

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

**MUNICIPAL PLAN 2005-2015**



**MUNICIPAL PLAN AMENDMENT No. 7, 2011**

**“RURAL to RESIDENTIAL”  
11 lot Unserviced Residential Subdivision off Marine Drive**

**APRIL 2011**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE**  
**MUNICIPAL PLAN AMENDMENT No. 7, 2011**

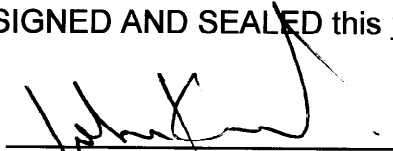
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 7, 2011 on the 30<sup>th</sup> day of May, 2011.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 7, 2011 by advertisement inserted on the 18<sup>th</sup> day and the 25<sup>th</sup> day of JUNE, 2011 in the Telegram newspaper.
- c) Set the 6<sup>th</sup> day of July at 7:30 p.m. at the Justina Community Centre, 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. 7, 2011 as adopted (or as amended).

SIGNED AND SEALED this 28<sup>th</sup> day of July, 2011

Mayor:

  
\_\_\_\_\_  
(Council Seal)

Clerk:

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>2945-2011-011</u>
Date	<u>December 5, 2011</u>
Signature	<u></u>

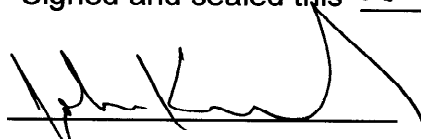
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE  
MUNICIPAL PLAN AMENDMENT No. 7, 2011**

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. 7, 2011.

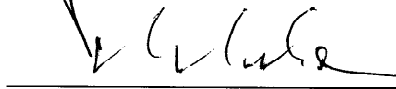
Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 30<sup>th</sup> day of May 2011.

Signed and sealed this 26<sup>th</sup> day of July, 2011.

Mayor:

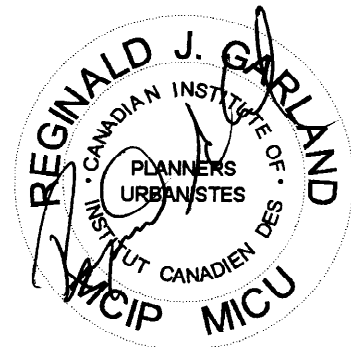
  
\_\_\_\_\_ (Council Seal)

Clerk:

  
\_\_\_\_\_

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 7, 2011 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. 7, 2011**

### **BACKGROUND**

The Town Logy Bay-Middle Cove-Outer Cove wishes to amend the Municipal Plan. The Town Council has received a comprehensive development proposal for the development of an 11 lot unserviced residential subdivision development located off the eastern side of Marine Drive. The subdivision is a typical cul-de-sac design with ample land to the rear to prevent encroachment onto the east coast trail and to comply with General Municipal Plan policy *4.3.20 Coastal Reservation* which prohibits development within 30 metres from the top of the steep coastlines along the shoreline.

The front portion of the proposed subdivision is currently designated Residential, however, the majority of the backland is designated Rural. To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove the parcel of land designated Rural 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. Regional Plan Amendment No. 4, 1994, amended the Rural Regional Plan Policies to state, in part, that "*...residential development may be permitted in Rural areas*". The Plan Amendment also stated five criteria which are to be met to allow residential development in the Rural land use designation. These criteria have been reviewed in context to this Municipal Plan Amendment and it is determined that the proposed development meets the criteria as listed in Regional Plan Amendment No. 4, 1994. It is further concluded that no amendment to the St. John's Urban Region Regional Plan is required.

