

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2021



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

**“RURAL (RUR)” to “RURAL RESIDENTIAL 2 (RR2)” and
“PUBLIC USE (PUB)” to “RURAL RESIDENTIAL 2 (RR2)”**

**Wexford Estates
North Off Outer Cove Road**

February 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

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. 1, 2023, on the ___th day of _____, 2023.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 1, 2023, by advertisement inserted on the ___th day and the ___th day of _____, 2023, in the Telegram newspaper.
- c) Set the ___th day of _____ 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. 1, 2023 as adopted (or as amended).

SIGNED AND SEALED this ___ day of _____, 2023

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

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. 1, 2023.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the ____th day of _____, 2023.

Signed and sealed this _____ day of _____, 2023.

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. 1, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment REGISTERED
Number _____
Date _____
Signature _____



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to amend the 2021 Development Regulations which was recently registered by the Minister of Municipal and Provincial Affairs with a Notice of Registration published in the Newfoundland and Labrador Gazette on February 3, 2023. Under the previous Plan, Council had approved a multi-lot residential subdivision known as Wexford Estates.

Recently, the Roman Catholic Episcopal Corporation advertised a sale of land and buildings. The developer purchased all available property including the St. Francis of Assisi Roman Catholic Church, property known as the Parish Priest residence, and property known as the Archbishop residence along with some vacant land. No buildings are proposed to be demolished.

ANALYSIS

Under the previous Municipal Plan, Council approved the Wexford Estates residential subdivision. With the purchase and assembly of additional land, it allows the developer to re-design the subdivision to create a new access onto Outer Cove Road immediately north of the St. Francis of Assisi Church. This will allow for a greater flow of traffic. The additional land will allow for further infill development on Outer Cove Road and two larger lots on the east side of the new access road when constructed.

The purpose of this amendment is to re-zone the purchased and assembled land to the rear of the St. Francis of Assisi Church property from **Public Use (PUB)** to **Rural Residential 2 (RR2)** and purchased land to the rear of the Parish Priest residence from **Rural (RUR)** to **Rural Residential 2 (RR2)**.

