

TRIM Cor '2012' 02604-30

June 28, 2013

Mr. Richard Roche, Town Clerk
744 Logy Bay Road
St. John's, NL A1K 3B5



Dear Mr. Roche:

**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 6, 2012
(Nugent Property)
Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 10, 2012
& Development Regulations Amendment No. 15, 2012**

I am pleased to inform you that the **St. John's Urban Region Regional Plan Amendment No. 6, 2012**, as adopted by the Minister on the 28th of March, 2013 and approved on the 27th day of June, 2013, has now been registered. The related **Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No 10, 2012** and **Development Regulations Amendment No. 15, 2012**, as adopted by Council on the 6th of May, 2013, have also now been registered.

Any outstanding requirements for further Ground Water Assessments must be completed prior to construction to the satisfaction of the Department of Environment and Conservation.

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. I have enclosed a template to assist Council in the preparation of this notice.

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 Division

Copy: Mr. Reginald Garland, MCIP, PlanTech Environment
Encls.
/ch

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



MUNICIPAL PLAN AMENDMENT No. 10, 2012

“RURAL” to “RESIDENTIAL”

**Residential Subdivision Off Pine Line,
with Connection to Sandewood Drive,
St. Francis Road, Liam Drive and Logy Bay Road**

FEBRUARY 2012

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 10, 2012**

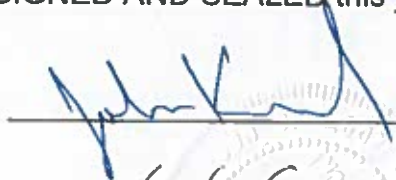
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 10, 2012, on the 6th day of May, 2013.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 10, 2012, by advertisement inserted on the 11th day and the 18th day of May, 2013 in the Telegram newspaper.
- c) Set the 29th day of May at 7:30 p.m. at the Town Hall, Logy Bay-Middle Cove-Outer Cove for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove approved the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 10, 2012, as adopted (or as amended).

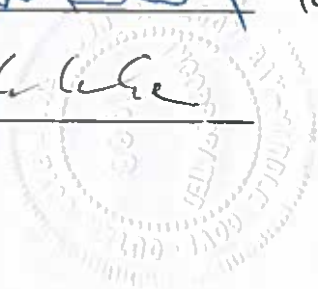
SIGNED AND SEALED this 1st day of June, 2013

Mayor:



(Council Seal)

Clerk:



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>2945.2013.016</u>
Date	<u>June 28, 2013</u>
Signature	<u>[Handwritten Signature]</u>

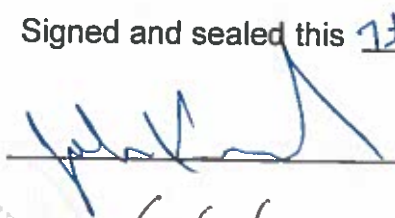
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 10, 2012**

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 Municipal Plan Amendment No. 10, 2012.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 6th day of May, 2013.

Signed and sealed this 7th day of June, 2013.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 10, 2012, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN AMENDMENT No. 10, 2012

BACKGROUND

The Town Logy Bay-Middle Cove-Outer Cove proposes to amend the Municipal Plan. The Town Council has received a comprehensive development proposal for the development of an unserviced residential subdivision to be located south, off Pine Line. Development Regulations Amendment No. 9, 2010, Development Regulations Amendment No. 11, 2011, and Development Regulations Amendment No. 14, 2011, re-zoned land for residential development with new access roads to be constructed to connect to St. Francis Road with future connection to Pine Line. This proposed development will connect to these previous developments and provide a further access to the Pine Line from Sandwood Drive with connection to Liam Drive and two new access points with Logy Bay Road.

Municipal Plan Policy 4.4.1.14 requires that an Area Concept Plan shall be developed for a proposed subdivision to include adjacent lands. The Area Concept Plan was advertised in the Telegram newspaper as required.

