

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 6th day of May 2024.
- 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 8th day of May 2024 in The Telegram and the 15th day of May 2024, in The Telegram newspaper.
- c) Set the 27th day of May 2024 at 7:30 p.m. at the Justina 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 Development Regulations Amendment No. 1, 2023 as adopted.

SIGNED AND SEALED this 9th day of July 2024

Mayor:

Denis Hickey

(Council Seal)

Denis Hickey

Town Clerk/Manager:

Susan Arns

Susan Arns

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 6th day of May, 2024.

Signed and sealed this 6th day of May, 2024.

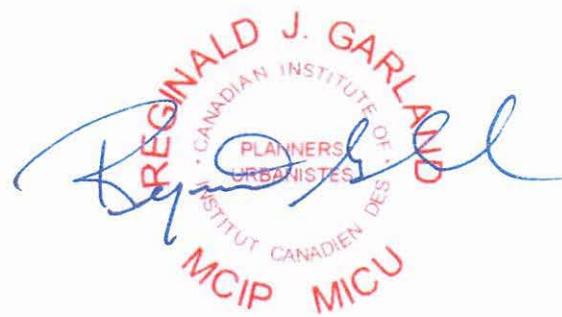
Mayor: Doris Hulley (Council Seal)

Clerk: Suzanne

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	2945 - 2024- 001
Date	14 AUGUST 2024
Signature	<u>P. Stanchfield</u>



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

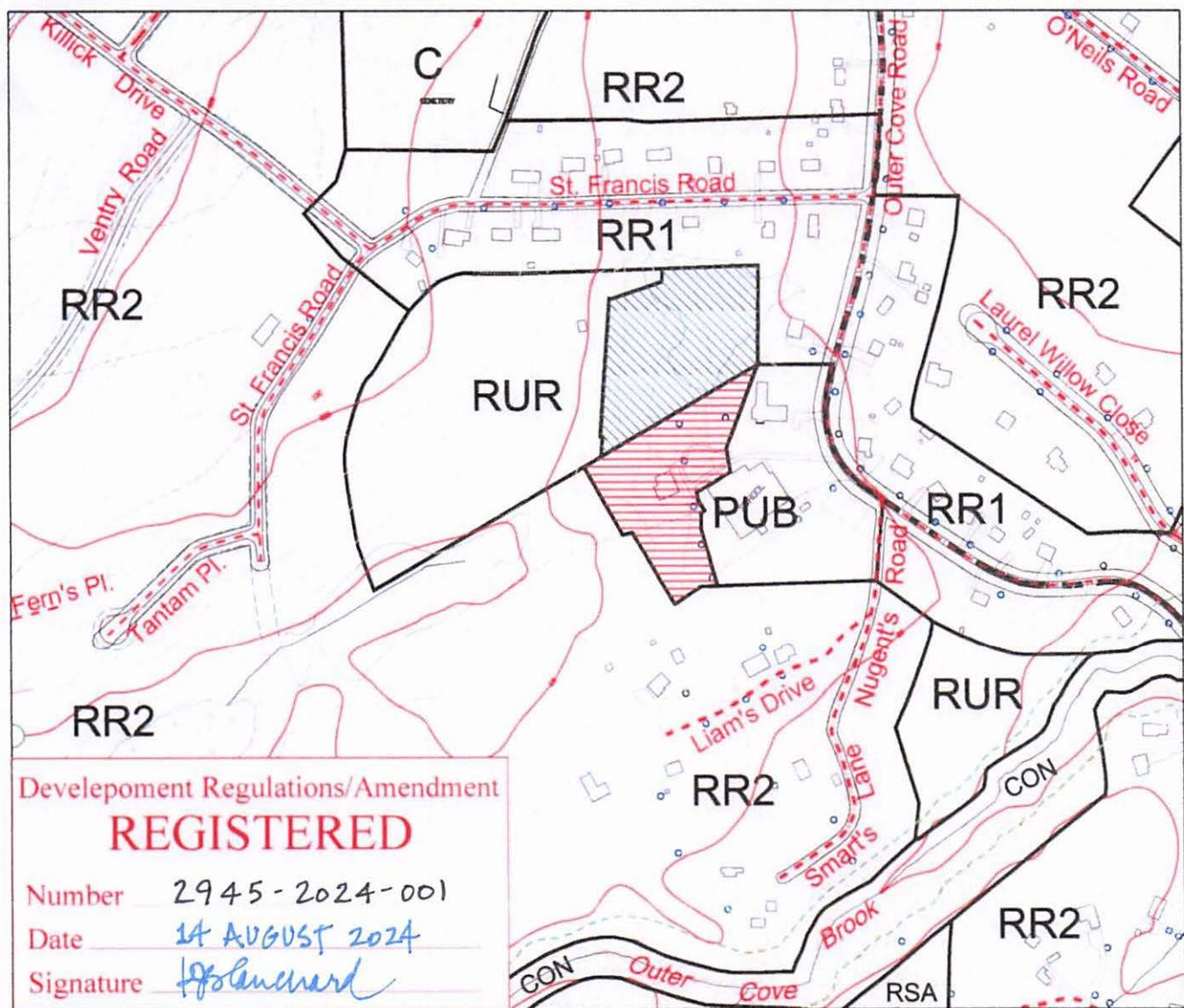
The St. John's Urban Region Regional Plan Map has designated a portion of this area as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to redesignate the **Rural** area to **Urban Development** to conform with the proposed Logy Bay-Middle Cove-Outer 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**

LAND USE ZONE MAP 1

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



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



ENVIRONMENT

Scale: 1:5000



Dated at Logy Bay-Middle Cove-Outer Cove

This 6 Day of May 2024

Dennis Hickox Mayor

Q. Miller Clerk

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*.