

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2011

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

**14 Lot Residential Subdivision
Extension of Sandlewood Drive**

JUNE 2011

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 14, 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. 14, 2011.

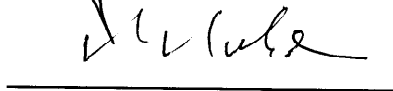
Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 25th day of July, 2011.

Signed and sealed this 26th day of July, 2011.

Mayor:

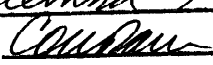
 (Council Seal)

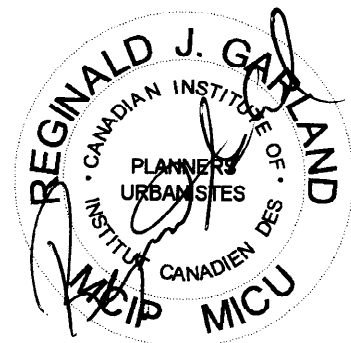
Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 14, 2011 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment REGISTERED
Number <u>2945.2011.019</u>
Date <u>December 5, 2011</u>
Signature <u></u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2011

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 14, 2011. The Town Council has received a comprehensive development proposal for a 14 lot unserviced residential subdivision to be located at the end of Sandlewood Drive. Development Regulations Amendment No. 9, 2010, and Development Regulations Amendment No. 11, 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 Sandlewood Drive.

Development Regulations Amendment No. 9, 2010 re-zoned land for a 12 lot unserviced residential subdivision located off St. Francis Road. At that time, there was insufficient rear land in the Residential Low Density Land Use Zone to allow for development of a number of lots. More land has been acquired and a small parcel of land will be re-zoned from Residential Subdivision Area (RSA) to Residential Low Density (RLD) to allow for 3 additional lots.

To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove as described above, this Amendment will re-zone land for the residential subdivision 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 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 June 6, to June 13, 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. 14, 2011

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

- A) *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.