

COR/2013/05689-13

June 5, 2014

Mr. Richard Roche
Town of Logy Bay-Middle Cove-Outer Cove
744 Logy Bay Road
Logy Bay, NL A1K 3B5



Dear Mr. Roche:

**LOGY BAY – MIDDLE COVE – OUTER COVE
Municipal Plan Amendment No. 15, 2013
Development Regulations Amendment No. 21, 2013
(St. John's Urban Region Regional Plan Amendment No. 15, 2013)**

I am pleased to inform you that the **Town of Logy Bay – Middle Cove – Outer Cove Municipal Plan Amendment No. 15, 2013 and Development Regulations No. 21, 2013, in relation to St. John's Urban Region Regional Plan Amendment No. 15, 2013, as adopted by Council on the 4th day of November, 2013, has now been registered.**

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. Council must include reference to the registration of the Regional Plan Amendment in this notice as well. The notice must also appear in a local newspaper. I have enclosed a notice template to assist Council in the preparation of this notice.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,

A handwritten signature in blue ink, appearing to read "Corrie Davis".

Corrie Davis, MCIP
Manager, Land Use Planning Division

cc: Reginald Garland, Plan Tech Environment

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2013

“RURAL” to “RESIDENTIAL LOW DENSITY”

**7 Lot Residential Subdivision
Off Marine Drive**

June 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2013**

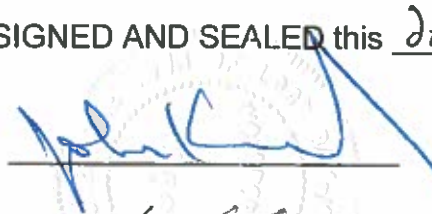
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 21, 2013, on the 4th day of November, 2013.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 21, 2013, by advertisement inserted on the 9th day and the 16th day of November, 2013, and the 18th day of January, 2014, in the Telegram newspaper.
- c) Set the 29th day of January at 7:30 p.m. at the Town Hall, 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. 21, 2013 as adopted (or as amended).

SIGNED AND SEALED this 20 day of MARCH, 2014

Mayor:



(Council Seal)

Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>2945-2014-026</u>
Date	<u>June 4. 2014</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2013**

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. 21, 2013.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 4th day of November, 2013.

Signed and sealed this 26 day of March, 2014.

Mayor:



[Signature]

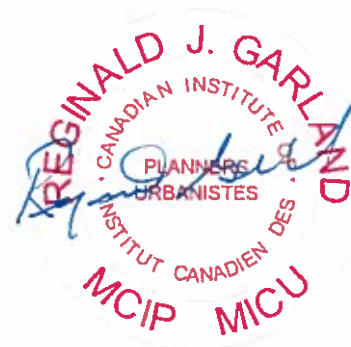
(Council Seal)

Clerk:

[Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 21, 2013 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. 21, 2013

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 21, 2013. The Town Council has received a development proposal for a seven (7) lot unserviced residential subdivision to be located west, of Marine Drive. The proposed development will be accessed from Marine Drive by way of a cul-de-sac with a temporary turn around. A road reservation at the head of the cul-de-sac is held in reserve to allow future connection to O'Brien Place.

Minimum lot sizes for the Residential Low Density (RLD) Land Use Zone Table are 4,050 m² with minimum frontages of 45m. The proposed seven (7) lot unserviced residential subdivision conforms to the minimum requirements for area and frontage for this zone.

The area is currently zoned as Rural. To accommodate the proposed subdivision development within the Town of Logy Bay-Middle Cove-Outer Cove as described above, this Amendment will re-zone land for the from Rural 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. The Agricultural designation was superseded by Amendment No. 2, 1988, and is now designated as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to conform with the proposed Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 21, 2013 and to bring the area of Marine Drive into conformance with the St. John's Urban Region Regional Plan.