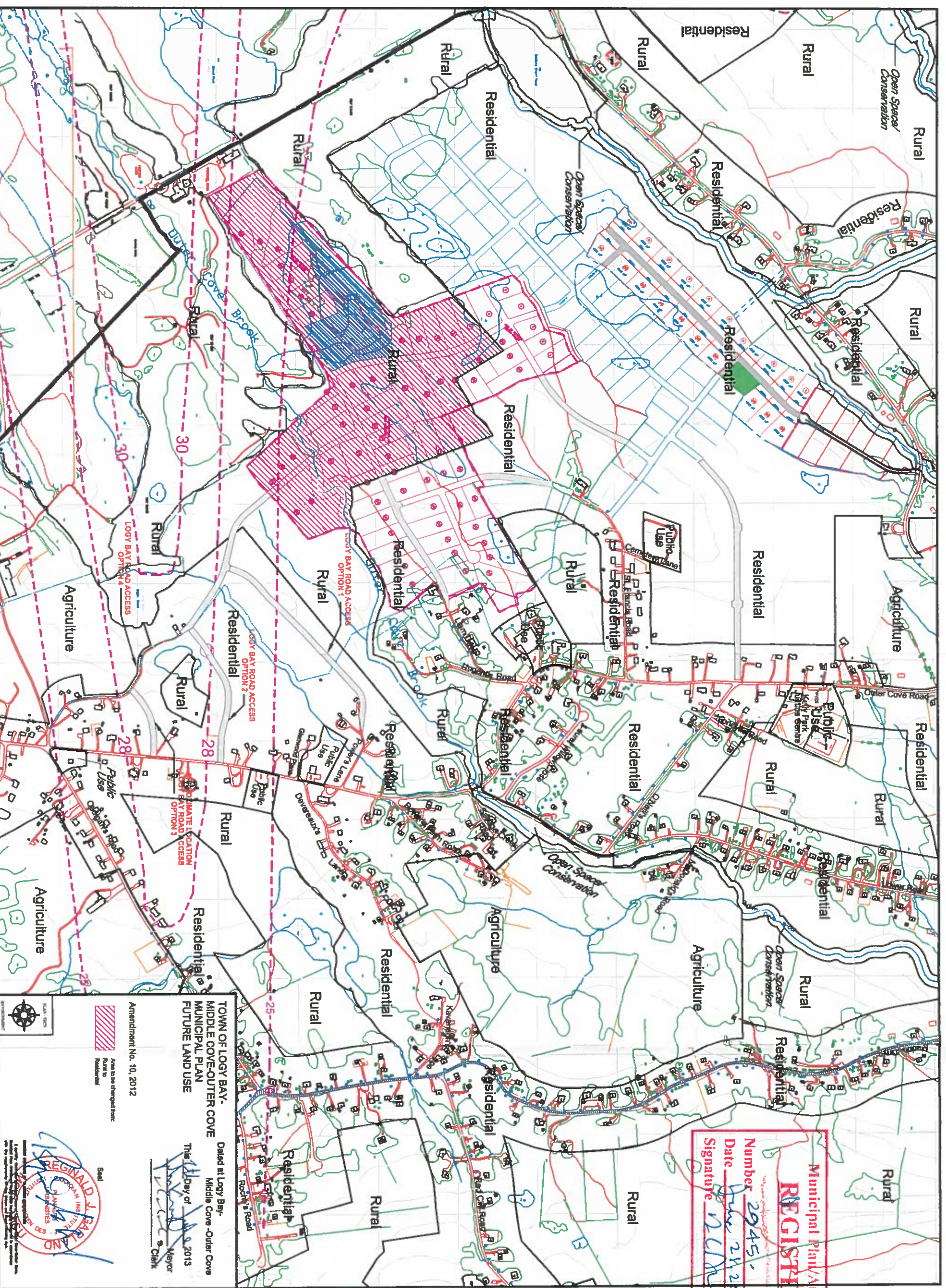
The area is currently designated Rural. To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove, a parcel of land required for the proposed residential subdivision, is required to be re-designated from Rural to Residential.

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.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Logy Bay-Middle Cove-Outer Cove published a notice in *The Telegram* newspaper on February 16, 2013 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 February 18, to February 22, 2013, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No objections or representations were received within the time stipulated in the notice.



Municipal Plan/Amendment
REGISTERED
 Number 2945 - 2013-016
 Date June 24 2013
 Signature [Handwritten Signature]

TOWN OF LOGY BAY-
 MIDDLE COVE-OUTER COVE
 MUNICIPAL PLAN
 FUTURE LAND USE

Amendment No. 10, 2012

Area to be changed from:
 Rural to
 Residential

Dated at Logy Bay-
 Middle Cove-Outer Cove
 This Day of June 2013
 Mayor
 Clerk



AMENDMENT No. 10, 2012

The Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan is amended by:

- A) *Changing* the highlighted area from “**Rural**” to “**Residential**” as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove, Future Land Use Map.

ST. JOHN'S URBAN REGION REGIONAL PLAN

AMENDMENT # 6, 2012

March, 2013

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE**

**ST. JOHN'S URBAN REGION REGIONAL PLAN
AMENDMENT # 6, 2012**

I, Kevin O'Brien, Minister of Municipal Affairs, under and by virtue of the powers conferred by the Urban and Rural Planning Act, 2000, hereby approve St. John's Urban Region Regional Plan Amendment No. 6, 2012.

Dated at St. John's this 27th day of June, 2013.


Kevin O'Brien
Minister of Municipal Affairs

URBAN AND RURAL PLANNING ACT, 2000

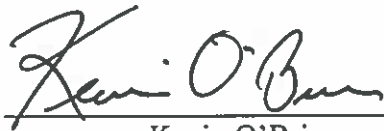
RESOLUTION TO ADOPT

ST. JOHN'S URBAN REGION REGIONAL PLAN

AMENDMENT # 6, 2012

I, Kevin O'Brien, Minister of Municipal Affairs, under the authority of Section 16 of the *Urban and Rural Planning Act 2000* adopt the St. John's Urban Region Regional Plan Amendment No. 6, 2012.

