

COR/2014/08141

October 24, 2014



Mr. Richard Roche
Town of Logy Bay-Middle Cove-Outer Cove
744 Logy Bay Road
Logy Bay, NL A1K 3B5

Dear Mr. Roche:

**LOGY BAY-MIDDLE-COVE-OUTER COVE
Development Regulations Amendment No. 25, 2014**

I am pleased to inform you that the **Town of Logy Bay-Middle Cove- Outer Cove Development Regulations Amendment No. 19, 2012**, as adopted by Council on the 14th day of October, 2014, has 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.

Division 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

Encls.
cc: Reginald Garland, MCIP

/ch

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2014

**“RESIDENTIAL LOW DENSITY” TO “RESIDENTIAL MEDIUM
DENSITY”**

Devereaux’s Lane

September 2014

PLAN-TECH



ENVIRONMENT

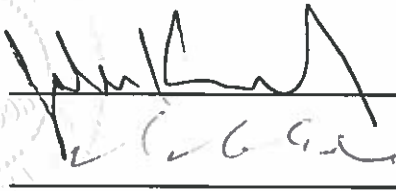
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2014**

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. 25, 2014.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 14th day of October, 2014.

Signed and sealed this 17th day of October, 2014.

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. 25, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment
REGISTERED
Number <u>2945-2014-028</u>
Date <u>October 24, 2014</u>
Signature <u>[Handwritten Signature]</u>



**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 25, 2014**

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 25, 2014. The Logy Bay-Middle Cove-Outer Cove Land Use Zone Map has both sides of Devereaux's Lane zoned as Residential Low Density (RLD). Residential Development must have a minimum lot size of 4050m² and a minimum frontage of 45m. A recent development application for a residence on Devereaux's Lane could not be approved due to non-conformity with the Regulations, insufficient frontage and area.

After researching other properties on Devereaux's Lane, the Town concluded a majority of land ownership properties do not conform to the Residential Low Density (RLD) Land Use Zone Table due to insufficient frontage and area. Presently, there are 19 properties of which 2 properties have the required frontage to meet the Regulations.

The purpose of this Development Regulations Amendment is to re-zone land on both sides of Devereaux's Lane from Residential Low Density (RLD) to Residential Medium Density (RMD). The change will decrease the minimum lot size from 4050m² to 2025m² and decrease the minimum frontage from 45m to 38m. This change will align the zoning with the existing residential development and allow for two additional residential infill lots on Devereaux's Lane.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated this area as Urban Development. It is determined that no amendment to the St. John's Urban Region Regional Plan is required to conform with the proposed Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 25, 2014.

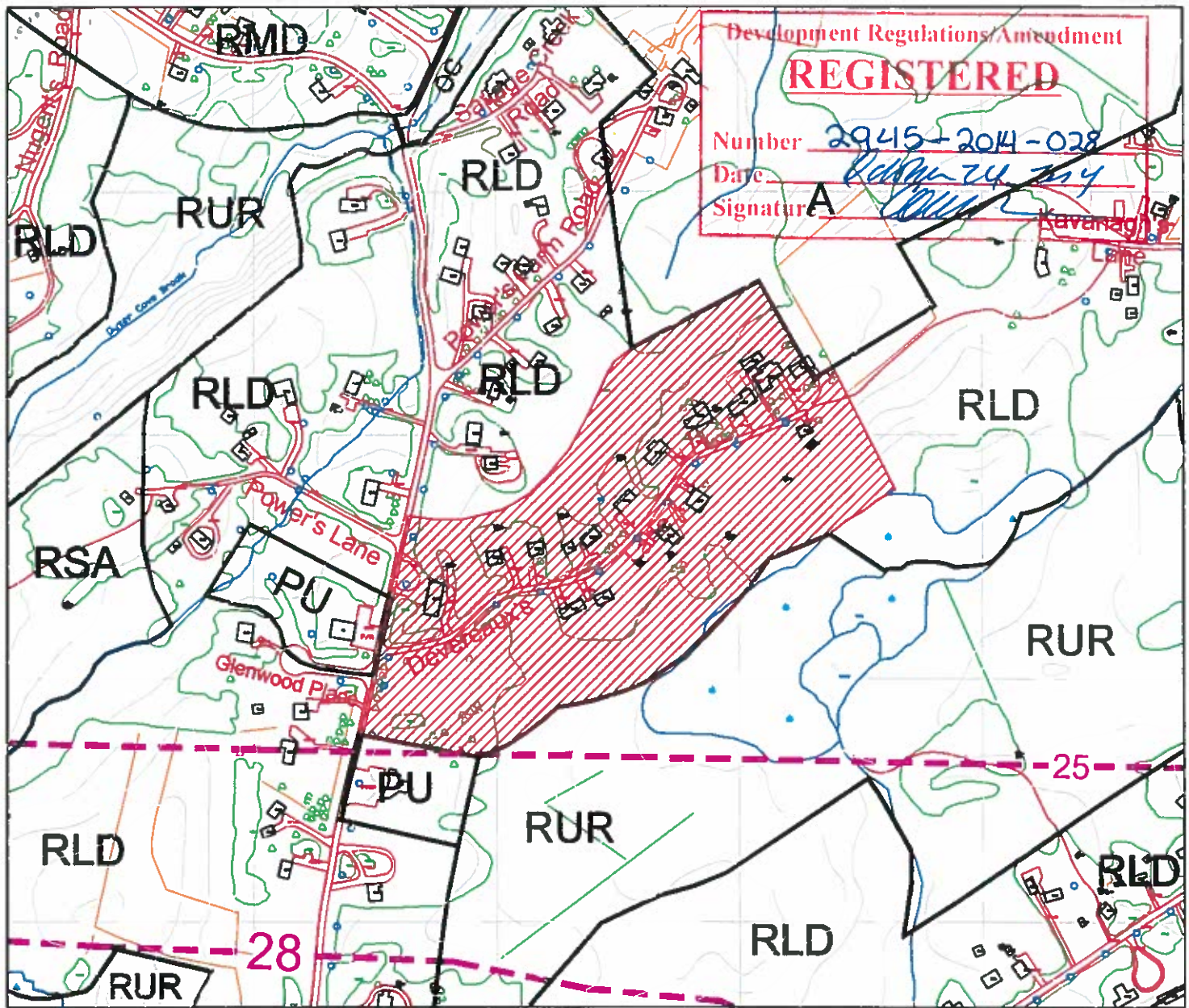
PUBLIC CONSULTATION

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 held a briefing session on August 28, 2014, seeking comments or representations from the public on the proposal to re-zone land on both sides of Devereaux's Lane from Residential Low Density (RLD) to Residential Medium Density (RMD). The Town also published a notice in *The Telegram* newspaper on September 27, 2014, 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 September 29, to October 3, 2014, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. Four letters with objections were received within the time stipulated in the notice.

AMENDMENT No. 25, 2014

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

- A) *Changing*** the highlighted area from “Residential Low Density (RLD)” to “Residential Medium (RMD)” as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove Land Use Zoning Map.

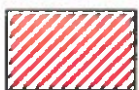


TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015

LAND USE ZONE MAP

DEVELOPMENT REGULATIONS
AMENDMENT No. 25, 2014



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

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

Dated at Logy Bay-Middle Cove-Outer Cove

This 17th Day of October 2014

[Signature] Mayor
[Signature] Clerk

Seal



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 25, 2014 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.