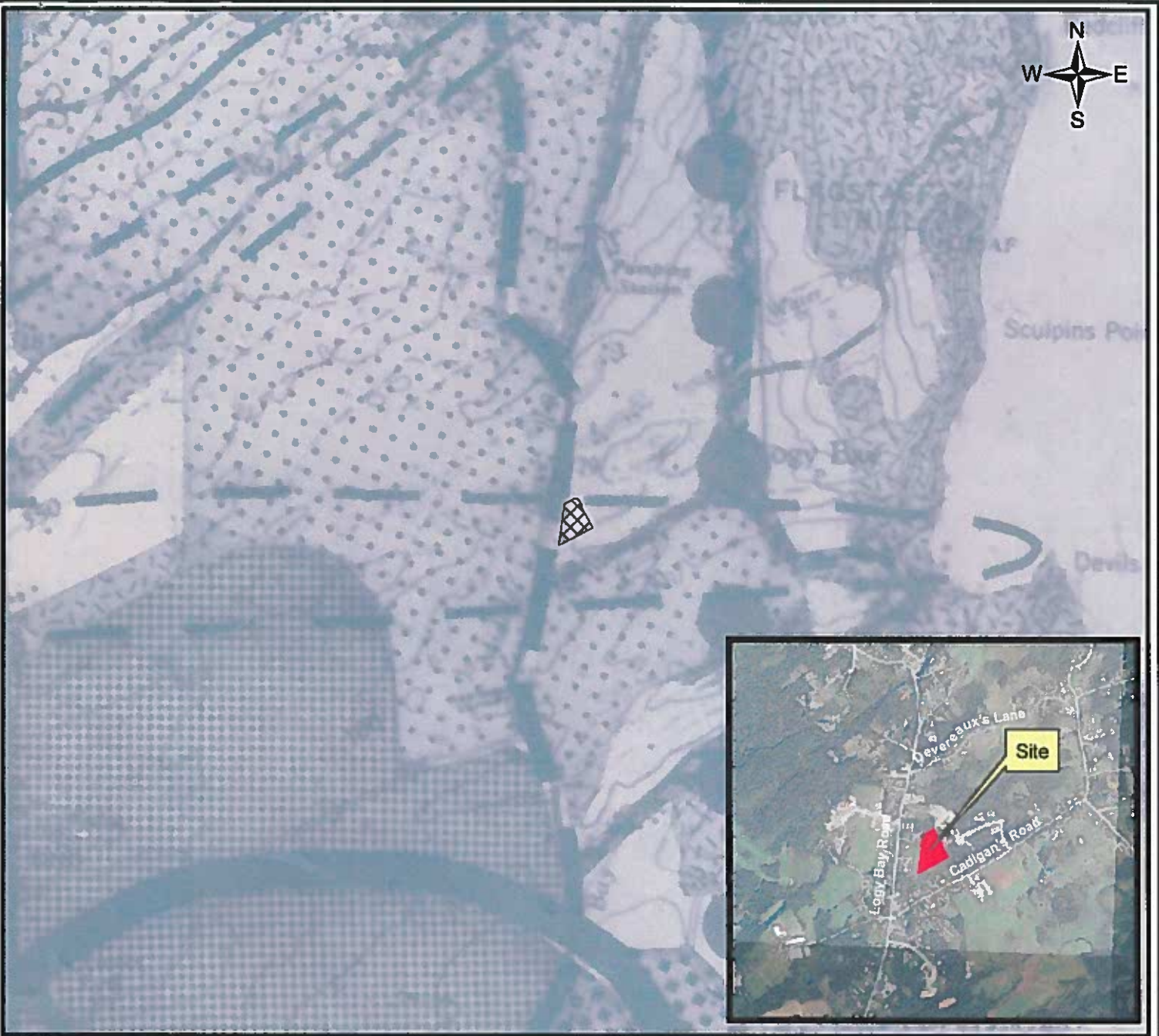
**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 7, 2012 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:



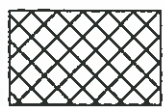
(MCIP Seal)



**St. John's Urban Region Regional Plan  
Amendment 7, 2012**

REGIONAL  
Municipal Plan/Amendment  
**REGISTERED**

Number SJUR. 2013.027  
 Date June 28, 2013  
 Signature [Signature]

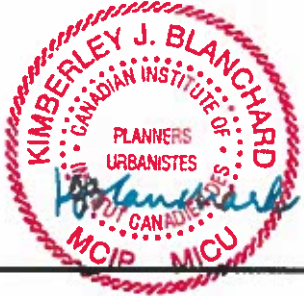


from "Rural" to  
"Urban Development"

*[Signature of Kevin O'Brien]*

I, Kevin O'Brien, Minister of Municipal Affairs, under authority of Section 16 of the Urban and Rural Planning Act 2000, adopt the St. John's Urban Region Regional Plan Amendment No. 7, 2012

Dated at St. John's, Newfoundland and Labrador  
 this 10<sup>th</sup> day of April 2013



I certify that the attached St. John's Urban Region Regional Plan Amendment No. 7, 2012 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000

Dated at St. John's, Newfoundland and Labrador  
 this 28<sup>th</sup> day of JUNE 2013