

COR/2014/06055

July 29, 2104

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
Development Regulations Amendment No. 24, 2014**

I am pleased to inform you that the **Town of Logy Bay - Middle Cove - Outer Cove Development Regulations No. 24, 2014**, as adopted by Council on the **30th day of June, 2014**, 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. 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".

Corrie Davis, MCIP
Manager, Land Use Planning Division

cc: Reginald Garland, Plan-Tech Environment
Encls.

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2014

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

**12 Lot Residential Subdivision
off Killick Drive**

January 2014

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2014**

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. 24, 2014.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 30th day of June, 2014.

Signed and sealed this 24 day of July, 2014.

Deputy Mayor: Craig Dwyer (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. 24, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945-2014-027</u>
Date	<u>July 29, 2014</u>
Signature	<u>[Signature]</u>



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2014

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 24, 2014. The Town Council has received a comprehensive development proposal from two land owners for a 12 lot unserviced residential subdivision to be located on land located west of Killick Drive. Five lots are located on one parcel and seven lots on the adjoining parcel. A Roads agreement in place to construct a new road off Killick Drive to connect to the Nugent Property residential subdivision as described in Development Regulations Amendment No. 15, 2012.

The Engineering Consultant for both developers submitted a concept plan to develop 12 lots with a minimum area of 4050 m² and a minimum frontage of 45 m which will conform to the Development Standards in the Residential Low Density Land Use Zone Table. The purpose of this amendment is to rezone land 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 (superceded to Rural). 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. 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. 24, 2014 and to bring the area west of Killick Drive into conformance with the St. John's Urban Region Regional Plan. The Minister of Municipal and Intergovernmental Affairs has initiated an amendment to bring areas of the Regional Plan into conformity with the Logy Bay-Middle Cove-Outer Cove Municipal Plan.

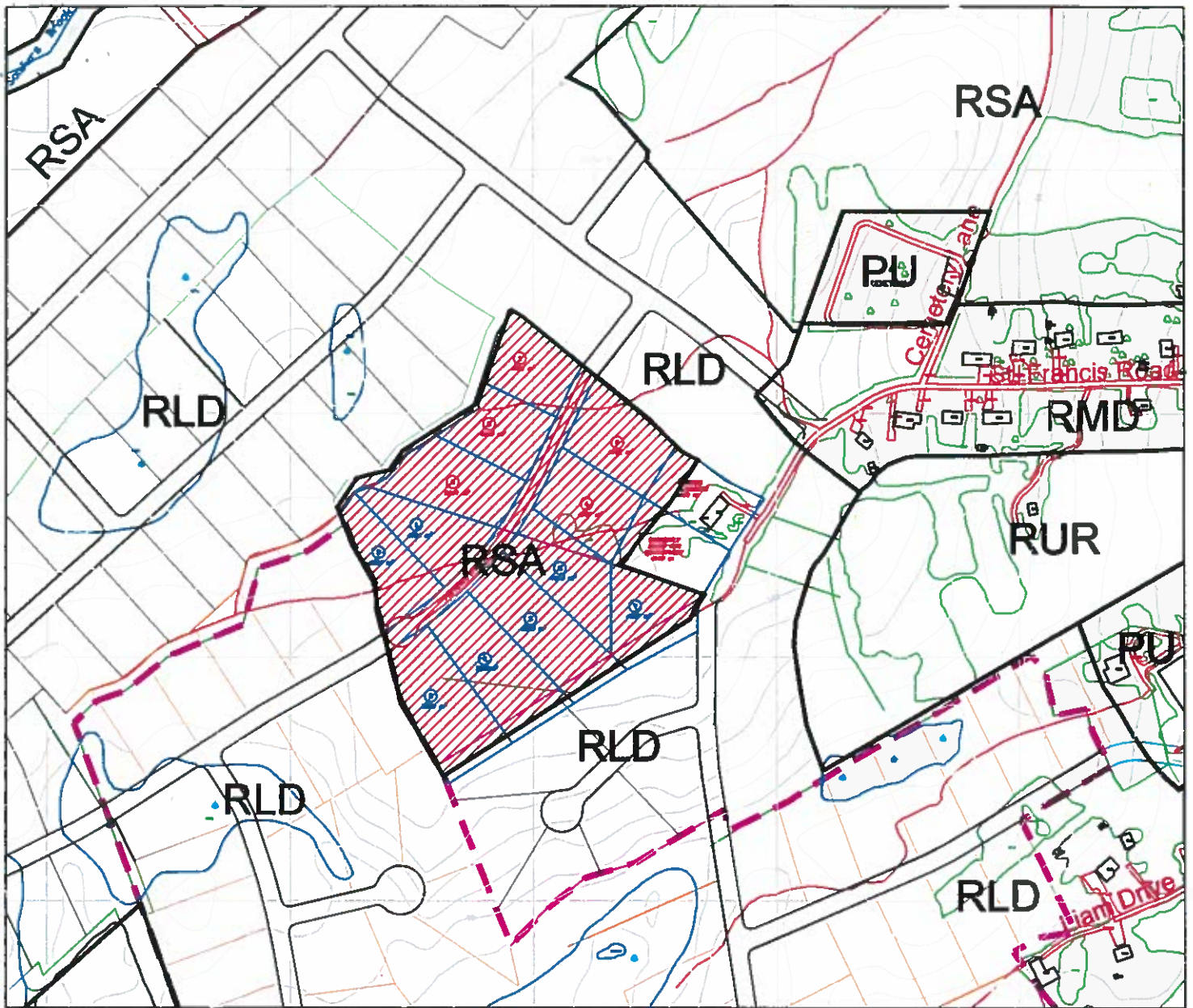
PUBLIC CONSULTATION

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 May 24, 2014, 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 May 26, to May 30, 2014, 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. 24, 2014

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

- A) *Changing*** the highlighted area from “**Residential Subdivision Area (RSA)**” to “**Residential Low Density (RLD)**” 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. 24, 2014

Dated at Logy Bay-Middle Cove-Outer Cove

Development Regulations/Amendment

REGISTERED

This 24 Day of July 2014

Number: 2045 - 2014 - 027

Date: July 29, 2014

Signature: [Handwritten Signature]

Seal

Craig Day Mayor

[Handwritten Signature] Clerk



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

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 24, 2014 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.