

COR/2015/01005

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. 27, 2015**

I am pleased to inform you that the **Town of Logy Bay-Middle Cove- Outer Cove Development Regulations Amendment No. 27, 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), 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,

A handwritten signature in blue ink, appearing to read "Corrie Davis".

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. 27, 2015

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

**13 Lot Residential Subdivision
of Killick Drive and Outer Cove Road**

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. 27, 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. 27, 2015.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 9th day of February, 2015.

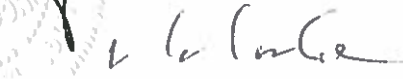
Signed and sealed this 17th day of February, 2015.

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. 27, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945-2015-030</u>
Date	<u>March 13, 2015</u>
Signature	<u>[Handwritten Signature]</u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 27, 2015

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 27, 2015. The Town Council has received a comprehensive development proposal from two land owners for a 13 lot unserviced residential subdivision to be located on land located east of Killick Drive and west of Outer Cove Road. Five lots are located on one parcel and eight lots on the adjoining parcel. A new road is to be constructed to Killick Drive with Outer Cove Road.

The Town of Logy Bay-Middle Cove-Outer Cove held a Public Briefing meeting on the subdivision proposal on December 8, 2014. Three letters of opposition were received as a result of the Public Advertisement.

The Engineering Consultant for both developers submitted a concept plan to develop 13 lots with a minimum area of 4050 m² 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. 27, 2015 and to bring the area east of Killick Drive and west of Outer Cove 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.

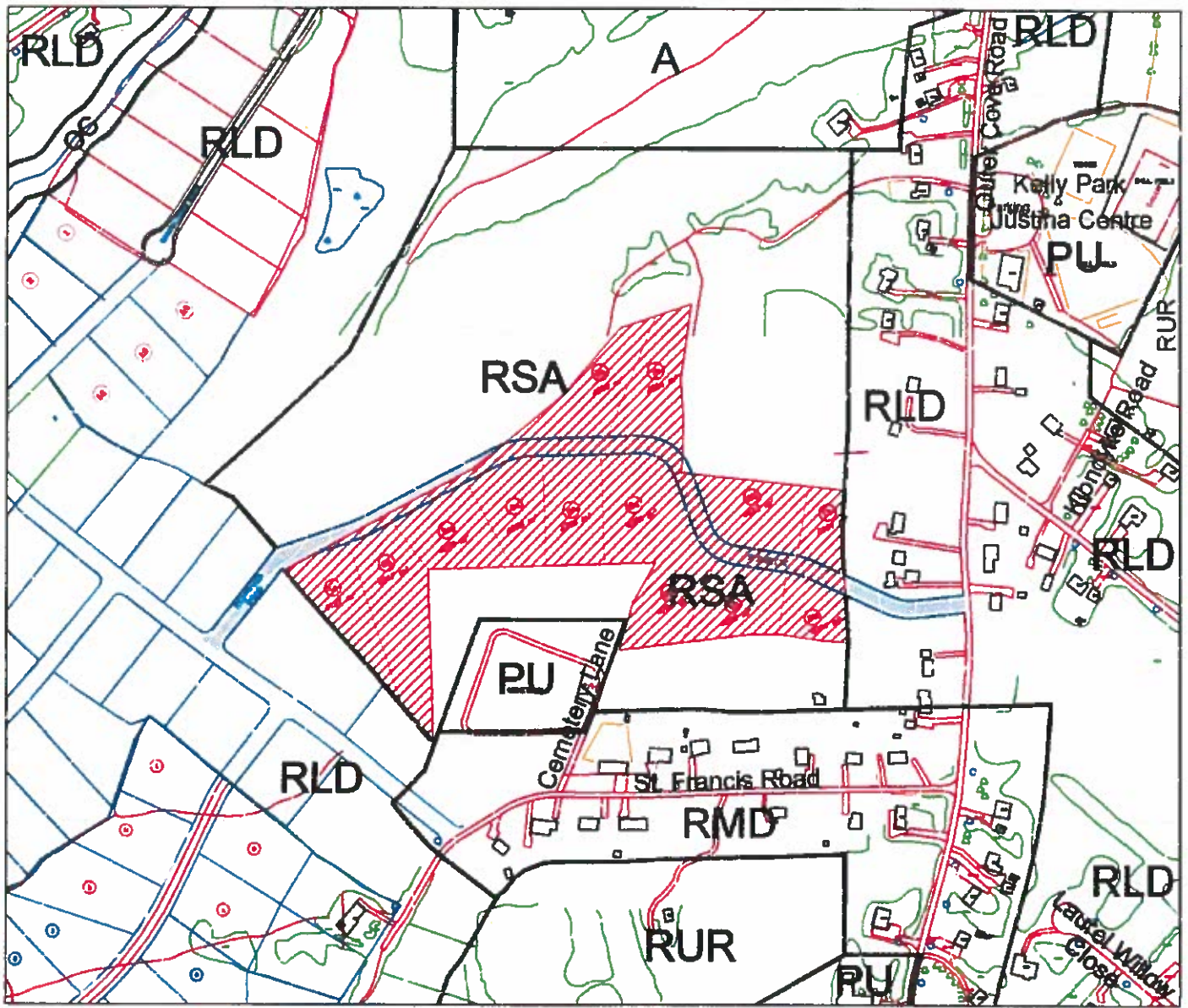
PUBLIC CONSULTATION

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. One letter of objection was received within the time stipulated in the notice and considered by Council at a regular meeting.

AMENDMENT No. 27, 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. 27, 2015**

Dated at Logy Bay-Middle Cove-Outer Cove

This 12th 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

2045-2015-030

Number Scale: 1:5000

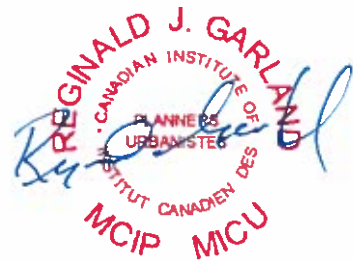
Date March 12, 2015

Signature *[Signature]*

PLAN-TECH



ENVIRONMENT



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 27, 2015 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.