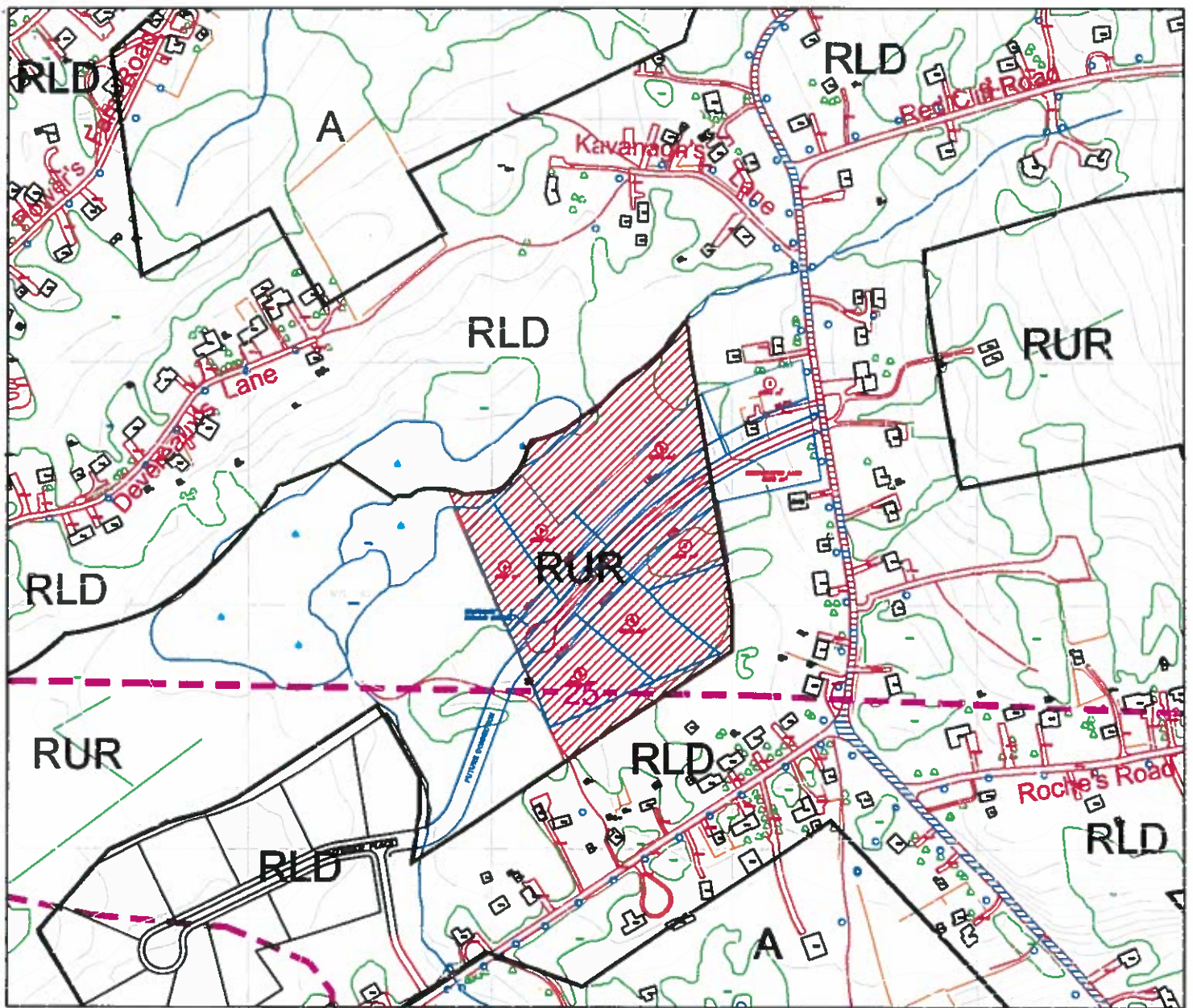
PUBLIC CONSULTATION

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 August 24, 2013 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 August 26, to August 30, 2013, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No comments or objections were received within the time stipulated in the notice.

AMENDMENT No. 21, 2013

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**”, as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove Land Use Zoning Map.