Signed and sealed this 28th day of March, 2013.



Kevin O'Brien
Minister of Municipal Affairs

REGIONAL
Municipal Plan/Amendment
REGISTERED

Number SJUR-2013-026
Date June 28, 2013
Signature [Handwritten Signature]

ST. JOHN'S URBAN REGION REGIONAL PLAN

AMENDMENT # 6, 2012

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove would like to accommodate a comprehensive development proposal for a residential subdivision off Pine Line, with connection to Sandlewood Drive, St. Francis Road, Liam Drive and Logy Bay Road. The proposal is for an unserviced residential development (serviced by private individual on-site water and sewer systems) consisting of 66 lots in the early phase, up to possibly 200 in future phases.

The St. John's Urban Region Regional Plan (Regional Plan) sets out a framework for growth and development within the St. John's Urban Region. Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan. In accordance with the Regional Plan, the subject lands are located in the "Rural" designation. Urban development patterns, such as residential subdivisions, are directed to the "Urban Development" designation of the Regional Plan. The Regional Plan would require amendment to accommodate the proposed residential designation and zoning in this part of Logy Bay-Middle Cove-Outer Cove. In order to allow for the development to proceed, the Town of Logy Bay-Middle Cove-Outer Cove has requested that the Regional Plan be simultaneously amended to accommodate the Town's amendments to its Municipal Plan and Development Regulations.

The subject property is currently designated Rural by the Regional Plan, and the corresponding designation in the Town's Municipal Plan is also primarily Rural. Some of the subject property was previously designated Residential and zoned Residential Subdivision Area (RSA), which would envision future comprehensive residential development in accordance with an approved concept plan. In this case, the concept plan encompasses a larger area than that envisioned for residential. It is proposed that the designation of all the subject property be changed to the Urban Development designation in the Regional Plan, and to Residential designation in the Town's Municipal Plan. The proposed development would be zoned Residential Low Density (RLD) in accordance with the Town's Development Regulations.

The attached Regional Plan map amendment illustrates the full extent of the urban development area to be amended.

PUBLIC CONSULTATION

During the preparation of this amendment Council will undertake a public consultation process, seeking comments or representations from the public on the proposed amendments to the Town's Municipal Plan, Development Regulations, as well as the Regional Plan. As part of the process, the Town of Logy Bay-Middle Cove-Outer Cove will provide consultation opportunity for the other municipalities in the Northeast Avalon subject to the St. John's Urban Region Regional Plan, as well as for CBCL Limited, a consulting company engaged in the Regional Plan review. Public notices will be published in the newspaper, and the draft amendment will be placed on display at the Town Hall.

AMENDMENT NO. 6, 2012

The St. John's Urban Region Regional Plan is amended by re-designating land in the Town of Logy Bay-Middle Cove-Outer Cove located to the west of Pine Line and Logy Bay Road and east of the municipal boundary with the City of St. John's. The area to be re-designated is specifically shown on the attached map.

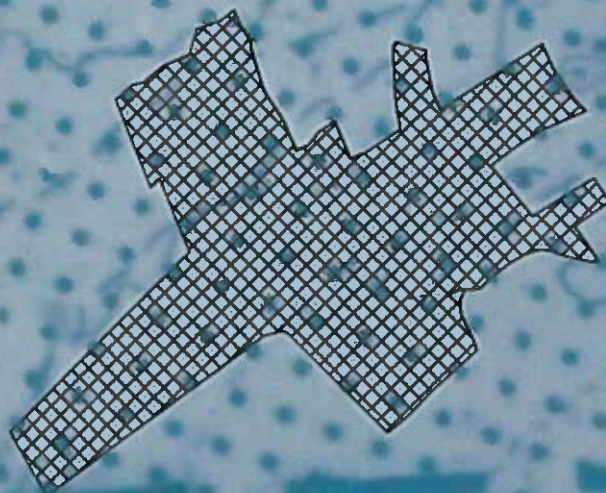
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 6, 2012 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

(MCIP Seal)





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St. John's Urban Region Regional Plan Amendment 6, 2012



Redesignate from "Rural" to
"Urban Development"

Kevin O'Brien

I, Kevin O'Brien, Minister of Municipal Affairs, under the authority of Section 16 of the Urban and Rural Act 2000, adopt the St. John's Urban Region Regional Plan Amendment No. 6, 2012

Signed at St. John's, Newfoundland and Labrador,

this 28th day of March, 2013

~~Regional~~ **Plan/Amendment**
REGISTERED

Number SJUR-2013-026
Date June 28, 2013
Signature [Signature]



I certify that the attached St. John's Urban Region Regional Plan Amendment No. 6, 2012 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000

Dated at St. John's, Newfoundland and Labrador

this 28th day of JUNE, 2013