

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2011

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

**44 Lot Residential Subdivision off St. Francis Road
Connecting to Sandlewood Drive and Pine Line**

FEBRUARY 2011

PLAN-TECH



ENVIRONMENT

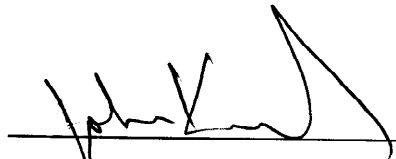
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2011**

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 Development Regulations Amendment No. 11, 2011.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 21st day of MARCH, 2011.

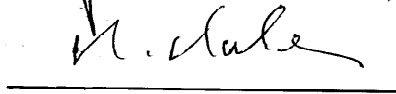
Signed and sealed this 23rd day of MARCH, 2011.

Mayor:




(Council Seal)

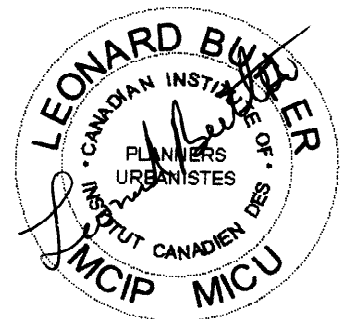
Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 11, 2011 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945.2011.016</u>
Date	<u>May 31, 2011</u>
Signature	



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2011

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 11, 2011. The Town Council has received a comprehensive development proposal for a 44 lot unserved residential subdivision to be located on land between Pine Line and St. Francis Road and Sandlewood Drive. A new road will be constructed off St. Francis Road to connect to Sandlewood Drive located off the Pine Line and another access located off Pine Line to the west, to connect with the proposed subdivision.

To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove this Amendment will re-zone land for the residential subdivision from Residential Subdivision Area to Residential Low Density.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated this area as Agriculture. Regional Plan Amendment No. 2, 1988 amended the Agriculture policies which state in part "*...non-agricultural-related uses may be allowed in Agricultural Development Areas provided that they are not considered to have an adverse impact on agricultural uses ...*" In 1992 the Agriculture Branch completed a review of the St. John's Agriculture Development Area (ADA) and this area was removed from the Agriculture designation and the area is now designated Rural in the Regional Plan.

Regional Plan Amendment No. 4, 1994 amended the Rural Regional Plan Policies which stated 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 designation. We have reviewed these criteria and conclude that the proposed development meets the criteria as listed in Regional Plan Amendment No. 4, 1994. We further conclude 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 Development Regulations Amendment. The Town Council of Logy Bay-Middle Cove-Outer Cove published a notice in *The Telegram* newspaper on February 26, 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 February 28, to March 7, 2011, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. Letters of objections were received within the time stipulated in the notice and considered by Council at a regular meeting.

AMENDMENT No. 11, 2011

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations are amended by changing the highlighted area from “**Residential Subdivision Area**” to “**Residential Low Density**” as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove Land Use Zoning, Map 1.