

TOWN • OF Lewisp^oorte

LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2008

“Amendment to Rear Yard Depth in the
Residential Seniors Land Use Zone Table”

JANUARY, 2008

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2008**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Lewisporte adopts the Town of Lewisporte Development Regulations Amendment No. 2, 2008.

Adopted by the Town Council of Lewisporte on the 11 day of March, 2008.

Signed and sealed this 5 day of May, 2008.

Mayor: [Signature] (Council Seal)

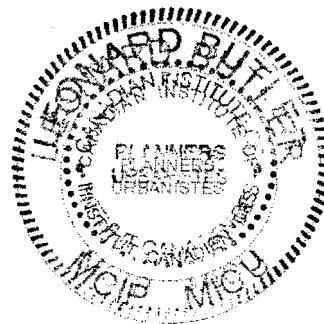
Clerk: Elaine Bursey

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 2, 2008 has been prepared in accordance with the requirements of the

Urban and Rural Planning Act
Development Regulations/Amendment
REGISTERED
Number 2775-2008-003
Date July 7, 2008
Signature [Signature]

MCIP: Leonard Butler



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2008

BACKGROUND

The Town of Lewisporte wishes to amend its Development Regulations. The Town has received a proposal to develop a new one room health care facility in Lewisporte. The proposed facility will be a major expansion with a proposed extension constructed at the rear of North Haven Manor Seniors Complex located off Centennial Drive. This present facility is located in the Residential Seniors Land Use Zone and the present rearyard depth is listed at 14 m minimum. The Site Plan for the proposed facility expansion identifies the rearyard depth at 5.2 metres which is contrary to the present Residential Seniors Land Use Zone Table.

The proposed Amendment will provide Council with discretion and change the rearyard depth from 14 metres to 5 metres. This Amendment shall apply to the North Haven Manor Seniors Complex only and shall not apply to other Residential Seniors Land Use Zones.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed amendment. The Town Council of Lewisporte published a notice in *The Pilot* newspaper on February 6, 2008 advertising the proposed amendment seeking comments or representations from the public. A copy of the draft amendment was placed on display at the Town Council Office. Residents were invited to view the documents and to provide any comments or concerns in writing to Council. The Town received no written or verbal submissions or objections.

AMENDMENT No. 2, 2008

The Town of Lewisporte Development Regulations is amended by:

- A) **Deleting** the Residential Seniors Land Use Zone Table and **Replacing** with the following:

USE ZONE TABLE

ZONE TITLE	RESIDENTIAL SENIORS	(RS)
PERMITTED USE CLASSES - (see Regulation 89) Collective Residential, double dwelling and apartment building.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Special Care Institutional Uses		

STANDARD	Single Dwelling	Double Dwelling	Apartment Building
Lot area (m ²) (min.)			
Floor area (m ²) (min.)			
Frontage (m) (min.)	12	12*	30
Building Line Setback (m) (min.)	6	6	8
Sidyard Width (m) (min.)	1	1	5
Rearyard Depth (m) (min.)	14	14	14
(North Haven Manor only)	14	14	5 (See Condition 2 (iii))
Lot Coverage (%) (max.)	33	33	33
Height (m) (max.)	8	8	10
* Per dwelling unit (See Conditions)			

B) Adding the following condition to the list of conditions found in Schedule C of the Residential Seniors Land Use Zone, Schedule C.

2. Special Care Institutional Uses

- (i) Special Care Institutional Uses shall only be permitted at the discretion of Council and shall only include homes for the aged.**
- (ii) Special Care Institutional Uses in this land use designation shall only be permitted in the area of North Haven Manor, south of Centennial Avenue, and Pleasantview Manor, located at the end of Pleasant Street.**
- (iii) The rear yard depth for the North Haven Manor Complex shall be 5 metres and only at the discretion of Council.**