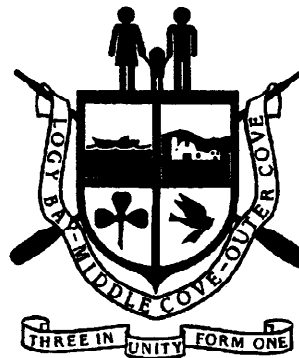


TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015

AMENDMENT No. 1, 2006



APRIL 2006

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 1, 2006

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.

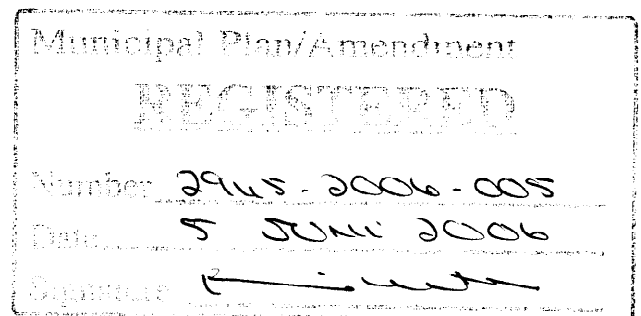
- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2006 on the 18 day of April, 2006.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2005 by advertisement inserted on the 29 day and the 6 day of May, 2006 in the Telegram newspaper.
April
- c) Set the 18 day of May 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. 1, 2006 as adopted (or as amended).

SIGNED AND SEALED this 24 day of May, 2006

Mayor: Robert P. Roche (Council Seal)

Clerk: V. L. L. L. L.



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN AMENDMENT No. 1, 2006

BACKGROUND

The Town Logy Bay-Middle Cove-Outer Cove wishes to amend the Municipal Plan. The Town has received a development proposal from a landowner to develop a residential lot with a much larger building line setback than the normal 1-acre residential lot along Doran's Lane. The reasons for the large setback and larger lot size are to accommodate the development of a residence on lands with steeper slopes and to facilitate the development of the lot for an exceptional view of the surrounding ocean. The Town currently has similar residential development on Doran's Lane on large 2 acre lots, however these developments have generally existed long before the coming into effect of any Development Control by the Town.

The Town has reviewed its current development patterns for this area, as well as, the current land use designations of Residential along the frontage of Doran's Lane. The lands fronting onto Doran's land require 1-acre residential development. Lands that are setback further than the normal 1-acre lot depth (90 metres) are designated Rural and Open Space Conservation. To accommodate larger residential development on steep slopes and larger lots, lands currently designated Rural and Open Space conservation will be required to be redesignated to Residential on the Future Land Use Map. New residential development along a portion of Doran's lane will have a choice of whether to develop on 1-acre lot or 2-acre lot. The development standards for setbacks, building lines, etc. are adjusted for the difference in the two possible lot sizes that can be developed along a portion of Doran's Lane.

Currently the Town is only redesignating lands located off eastern section of Doran's Lane. Other areas that have similar physical features and scenic vistas as Doran's Lane may be redesignated in the future should demand and justification for such changes be met. These new development standards of 2-acre lot are in keeping with the Town's policy of low-density development as well as the preservation of the physical environment.

The residential policy section *4.4.1 Residential* shall be amended to include development of 1-acre or 2-acre unserviced residential lot on lands with steep slopes or areas that offer scenic views along a portion of Doran's Lane that is currently undeveloped.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input on the proposed Municipal Plan Amendment. The Town of Logy Bay-Middle Cove-Outer Cove published a notice in the Evening Telegram newspaper advertising the display of the proposed Municipal Plan Amendment No. 1, 2006. The public display of the amendment was from March 13 to March 17, during normal business hours. The Town placed the Municipal Plan amendment on display at the Town Council Office for local residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. The Town received no written submissions on the proposed amendment.

AMENDMENT No. 1, 2006

The Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan is amended as follows:

- A) By adding new highlighted text to following policy section:

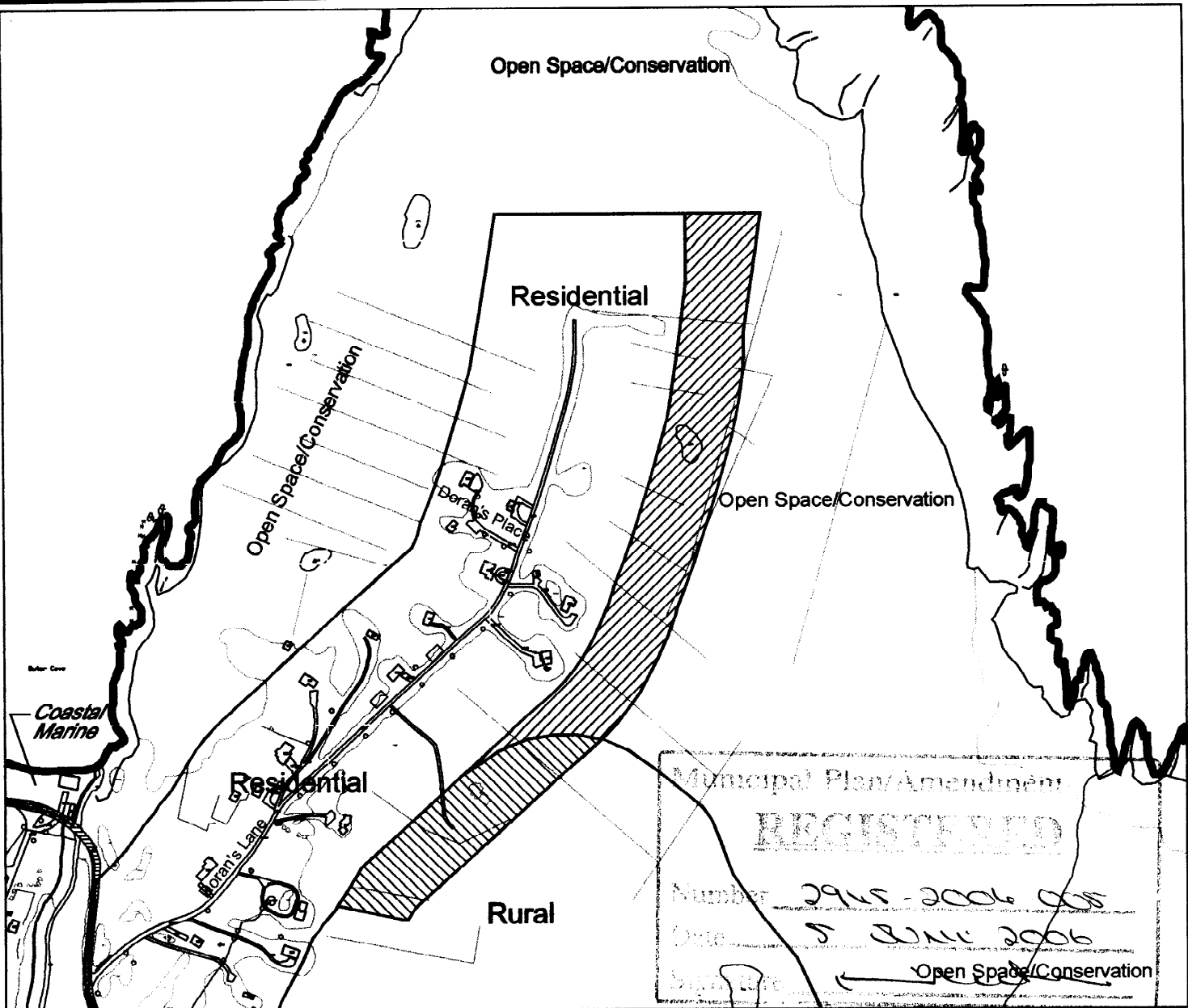
4.4.1 Residential

Policies:

1. The Residential designation will be divided into three zones in the implementing Development Regulations. The Residential Medium Density will be for unserviced development with 2025 m² lot size requirements that reflect the existing development patterns for existing roads in the older areas of the Town. In Residential Low Density zones, will also be for unserviced development with 4050 m² lot sizes set at larger size to reflect the rural nature of development within new areas of the Town. **Along a section of Doran's Lane, within the Residential Low Density zone, larger lots up to 8100 m² shall be permitted to accommodate development on lands with steeper slopes or having other limiting development factors and/or offer scenic views. The lands owners will have a choice of developing either 1-acre or 2-acre lot, each size lot having there own development standards.** In Residential Estate, development will be unserviced and the lot size is set at minimum 20,250 m² to reflect large country estate development. This designation is limited within the planning area. Residential subdivisions may be developed in Residential designated lands, subject to policy **4.1.1.14.**, and in

accordance with the requirements of the zone in which they are to be developed

- B) By changing the highlighted area from “**Rural**” to “**Residential**” and “**Open Space Conservation**” to “**Residential**” as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove, Future Land Use Map 1.



**TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
 MUNICIPAL PLAN 2005-2015**

Dated at Logy Bay-Middle Cove-Outer Cove

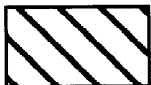
FUTURE LAND USE MAP 1

This 24 Day of May 2006

MUNICIPAL PLAN AMENDMENT No. 1, 2006

Robert P. Poole Mayor

A. White Clerk



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

Seal



Area to be changed from: "Open Space/Conservation" to "Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:7500

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2006 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

MCIP:

