

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2012

“Change in Maximum Building Height”

RESIDENTIAL LOW DENSITY LAND USE ZONE”

NOVEMBER 2012

PLAN-TECH



ENVIRONMENT

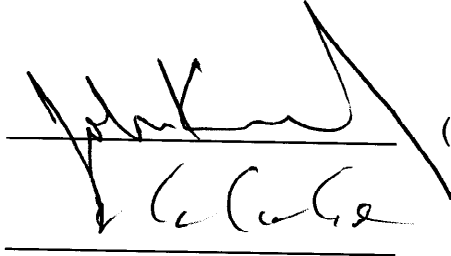
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2012**

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. 19, 2012.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 26th day of November, 2012.

Signed and sealed this 26th day of November, 2012.

Mayor:



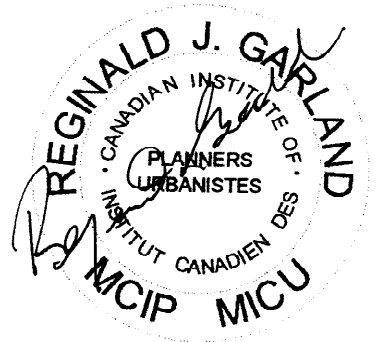
(Council Seal)

Clerk:

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 19, 2012 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945.2012.021</u>
Date	<u>November 6, 2012</u>
Signature	<u>[Signature]</u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 19, 2012

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 19, 2012. Development Regulations Amendment No. 1, 2006, re-defined the Development Standards in the Residential Low Density Land Use Zone Table. The new standards listed the maximum building height at 8 metres.

The Town is receiving Development Applications for a higher end residential development with two (2) storey residents with a high roof structure. These proposed residential dwellings exceed the maximum height requirements for this zone.

The purpose of this amendment is to change the maximum height of the Residential Low Density Land Use Zone Table from the maximum building height at 8 metres to a maximum building height at 11 metres.

St. John's Urban Region Regional Plan

There are no implications to the St. John's Urban Region Regional Plan.

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 November 3, 2012 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 November 5, to November 9, 2012, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No comments or objections were received within the time stipulated in the notice.

AMENDMENT No. 19, 2012

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

- A) **Changing** the maximum building height from 8 metres to 11 metres as identified in Condition 1 (amended) of the **Residential Low Density Land Use Zone Table** as shown below:

1. Development Standards (Amendment No. 1, 2006)

Development Standard	RLD Zone	Doran's Lane (only)
Minimum Lot Area	4050 m ²	8100 m ²
Minimum Floor Area	80 m ²	80 m ²
Minimum Frontage at the front lot line	45 m or	45 m or
Minimum Frontage at the building line (With a minimum of 25.91m at the front lot line)	45 m	45 m
Minimum Building Line Setback	15 m or	15 m or
Maximum Building Line Setback	30 m	134 m
Minimum Sideyard Width	3 m	3 m
Minimum Rearyard Depth	10 m	10 m
Maximum Height	8 m 11m	10 m 11m