

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



MUNICIPAL PLAN AMENDMENT No. 8, 2011

**“RURAL to RESIDENTIAL”
15 lot Unserviced Residential Subdivision off Red Cliff Road**

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. 8, 2011**

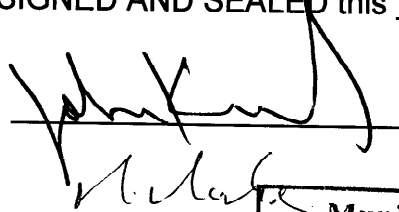
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 8, 2011 on the 30th day of May, 2011.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 8, 2011 by advertisement inserted on the 18th day and the 25th day of June, 2011 in the Telegram newspaper.
- c) Set the 6th 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. 8, 2011, as adopted (or as amended).

SIGNED AND SEALED this 26th day of July, 2011

Mayor:



(Council Seal)

Clerk:

Municipal Plan/Amendment	
REGISTERED	
Number	<u>2945-2011-012</u>
Date	<u>December 5, 2011</u>
Signature	<u>[Handwritten Signature]</u>

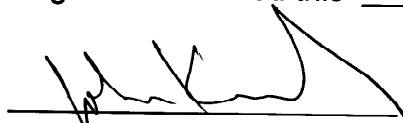
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 8, 2011**

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. 8, 2011.

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

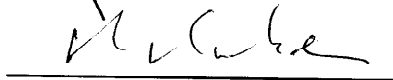
Signed and sealed this 28th day of July, 2011.

Mayor:



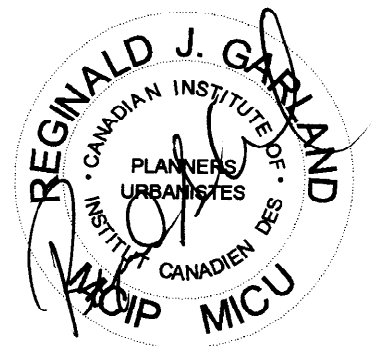
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 8, 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. 8, 2011

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 a 15 lot unserviced residential subdivision to be located off Red Cliff Road. The subdivision will have two access points onto Red Cliff Road with a cul-de-sac at one end. There is 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. 8, 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.

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 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 Development Regulations Amendment No. 13, 2011 on the 30th day of May, 2011.

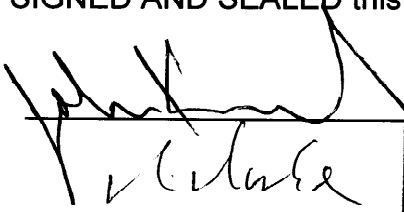
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 13, 2011 by advertisement inserted on the 18th day and the 25th day of JUNE, 2011 in the Telegram newspaper.

- c) Set the 6th 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.

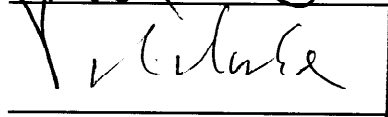
Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove approved the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 13, 2011 as adopted (or as amended).

SIGNED AND SEALED this 28th day of July, 2011

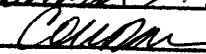
Mayor:



Clerk:



(Council Seal)

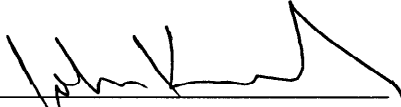

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945.2011.018</u>
Date	<u>December 5, 2011</u>
Signature	<u></u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 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. 13, 2011.

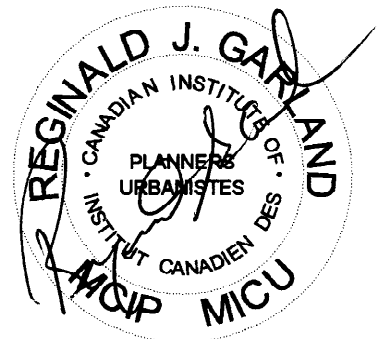
Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the ^{30th} day of May, 2011.

Signed and sealed this 28th 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 Development Regulations Amendment No. 13, 2011 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2011

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 13, 2011. The Town Council has received a comprehensive development proposal for the development of a 15 lot unserviced residential subdivision development located off the eastern side of Marine Drive. The subdivision will have two access points onto Red Cliff Road with a cul-de-sac at one end. There is ample land to the rear to prevent encroachment onto the east coast trail.

The Residential Low Density land use zone table requires a minimum lot area of 4050 m² with a minimum frontage of 45 metres and in the case of a cul-de-sac, a minimum of 25.91 metres at the front lot or building line. All lots meet or exceed this requirement. The development proposal also complies with General Regulation 80(c)(ii) which requires the maximum length of an unserviced cul-de-sac to be 300 metres.

The front portion of the proposed subdivision is currently zoned Residential Low Density, however, the majority of the backland is designated Residential Subdivision Area and Rural. To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove, the land zoned Residential Subdivision Area and Rural, is required to be re-zoned to Residential Low Density.

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 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. 13, 2011

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations are amended by:

- A) ***Changing*** the highlighted area of land from “Rural” to “Residential Low Density”, and
- B) ***Changing*** the highlighted area of land 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 Zone Map.