

TOWN • OF Lewisp^oOrte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2009

“RURAL” to “RESIDENTIAL RURAL”

Route 340

JULY, 2009

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2009**

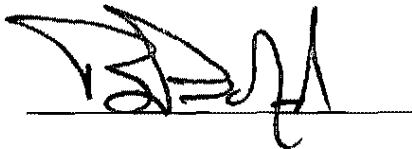
Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte.

- a) Adopted the Lewisporte Development Regulations Amendment No. 4, 2009 on the 13th day of July, 2010.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 4, 2009 by advertisement inserted on the 21st day and the 28th day of July, 2010 in *The Pilot* newspaper.
- c) Set the 10th day of August at 7:30 p.m. at the Town Hall, Lewisporte for the holding of a public hearing to consider objections and submissions.

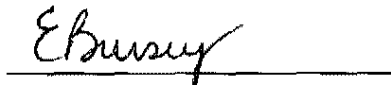
Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte approves the Town of Lewisporte Development Regulations Amendment No. 4, 2009 as adopted (or as amended).

SIGNED AND SEALED this 20th day of September, 2010

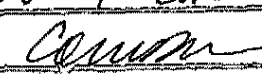
Mayor:



Clerk:



(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	2775-2010-005
Date	Nov. 9. 2010
Signature	

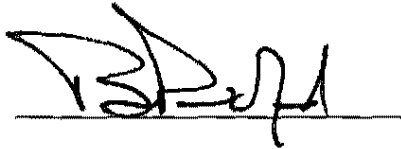
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2009**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte adopts the Town of Lewisporte Development Regulations Amendment No. 4, 2009.

Adopted by the Town Council of Lewisporte on the 13th day of July, 2010.

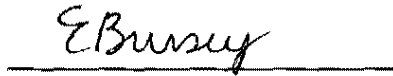
Signed and sealed this 20th day of September, 2010.

Mayor:



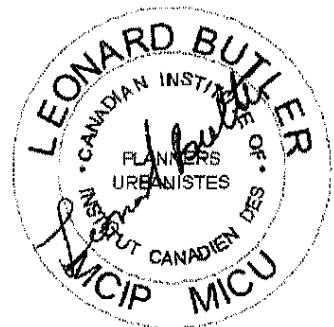
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 4, 2009 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2009

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received a proposal to develop double or duplex housing on land off Route 340. The area is presently zoned as Residential Rural on land directly fronting on Route 340 and Rural on land to the rear. The Residential Rural Land Use Zone Table allows for single dwellings on unserviced lots approved by the Government Service Centre with a minimum lot area of 1800 m². The proposal is for land to the rear, presently zoned Rural, for double or duplex housing. The proposed amendment will add double dwellings as a permitted use to the Residential Rural Land Use Zone Table on land along Route 340. The proposed amendment will also amend the development standards for the Residential Rural Land Use Zone to specify a minimum lot area for a double dwelling to be 1400 m² per dwelling unit. This would require the minimum lot size for a double dwelling to be 2800 m².

The proposed amendment will also add a condition that will prohibit double dwellings from fronting directly onto Route 340 and will only allow double dwellings on land to the rear of Route 340 that can only be accessed by upgrading present roads or constructing new roads to Town standards.

Further, the proposed amendment will also re-zone land from Rural to Residential Rural to accommodate the proposed development.

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 July 29, 2009, advertising the development proposal seeking comments or representations from the public. The Town placed the proposal on display at the Town Office. No verbal or written comments were received during the time period.

DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2009

The Town of Lewisporte Development Regulations is amended by:

- A) Adding *double dwelling*** to the list of permitted use classes as found in the Residential Rural Land Use Zone Table found in Schedule C as shown below:

ZONE TITLE	RESIDENTIAL RURAL	(RR)
PERMITTED USE CLASSES - (see Regulation 89) <i>Single and double dwelling (see condition).</i>		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Agriculture, forestry, general industry (see condition 5), cemetery, boarding house residential (see condition 5), recreational open space, animal, and antenna.		

- B) Deleting, with-strikeout, and *adding*** the following text to Condition 1 of the Residential Rural Development Standards, Schedule C, as follows:

1. Development Standards (Lots ~~fronting on~~ along Route 340)

The development standards for this zone for lots fronting on *and to the rear of* Route 340 shall be as follows:

i)	Minimum Building Line Setback	6 m;
ii)	Maximum Building Line Setback	100 m;
iii)	Minimum Sideyard Width	2 m;
iv)	Minimum Rearyard Depth	6 m;
v)	Maximum Height	8 m;
vi)	Minimum Lot Area	1800 m ²
vii)	<i>Minimum Lot Area Double Dwelling (Only on lots to the rear of Route 340)</i>	<i>1400 m² *</i>
viii)	Minimum Floor Area	80 m ²
ix)	Minimum Frontage	30 m.