St. John's Urban Region Regional Plan

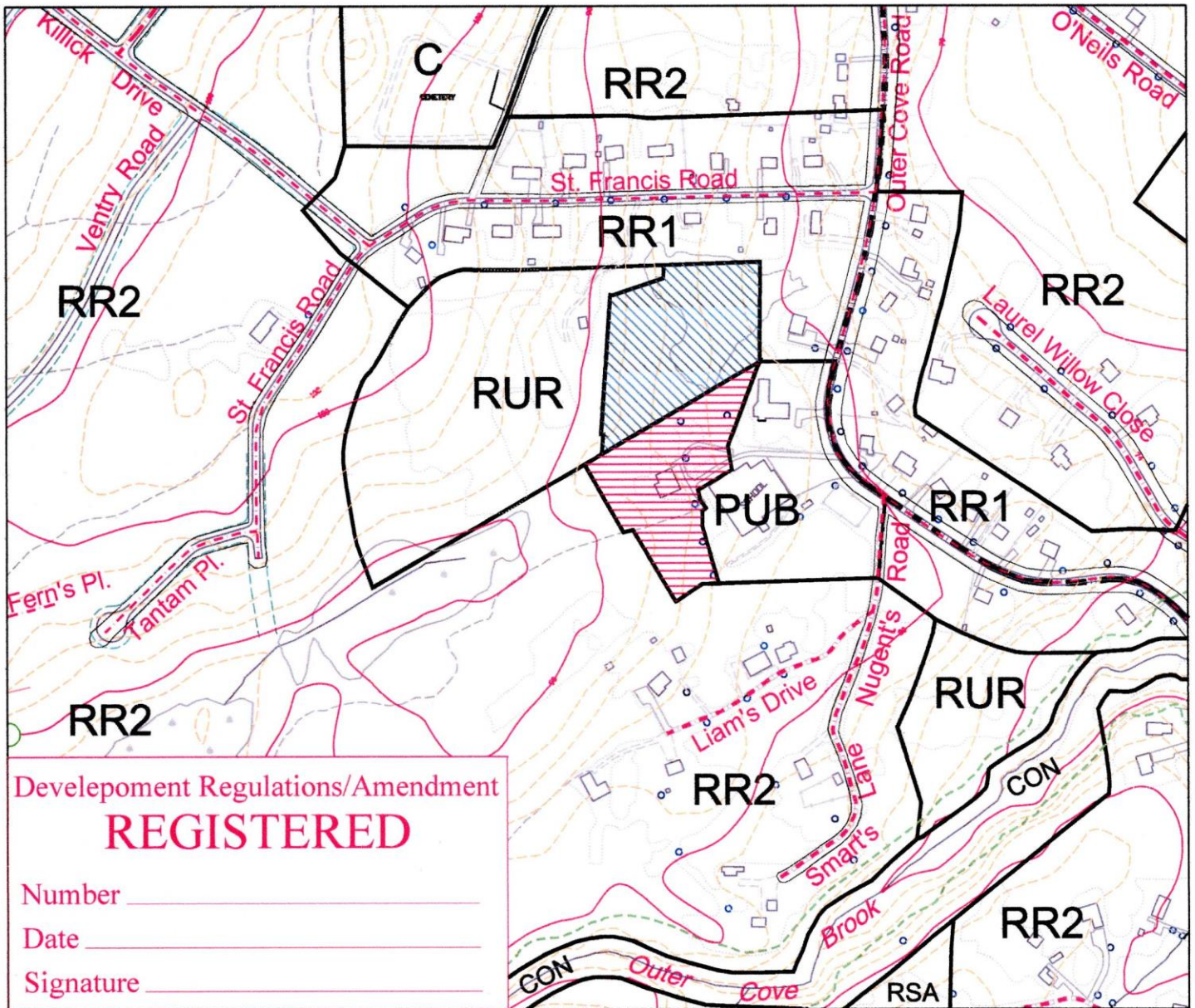
The St. John's Urban Region Regional Plan Map has designated a portion of this area as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to redesignate the **Rural** area to **Urban Development** to conform with the proposed Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 1, 2023 and to bring the area into conformance with the St. John's Urban Region Regional Plan.

PUBLIC CONSULTATION

AMENDMENT No. 1, 2023

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

A) *Changing* the highlighted area of land from “**Rural (RUR)**” to “**Rural Residential (RR2)**” and **Public Use (PUB)** to **Rural Residential 2 (RR2)**, 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 2021**

Dated at Logy Bay-Middle Cove-Outer Cove

LAND USE ZONE MAP 1

This ____ Day of _____ 2023

**DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2023**

_____ Mayor

_____ Clerk



Area to be changed from: "Rural (RUR)" to "Rural Residential 2 (RR2)"



Area to be changed from: "Public Use (PUB)" to "Rural Residential 2 (RR2)"

PLAN-TECH



Scale: 1:5000



ENVIRONMENT

Seal



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 1, 2023 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 2021



MUNICIPAL PLAN AMENDMENT No. 1, 2023

**“RURAL” to “RURAL RESIDENTIAL” and
“PUBLIC USE” to “RURAL RESIDENTIAL”**

**Wexford Estates
North Off Outer Cove Road**

February 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 1, 2023

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, 2023 on the ____th day of _____, 2023.

- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023, by advertisement inserted on the ____th day and the ____th day and the ____th day of _____, 2023, in the Telegram newspaper.

- c) Set the ____th day of _____ 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. 1, 2023, as adopted (or as amended).

SIGNED AND SEALED this ____ day of _____, 2023

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
MUNICIPAL PLAN AMENDMENT No. 1, 2023

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. 1, 2023.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the ____th day of _____, 2023.