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015

LAND USE ZONE MAP

DEVELOPMENT REGULATIONS AMENDMENT No. 21, 2013

Dated at Logy Bay-Middle Cove-Outer Cove

This 30 Day of March 2014

[Signature] Mayor
[Signature] Clerk

Seal



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

REGISTRATION INFORMATION

REGISTERED

Number 2945-2014-026

Date June 4, 2014

Signature *[Signature]*

REGINALD J. GARLAND
 CANADIAN INSTITUTE OF PLANNERS
 URBANISTES
 INSTITUT CANADIEN DES URBANISTES
 MCP MICU

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 21, 2013 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



MUNICIPAL PLAN AMENDMENT No. 15, 2013

“RURAL” to “RESIDENTIAL”

**7 Lot Residential Subdivision
Off Marine Drive**

June 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 15, 2013**

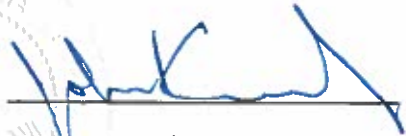
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 15, 2013 on the 4th day of November, 2013.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 15, 2013, by advertisement inserted on the 9th day and the 16th day of November, 2013, and the 18th day of January, 2014, in the Telegram newspaper.
- c) Set the 29th day of January at 7:30 p.m. at the Town Hall, 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. 15, 2013, as adopted (or as amended).

SIGNED AND SEALED this 20 day of MARCH, 2014

Mayor:



(Council Seal)

Clerk:



Municipal Plan/Amendment

REGISTERED

Number 2945-2014-018
Date June 4, 2014
Signature [Handwritten Signature]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 15, 2013**

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. 15, 2013.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 4th day of November, 2013.

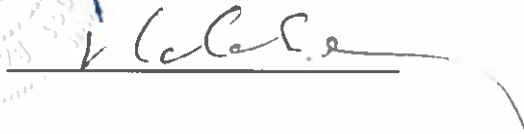
Signed and sealed this 20 day of March, 2014.

Mayor:



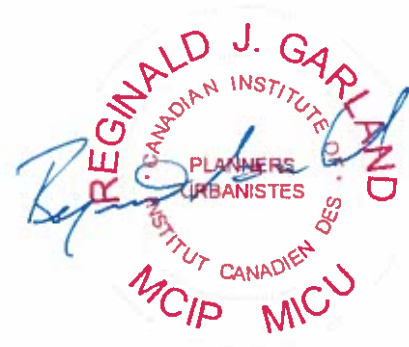
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 15, 2013, 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. 15, 2013

BACKGROUND

The Town Logy Bay-Middle Cove-Outer Cove proposes to amend the Municipal Plan. The Town Council has received a development proposal for a seven (7) lot unserved residential subdivision to be located west, of Marine Drive. The proposed development will be accessed from Marine Drive by way of a cul-de-sac with a temporary turn around. A road reservation at the head of the cul-de-sac is held in reserve to allow future connection to O'Brien Place.

The area is currently designated Rural. To accommodate the proposed subdivision, a parcel of land 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 Agriculture. The Agricultural designation was superseded by Amendment No. 2, 1988, and is now designated as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to conform with the proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 15, 2013 and to bring the area of Marine Drive into conformance with the St. John's Urban Region Regional Plan.

