

COR/2016/01732

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. 29, 2016**

I am pleased to inform you that the **Town of Logy Bay- Middle Cove- Outer Cove Development Regulations Amendment No. 29, 2016**, as adopted by Council on the **26th day of April, 2016**, 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, and 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

cc: Reginald Garland, Plan Tech Environment
Encls.

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2016



DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2016

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

**3 Lot Residential Subdivision
Big Meadow Drive**

March 2016

PLAN-TECH



ENVIRONMENT

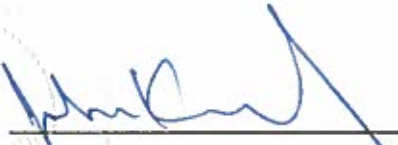
URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2016

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. 29, 2016.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 26th day of April, 2016.

Signed and sealed this 27th day of April, 2016.

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. 29, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945-2016-032</u>
Date	<u>May 24, 2016</u>
Signature	<u>[Handwritten Signature]</u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2016

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 29, 2016. In 2015, Development Regulations Amendment No. 27 re-zoned land for a 13 lot unserviced residential subdivision to be located off Big Meadow Drive. However, one of the lots for this proposal was re-zoned as part of Development Regulations Amendment No. 27. This development proposal is for three lots on the north side of Big Meadow Drive, which will be realigned to create more depth for lots on the south side of Big Meadow Drive.

The Town of Logy Bay-Middle Cove-Outer Cove advertised the development proposal and held a Public Briefing meeting on the 4 lot subdivision on January 19, 2016. One e-mail was received as a result of the Public Advertisement.

The proposed four lots shall have 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 Urban Development. It is determined that an amendment to the St. John's Urban Region Regional Plan is not required to conform with the proposed Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 29, 2016.

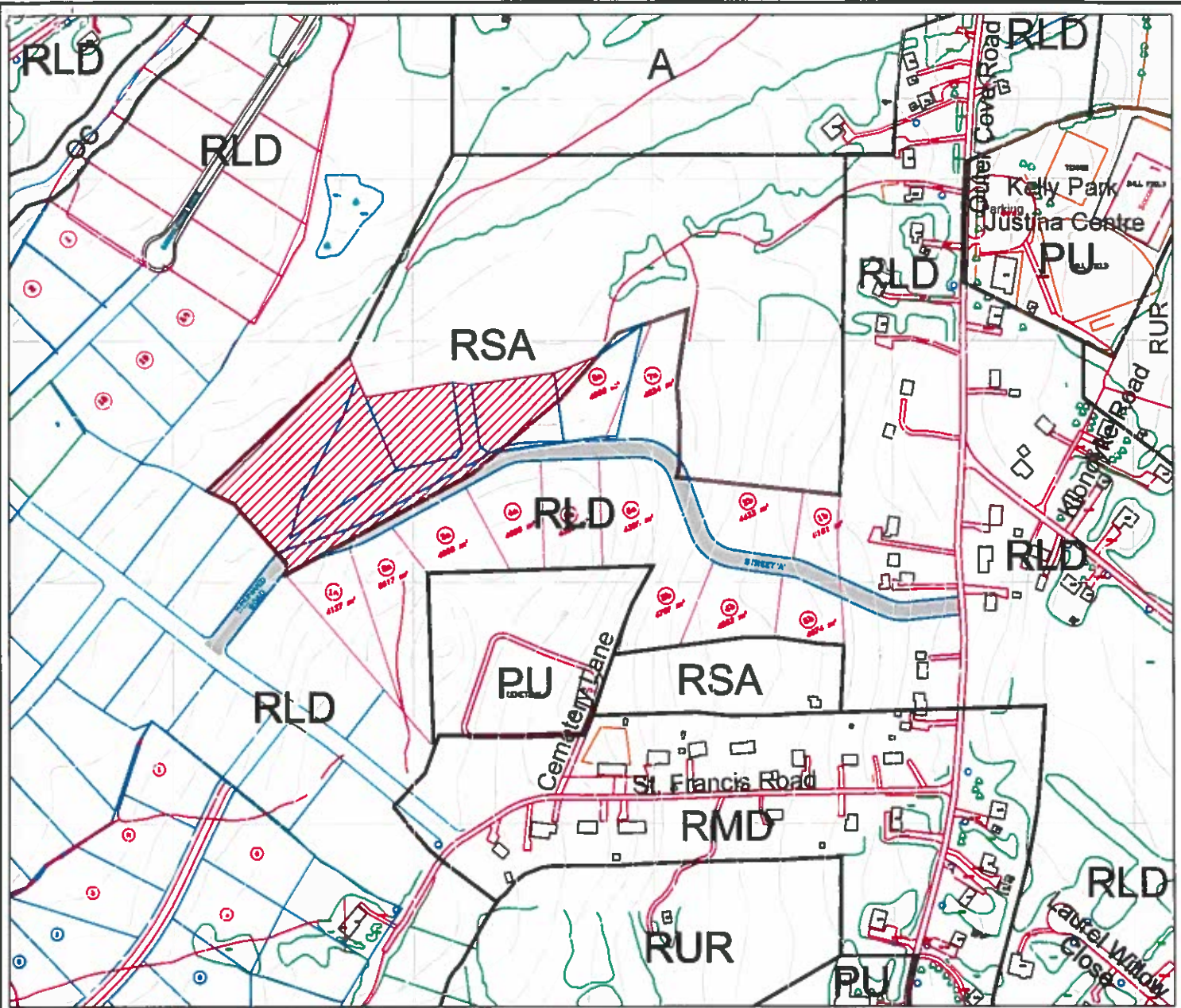
PUBLIC CONSULTATION

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 March 12, 2016, 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 March 14, to March 18, 2016, 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. 29, 2016

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. 29, 2016**

Dated at Logy Bay-Middle Cove-Outer Cove

This 20th Day of April 2016

[Signature] Mayor
[Signature] Clerk

Seal



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

Development Regulations/Amendment

REGISTERED

Number 2945-2016-032

Scale: 1:5000

Signature *[Signature]*



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 29, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

PLAN-TECH



ENVIRONMENT