Signed and sealed this ____ day of _____, 2023.

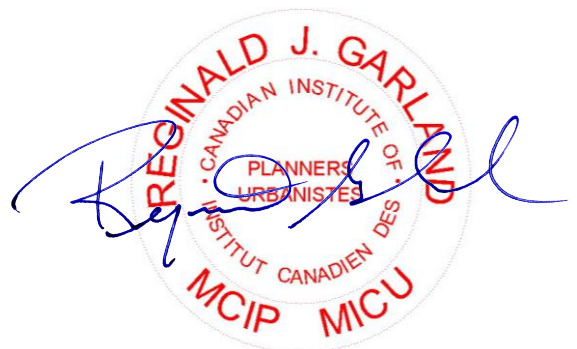
Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment REGISTERED
Number _____
Date _____
Signature _____



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN AMENDMENT No. 1, 2023

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to amend the 2021 Municipal Plan which was recently registered by the Minister of Municipal and Provincial Affairs. A Notice of Registration published in the Newfoundland and Labrador Gazette on February 3, 2023, informing the general public of the registration.

Under the previous Plan, Council had approved a multi-lot residential subdivision known as Wexford Estates.

Recently, the Roman Catholic Episcopal Corporation advertised an offering of property and land for sale. The developer purchased property including land and buildings of the St. Francis of Assisi Roman Catholic Church, property known as the Parish Priest residence, and property known as the Archbishop residence along with some vacant land. The developer purchased all available property and will use this property as a future access road.

ANALYSIS

Under the previous Municipal Plan, Council approved the Wexford Estates residential subdivision. Part of that approval identified Nugent's Lane as an access road. Nugent's Lane is a private road and forms part of a larger parcel of family-owned private land. Unfortunately, an agreement could not be reached with the family. Now, with the purchase of the additional church land, it allows the developer to re-design the subdivision to create a new access onto Outer Cove Road immediately northeast of the St. Francis of Assisi Church. This will allow for a greater flow of traffic and alleviate any congestion of traffic around the St. Francis of Assisi elementary school.

The purpose of this amendment is to re-designate purchased land to the rear of the Catholic church property from **Public Use** to **Rural Residential** and purchased land to the rear of the Parish Priest residence from **Rural** to **Rural Residential**. This amendment will also redesignate land for additional development and provide land as part of an important access point.