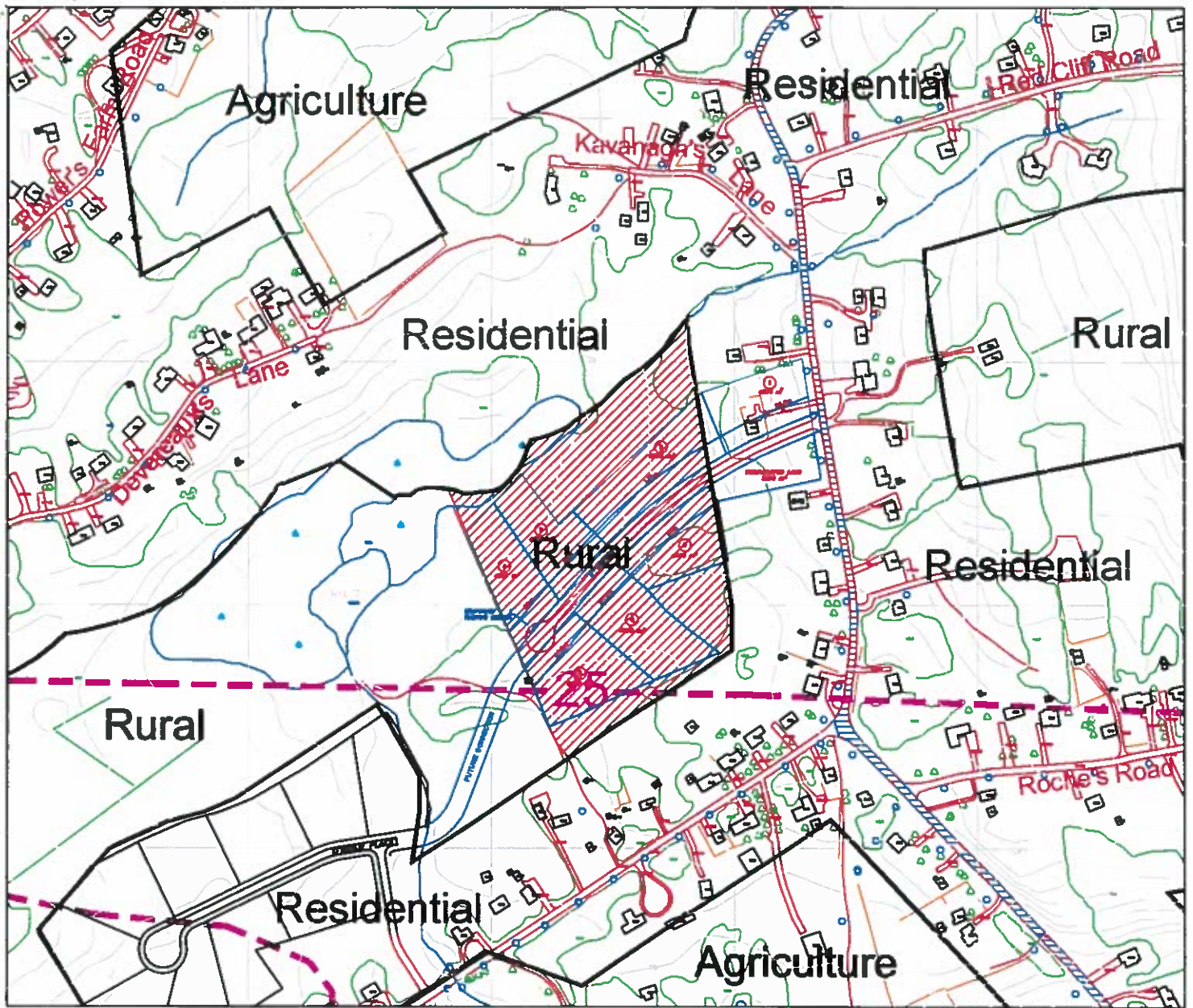
PUBLIC CONSULTATION

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 August 24, 2013 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 August 26, to August 30, 2013, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No comments or objections were received within the time stipulated in the notice.

AMENDMENT No. 15, 2013

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

Dated at Logy Bay-Middle Cove-Outer Cove

MUNICIPAL PLAN 2005-2015

This 20 Day of March 2014

FUTURE LAND USE MAP

[Signature] Mayor

MUNICIPAL PLAN AMENDMENT No. 15, 2013

[Signature] Clerk

Seal



Area to be changed from: "Rural" to "Residential"

Municipal Plan/Amendment REGISTERED

Number 2945-2014-018

Date June 4, 2014

Signature *[Signature]*



PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 15, 2013 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

**ST. JOHN'S URBAN REGION REGIONAL PLAN
PLAN AMENDMENT # 15, 2013**

8 lots off Marine Drive

Logy Bay-Middle Cove-Outer Cove

October 2013

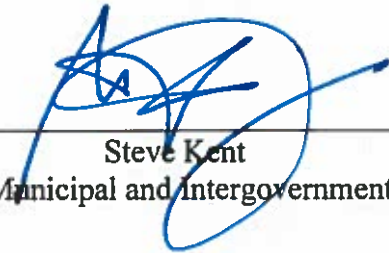
URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

