

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2009

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

5 lot Unserviced Residential Subdivision off St. Francis Road

JULY 2009

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2009**

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. 8, 2009.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 27th day of July, 2009.

Signed and sealed this 30 day of July, 2009.

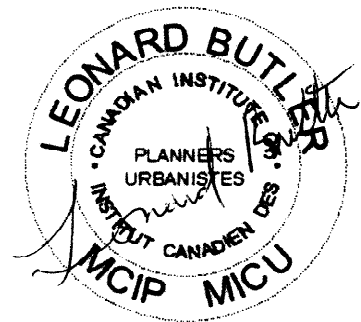
Mayor: Robert P. Rode (Council Seal)

Clerk: [Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 8, 2009 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945-2009-014</u>
Date	<u>August 11, 2009</u>
Signature	<u>[Signature]</u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2009

BACKGROUND

The Towns of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 8, 2009. The Town Council has received a comprehensive development proposal for a 5 lot unserviced residential subdivision to located off St. Francis Road. The proposal will extend St. Francis Road to connect to Liam Drive and Nugent's Road. Lot No. 3 and a portion of Lot No. 4 are located in the Rural Land Use Zone. Only land contained in the Residential Subdivision Area (RSA) is proposed to be re-zoned at this time.

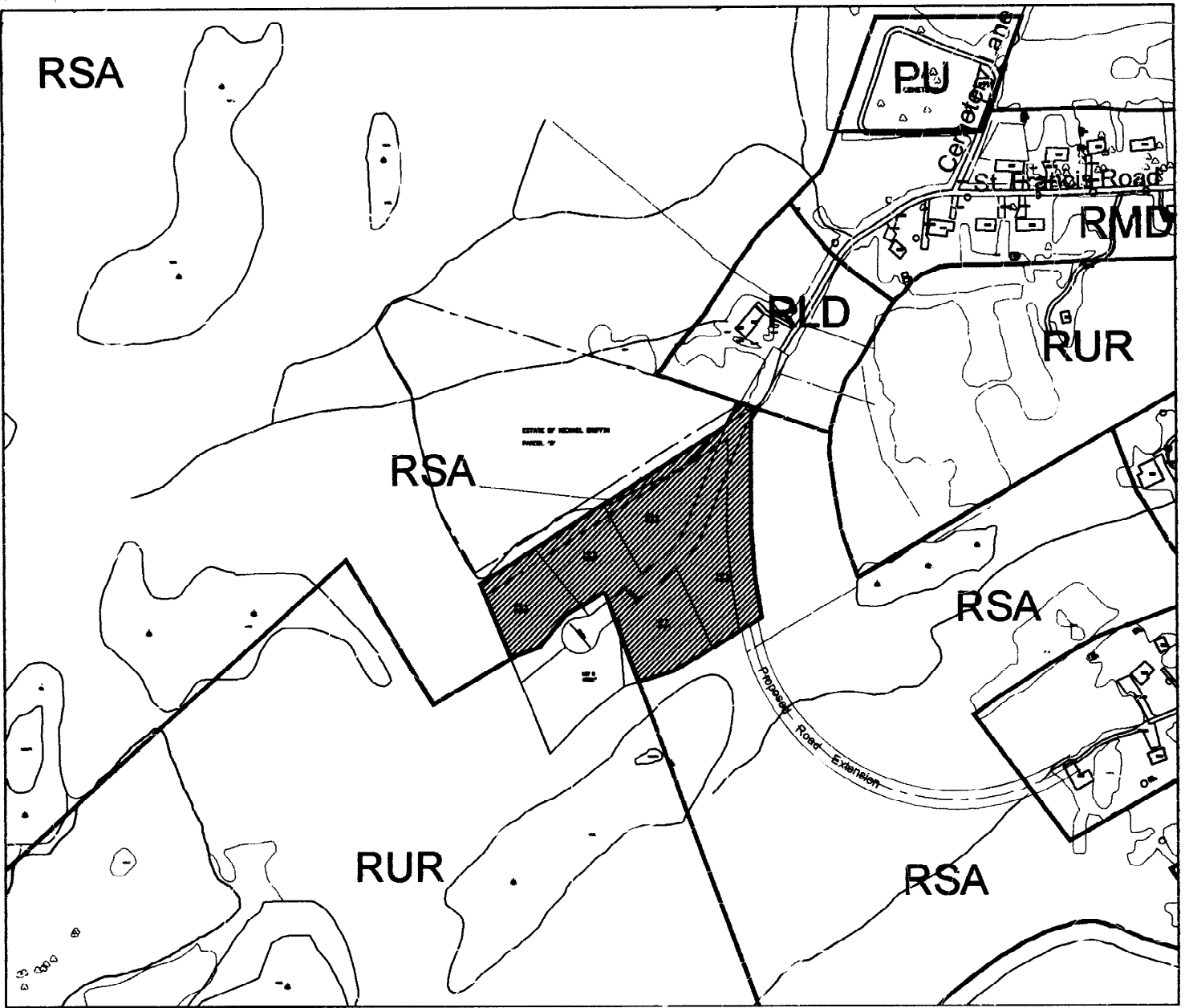
To accommodate the subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove this Amendment will re-zone land for the residential subdivision from Residential Subdivision Area to Residential Low Density.

. 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 July 11, 2009 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 July 14, to July 21, 2009, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. One written comment was received and considered by Council at its regular meeting.

AMENDMENT No. 8, 2009

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.



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015

LAND USE ZONING MAP-1

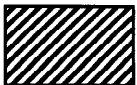
DEVELOPMENT REGULATIONS
AMENDMENT No. 8, 2009

Dated at Logy Bay-Middle Cove-Outer Cove

This 30 Day of July 2009

Robert P. Poole Mayor

Al White Clerk

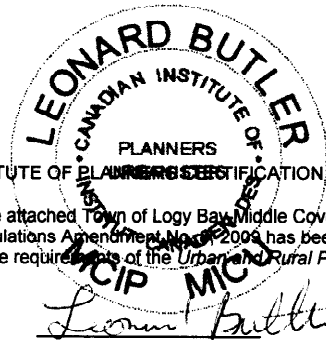


Area to be changed from: "Residential Subdivision Area" to "Residential Low Density"

Seal

Development Regulations/Amendment

REGISTERED



CANADIAN INSTITUTE OF PLANNERS
I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 8, 2009 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

PLAN-TECH



ENVIRONMENT

Number 2945-2009-014

Date August 21, 2009 Scale: 1:5000

Signature [Signature]

MCIP