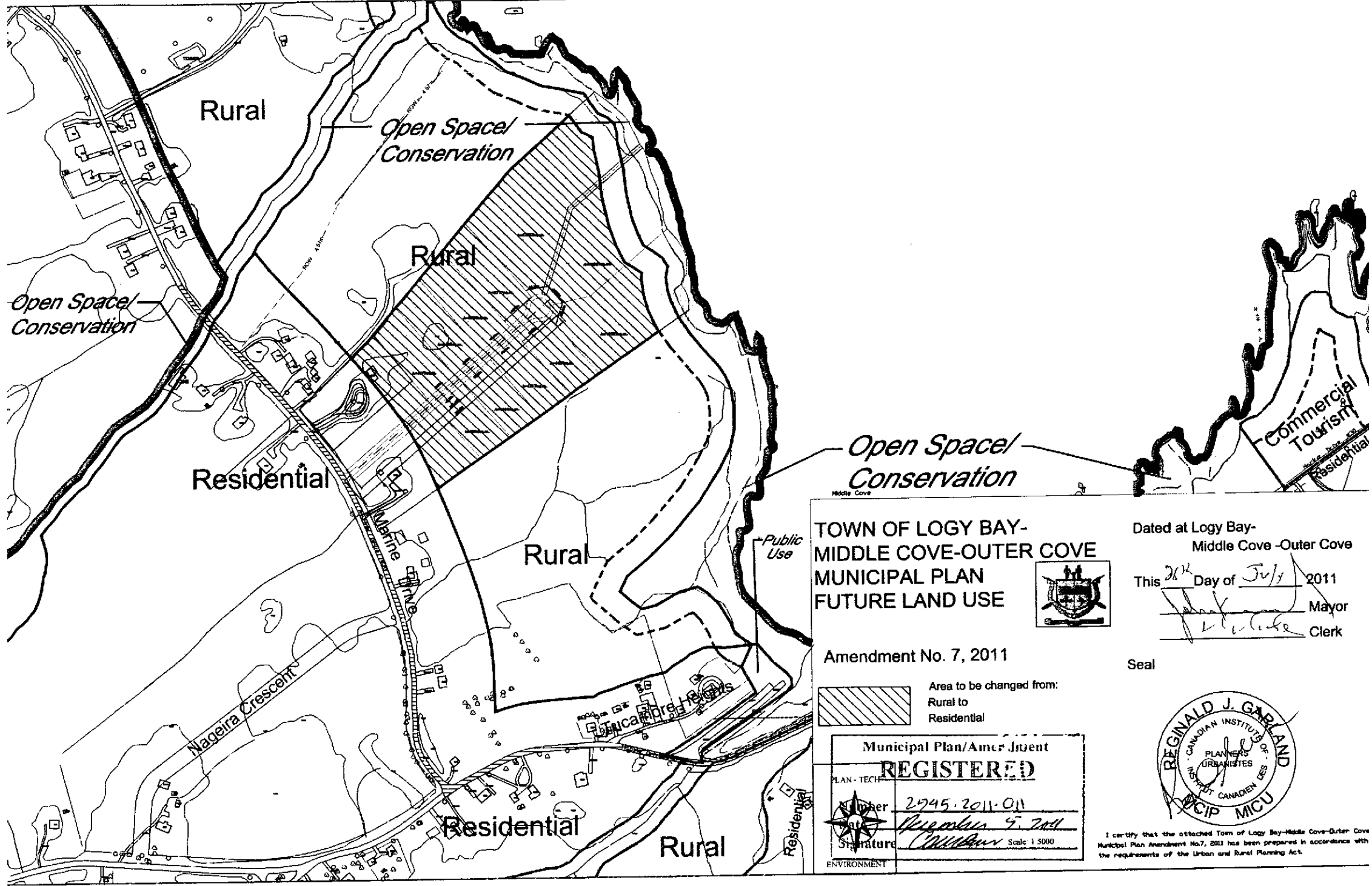
## **PUBLIC CONSULTATION**

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 April 9, 2011 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 April 11, to April 18, 2011, 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.

## **AMENDMENT No. 7, 2011**

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.



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



Amendment No. 7, 2011

Area to be changed from:  
Rural to  
Residential

Municipal Plan/Amendment  
**REGISTERED**

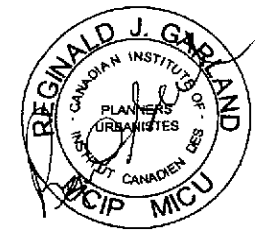
PLAN - TECHNICAL  
Number 2945-2011-011  
Date November 9, 2011  
Signature *[Signature]* Scale 1:5000

ENVIRONMENT

Dated at Logy Bay-  
Middle Cove-Outer Cove

This 28<sup>th</sup> Day of July 2011  
*[Signature]* Mayor  
*[Signature]* Clerk

Seal



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No.7, 2011 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.