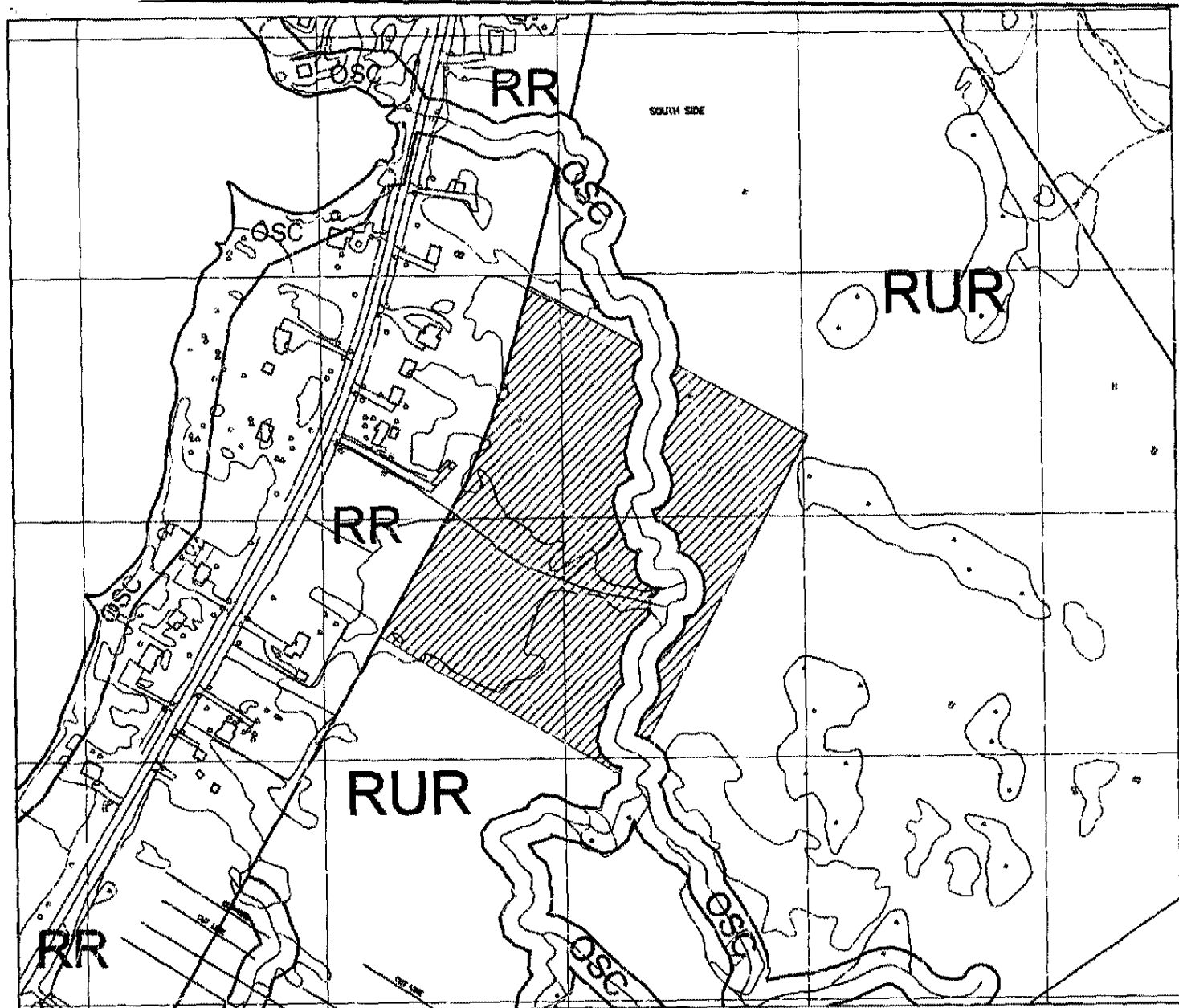
* *Per Dwelling Unit*

C) Adding the following condition 8, to the list of conditions found in the Residential Rural Land Use Zone Table, Schedule C:

8. Double Dwellings

Double dwellings shall be prohibited from land directly fronting along Route 340. Double dwellings shall only be permitted on land to the rear of Route 340 that is accessed by a road off the main highway.

D) *Changing* an area of land from "Rural" to "Residential Rural" as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.

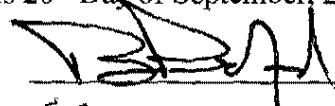



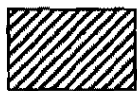
**TOWN OF LEWISPORTE
MUNICIPAL PLAN 2005-2015
LAND USE ZONE MAP 2**

Dated at Lewisporte

**DEVELOPMENT REGULATIONS
AMENDMENT No. 4, 2009**

This 20th Day of September, 2010


 Mayor
 Clerk



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

Seal



Development Regulations/Amendment
REGISTERED
Number: Scale: 1:5000 2775-2010-005
Date: Nov. 9, 2010
Signature: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION
I certify that the attached Town of Lewisporte Development Regulations Amendment No. 4, 2009 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

