

TOWN • OF Lewisp^oOrte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2010

**“Commercial General” to “Mixed Development” and “Industrial-
Comprehensive Development Area” to “Mixed Development”**

Main Street, Route 340

JUNE 2010

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2010**

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. 5, 2010 on the 13th day of July, 2010.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 5, 2010 by advertisement inserted on the 21st day and the 28th day of July, 2010 in *The Pilot* newspaper.
- c) Set the 9th 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. 5, 2010 as adopted (or as amended).


SIGNED AND SEALED this 20th day of September, 2010

Mayor:



(Council Seal)

Clerk:



Development Regulations/Amendment	REGISTERED	Number <u>2775-2010.004</u>
		Date <u>Nov. 9, 2010</u>
		Signature <u></u>

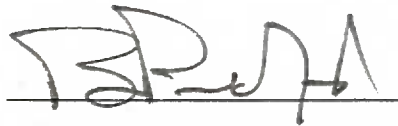
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2010**

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. 5, 2010.

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

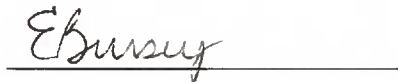
Signed and sealed this 20th day of September, 2010.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 5, 2010 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2010

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received a proposal to develop a serviced residential subdivision off Main Street. The proposed subdivision will be fully serviced with municipal water and sewer. Additionally, the proposal will allow for the development of two residential apartment buildings containing five (5) single story units each. Access will be from a new P-Loop road to be constructed off Main Street. All proposed development will meet or exceed the development standards as outlined in the Residential Medium Density Land Use Zone Table.

The proposed amendment will re-zone land from “**Commercial General**” to “**Mixed Development**” and “**Industrial-Comprehensive Development Area**” to “**Mixed Development**” to accommodate the proposed development.

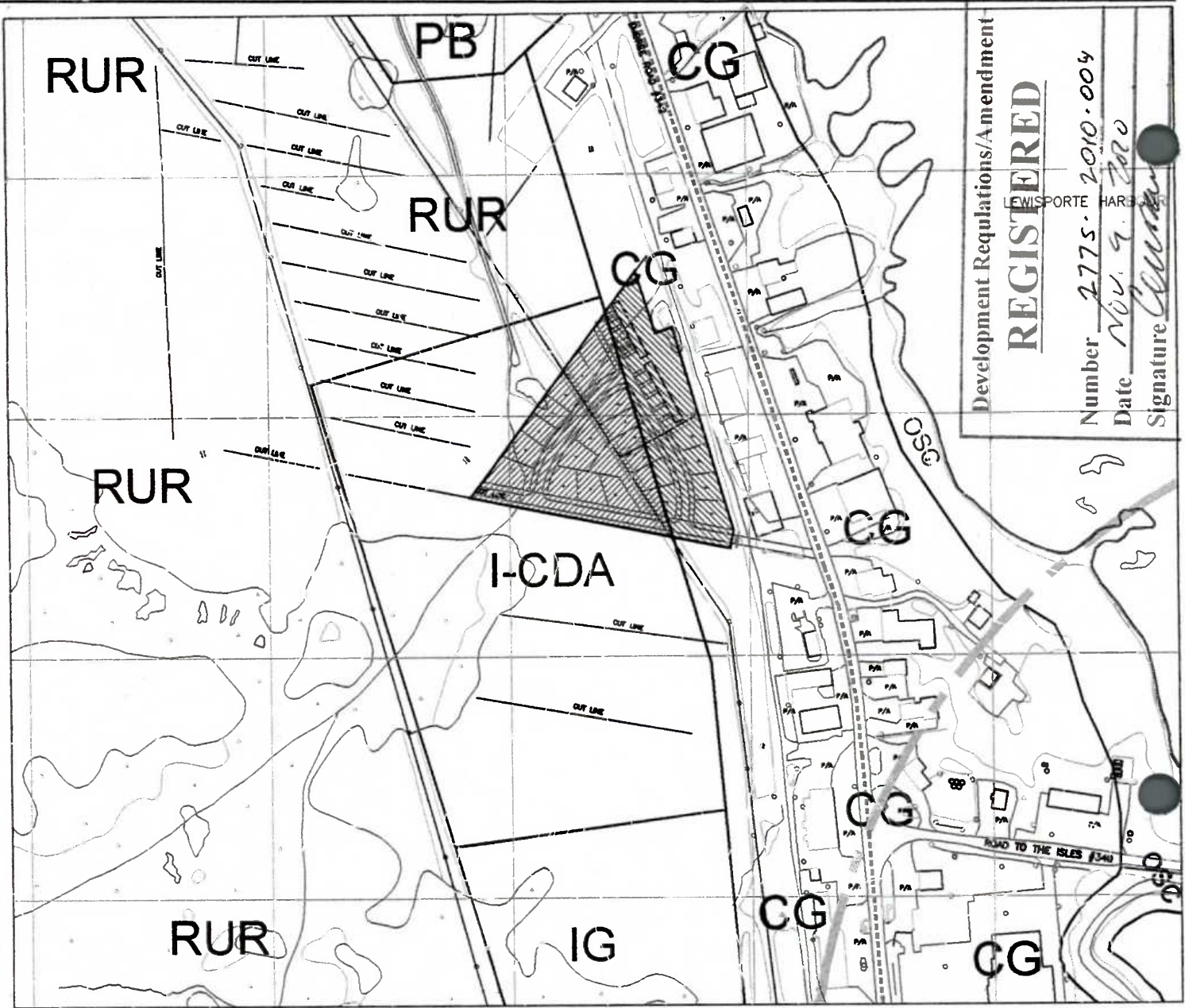
PUBLIC CONSULTATION

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 June 9, 2010, 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. 5, 2010

The Town of Lewisporte Development Regulations is amended by:

- A) *Changing* an area of land from “**Commercial General**” to “**Mixed Development**” and “**Industrial-Comprehensive Development Area**” to “**Mixed Development**” as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.



Development Regulations/Amendment

REGISTERED

Number 2775-2010-004

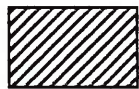
Date Nov. 9, 2010

Signature [Signature]

**TOWN OF LEWISPORTE
MUNICIPAL PLAN 2005-2015**

LAND USE ZONING MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 5, 2010**



Area to be changed from: **"Industrial-Comprehensive Development Area"** to **"Mixed Development"**



Area to be changed from: **"Commercial General"** to **"Mixed Development"**

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

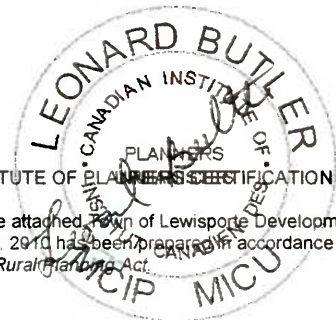
Dated at Lewisporte

This 20th Day of September, 2010

[Signature] Mayor

[Signature] Clerk

Seal



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 5, 2010 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.