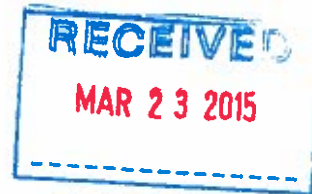


COR/2015/01006

March 13, 2015

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. 26, 2015**

I am pleased to inform you that the **Town of Logy Bay-Middle Cove- Outer Cove Development Regulations Amendment No. 26, 2015**, as adopted by Council on the **9th day of February, 2015**, 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.

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, Lands Branch

Encls.

cc: Reginald Garland

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

**MUNICIPAL PLAN 2005-2015**



**DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2015**

**“RESIDENTIAL SUBDIVISION AREA” TO “RESIDENTIAL  
LOW DENSITY”**

**2 Residential Lots  
off Marine Drive**

**January 2015**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE  
DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2015**

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. 26, 2015.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 9<sup>th</sup> day of FEB, 2015.

Signed and sealed this 17<sup>th</sup> day of February, 2015.

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. 26, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment  
**REGISTERED**  
Number 2945-2015-029  
Date March 13, 2015  
Signature [Signature]

**REGINALD J. GARLAND**  
CANADIAN INSTITUTE OF PLANNERS  
PLANNERS URBANISTES  
INSTITUT CANADIEN DES  
MCIP MICU

# **TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2015**

## **BACKGROUND**

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 26, 2015. The Town Council has received a development proposal for 2 unserviced residential lots located on land north on Marine Drive and east of Logy Bay Road. Access will be provided from a new road constructed as part of a residential development as approved in Development Regulations Amendment No. 22, 2013.

The 2 residential lots shall have a minimum area of 4050 m<sup>2</sup> and a minimum frontage of 45 m which will conform to the Development Standards in the Residential Low Density Land Use Zone Table. The purpose of this amendment is to rezone land from 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 to conform with the proposed Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 26, 2015, and to bring the area north on Marine Drive and east of Logy Bay Road into conformance with the St. John's Urban Region Regional Plan. The Minister of Municipal and Intergovernmental Affairs has initiated an amendment to bring areas of the Regional Plan into conformity with the Logy Bay-Middle Cove-Outer Cove Municipal Plan.

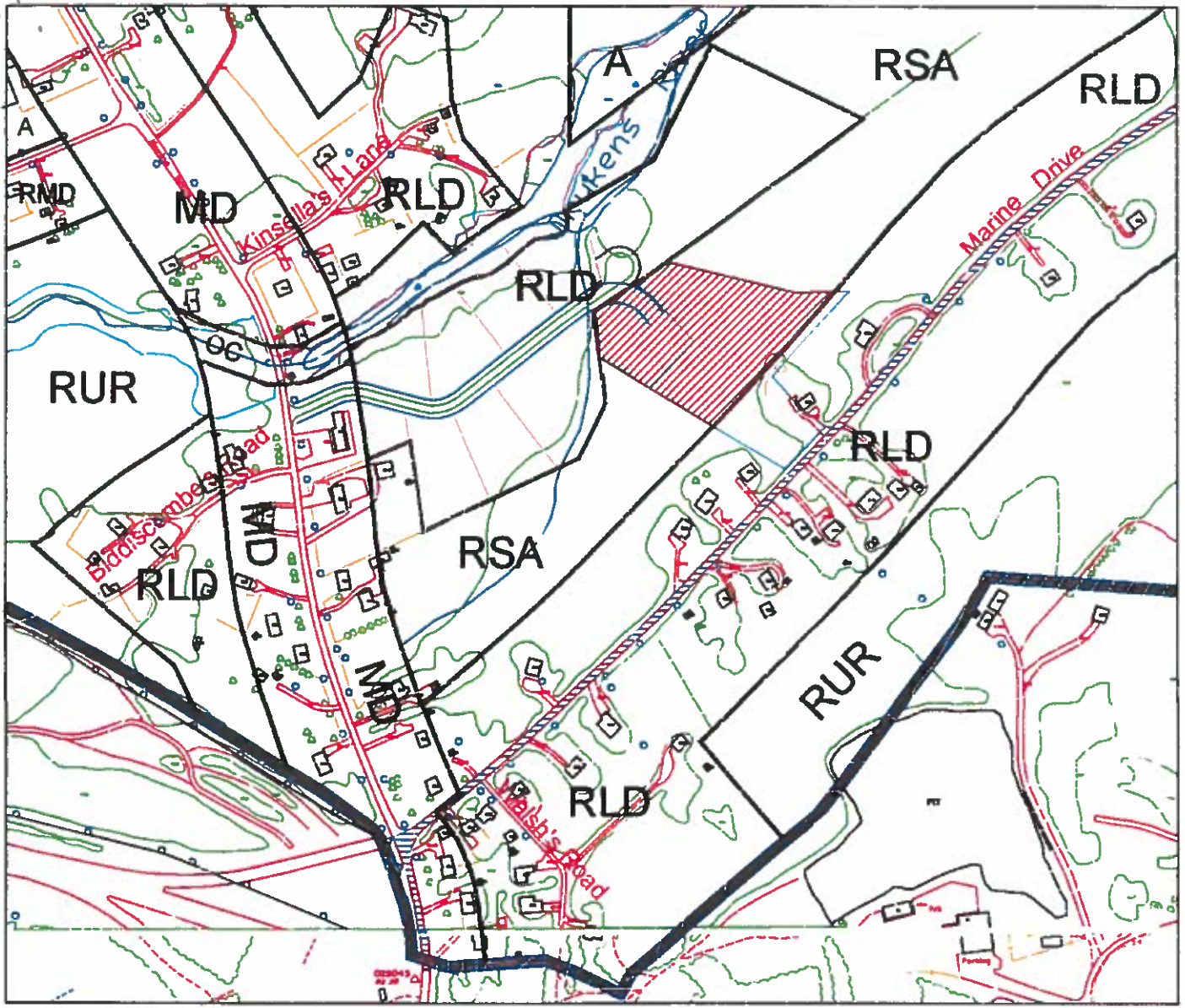
## **PUBLIC CONSULTATION**

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 January 24, 2015, 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 26, to January 30, 2015, 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. 26, 2015**

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

- A) *Changing*** the highlighted area from “**Residential Subdivision Area (RSA)**” to “**Residential Low Density (RLD)**” 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. 26, 2015**

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

This 17<sup>th</sup> Day of February 2015

[Signature] Mayor

[Signature] Clerk

Seal



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



Development Regulations/Amendment  
**REGISTERED**  
 2945.2015.029  
 Scale: 1:5000  
 Number \_\_\_\_\_  
 Date March 13, 2015  
 Signature [Signature]



certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 26, 2015 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.