ST. JOHN'S URBAN REGION REGIONAL PLAN

AMENDMENT # 15, 2013

I, Steve Kent, Minister of Municipal and Intergovernmental Affairs, under and by virtue of the powers conferred by the *Urban and Rural Planning Act, 2000*, hereby approve St. John's Urban Region Regional Plan Amendment No. 15, 2013.



Steve Kent
Minister of Municipal and Intergovernmental Affairs

Signed and sealed at St. John's, Newfoundland and Labrador

this 12th day of May, 2014

In the presence of

Valerie Dymov



Regional Plan/Amendment	
REGISTERED	
Number	<u>SJUR 2014. 036</u>
Date	<u>June 4, 2014</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT**

**ST. JOHN'S URBAN REGION REGIONAL PLAN
AMENDMENT # 15, 2013**

I, Steve Kent, Minister of Municipal and Intergovernmental Affairs, under the authority of Section 16 of the *Urban and Rural Planning Act 2000* adopt the St. John's Urban Region Regional Plan Amendment No. 15, 2013.

Signed and sealed this 30th day of October, 2013.



Steve Kent
Minister of Municipal and Intergovernmental Affairs



ST. JOHN'S URBAN REGION REGIONAL PLAN

AMENDMENT # 15, 2013

BACKGROUND

The Logy Bay-Middle Cove-Outer Cove Town Council is proposing to implement Municipal Plan Amendment Number 15, 2013 and Development Regulations Amendment Number 21, 2013. These amendments are intended to accommodate a new 8-lot residential subdivision east of Marine Drive. The proposed development will be accessed from Marine Drive by way of a cul-de-sac with a temporary turn-around and road reservation allowing future connectivity. The proposed development requires that the Town undertake a mapping change to its Future Land Use Map to re-designate lands from "Rural" to "Rural Residential", and a change to its Zoning Map to re-zone lands from "Rural (RUR)" to "Residential Low Density (RLD)".

The St. John's Urban Region Regional Plan (Regional Plan) sets out a framework for growth and development within the St. John's Urban Region. Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan. In accordance with the Regional Plan, the subject lands are located in the "Rural" designation. Urban development patterns, such as residential subdivisions, are directed to the "Urban Development" designation of the Regional Plan. In order to accommodate the proposed residential designation and zoning, the Town requested that the Regional Plan be simultaneously amended to accommodate the Town's Municipal Plan and Development Regulations amendments.

To accommodate the Town's amendments for this residential subdivision, the Regional Plan designation for the subject lands in the area of Marine Drive will be changed to "Urban Development". The attached Regional Plan map amendment illustrates the full extent of the urban development area to be amended.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook a public consultation process, seeking comments or representations from the public on the proposed amendments to the Town's Development Regulations and the Regional Plan. As part of the process, the Town provided consultation opportunity for the other municipalities in the Northeast Avalon subject to the St. John's Urban Region Regional Plan. Public notification was achieved by way of postings on the Town's website and publications in the *Telegram*.

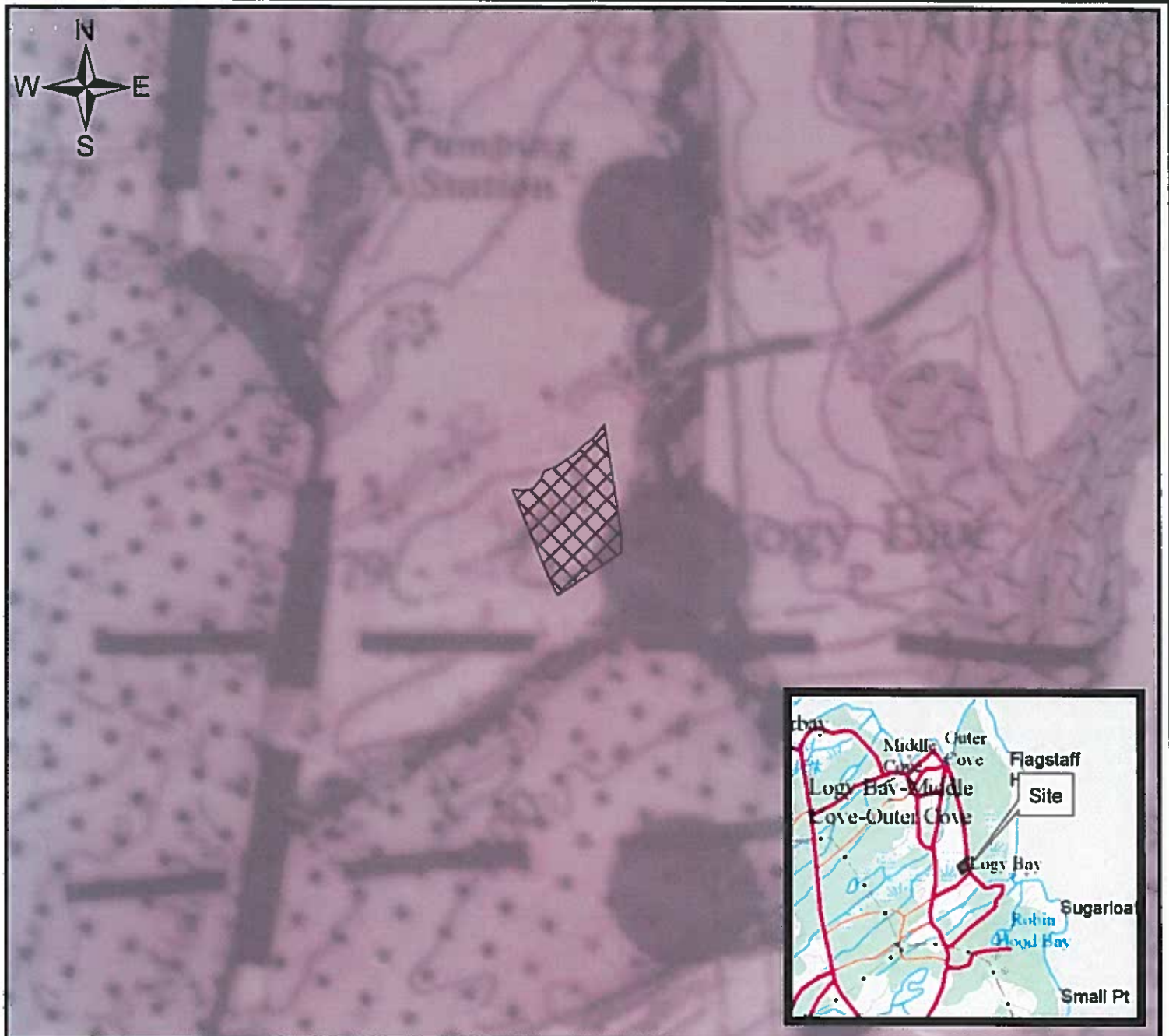
AMENDMENT # 15, 2013

The St. John's Urban Region Regional Plan is amended by re-designating the subject property in the area of Marine Drive from "Rural" to "Urban Development" as shown on the attached map.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 15, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.





**St. John's Urban Region Regional Plan
Amendment 15, 2013**

**REGIONAL Plan/Amendment
REGISTERED**

Number SJUR-2014.036
Date June 4, 2014
Signature [Signature]



from "Rural" to
"Urban Development"

[Signature]

I, Steve Kent, Minister of Municipal and Intergovernmental Affairs, under authority of Section 16 of the Urban and Rural Planning Act 2000, adopt the St. John's Urban Region Regional Plan Amendment No. 15, 2013

Dated at St. John's, Newfoundland and Labrador
this 30th day of October 2013

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 15, 2013 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000

Dated at St. John's, Newfoundland and Labrador
this 4 day of June 2013