

TOWN • OF Lewisporte

LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2006

AMENDMENT TO REGULATION 80 (m)
SUBDIVISION DESIGN STANDARDS

OCTOBER, 2006

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS 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 Lewisporte.

- a) adopted the Town of Lewisporte Development Regulations Amendment No. 1, 2006 on the 31 day of October, 2006.
- b) gave Notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 1, 2006 by advertisement inserted on the ___ day and the 11 day of October, 2006 in *The Pilot Newspaper*.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Lewisporte approves the Lewisporte Development Regulations Amendment No. 1, 2006, as adopted (or as amended).

SIGNED AND SEALED this 31 day of October, 2006

Mayor: _____ (Council Seal)

Clerk:

Clare Bursley

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2007-002</u>
Date	<u>24 APRIL 2007</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2006**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Lewisporte adopts the Lewisporte Development Regulations Amendment No. 1, 2006.

Adopted by the Town Council of Lewisporte on the 31 day of October, 2006.

Signed and sealed this 31 day of October, 2006.

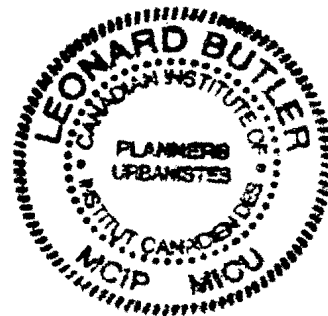
Mayor: [Signature] (Council Seal)

Clerk: [Signature]

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2006 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: [Signature] (MCIP Seal)



TOWN OF LEWISPORTE

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2006

BACKGROUND

The Town of Lewisporte wishes to amend its Development Regulations. The Council has received a proposal to develop 9 duplex residential buildings to be located off Bayview Heights. The developer is proposing a crescent shape design with approximately 3 of the inside lots fronting and rearing on a proposed one way street.

The proposed development is located in the Residential Medium Density (RMD) Land Use Zone. Presently, the Lewisporte Development Regulations, in particular Regulation 80 (m), does not allow for residential lots which abut a local street at both front and rear lot lines. This proposed Development Regulations Amendment will provide discretion to Council to allow residential lots to abut a local street at both front and rear lot lines provided the abutting street is a one way street.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiatives so that individuals, and groups could provide input to the proposed development regulations amendment. The Town Council of Lewisporte published a notice in *The Pilot* newspaper on October 11, 2006, advertising the proposed amendment seeking comments or representations from the public. The Town placed the amendment on display at the Town Office. Having received no verbal or written comments during the time period, the Town Council of Lewisporte approved proposed Development Regulations Amendment No. 1, 2006.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2006

The Town of Lewisporte Development Regulations are amended by;

DELETING Regulation 80 (m)

80. Subdivision Design Standards

(m) Residential lots shall not be permitted which abut a local street at both front and rear lot lines.

And **REPLACING** with:

80. Subdivision Design Standards

(m) Residential lots:

(i) shall not be permitted which abut a local street at both front and rear lot lines.

(ii) shall be permitted at the discretion of Council to abut a local street at both front and rear lot lines provided the abutting street is a one way street.