St. John's Urban Region Regional Plan

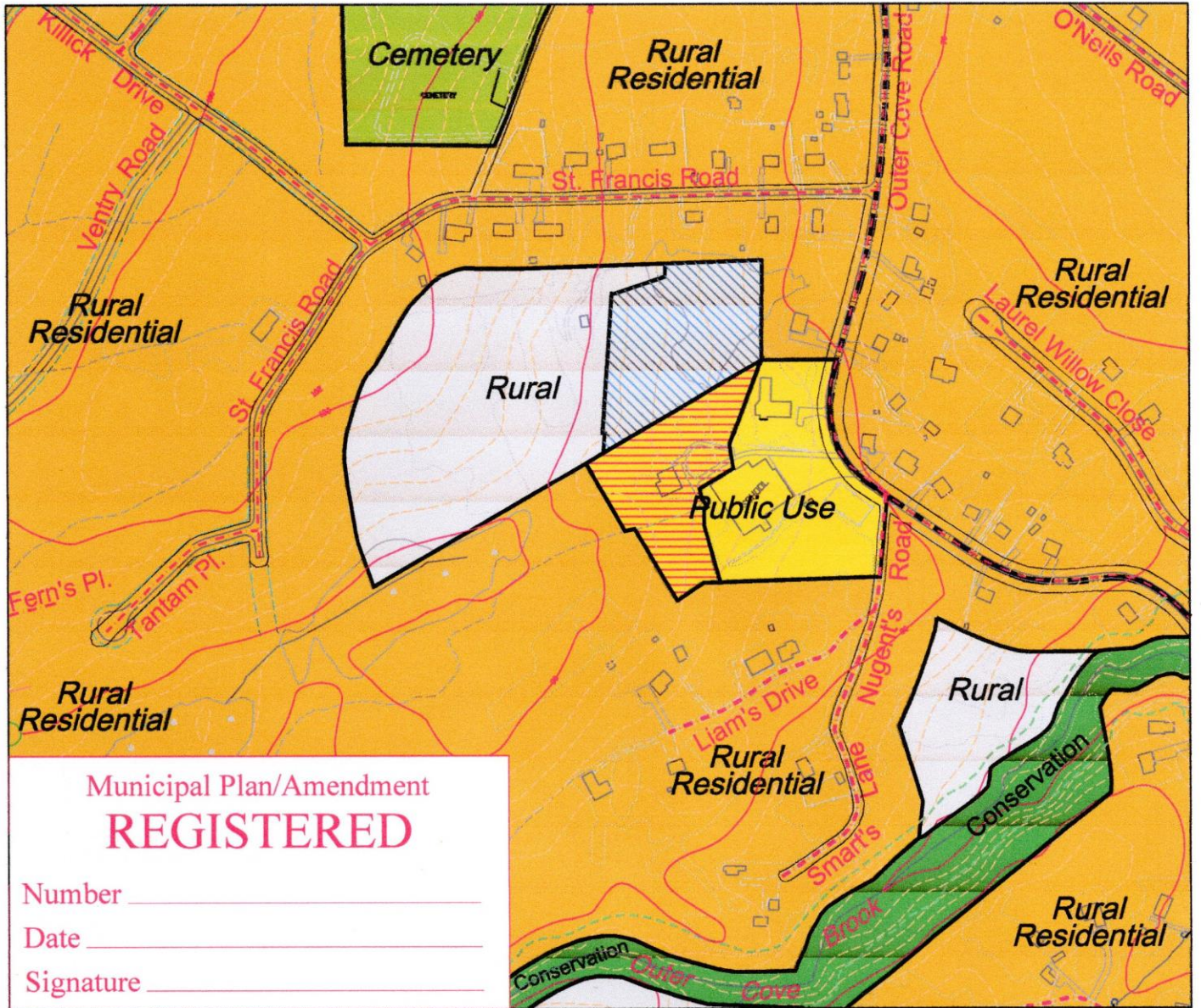
The St. John's Urban Region Regional Plan Map has designated a portion of this area as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to redesignate the **Rural** area to **Urban Development** to conform with the proposed Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023 and to bring the area into conformance with the St. John's Urban Region Regional Plan.

PUBLIC CONSULTATION

AMENDMENT No. 1, 2023

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

A) *Changing* the highlighted area from “**Rural**” to “**Rural Residential**” and “**Public Use**” to “**Rural Residential**” as shown on the attached portion of the Town of Logy Bay-Middle Cove-Outer Cove, Future Land Use Map 1.



Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

**TOWN OF LOGY BAY-MIDDLE-COVE-OUTER COVE
MUNICIPAL PLAN 2021**

FUTURE LAND USE MAP 1

**MUNICIPAL PLAN
AMENDMENT No. 1, 2023**



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



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

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



Dated at Logy Bay-Middle Cove-Outer Cove

This ____ Day of _____ 2023

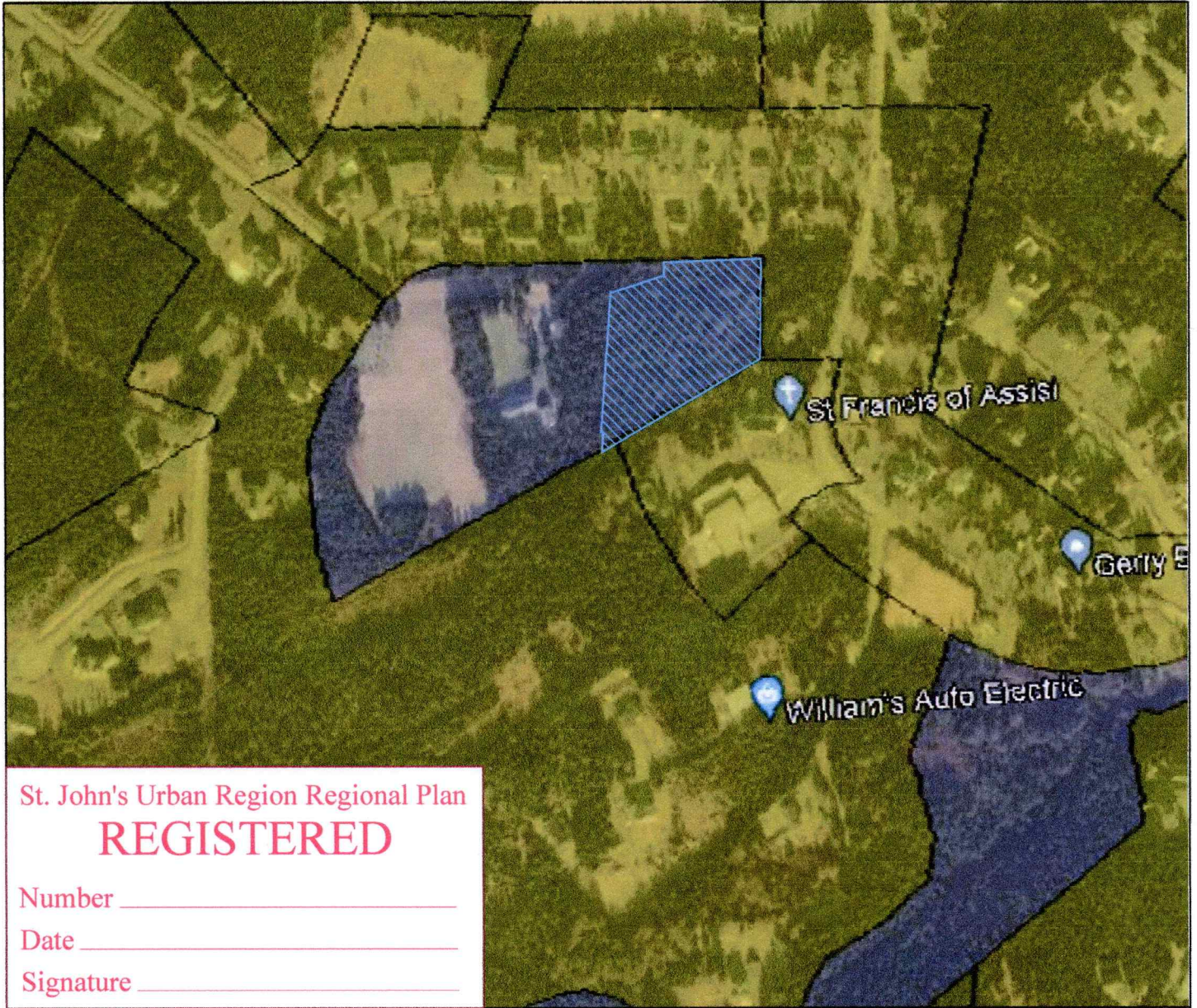
Mayor

Clerk

Seal



I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Municipal Plan Amendment No. 1, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



St. John's Urban Region Regional Plan
REGISTERED

Number _____

Date _____

Signature _____

St. John's Urban Region Regional Plan

Amendment No. , 2023 (Logy Bay-Middle Cove-Outer Cove)

 Redesignate from Rural to Urban Development

Dated at St. John's this _____ day of _____, 2023

 Krista Lynn Howell, Minister of Municipal and Provincial Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION:

I certify that the attached St. John's Urban Region Regional Plan Amendment No. , 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

MCIP: _____