

TOWN OF Lewisporte

LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2010

“Adding Commercial Residential, with conditions, to the
Mixed Development Land Use Zone Table”

JUNE, 2010

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2010**

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. 6, 2010.

Adopted by the Town Council of Lewisporte on the 17th day of August, 2010.

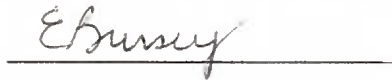
Signed and sealed this 20th day of September, 2010.

Mayor:




(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 6, 2010 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2010-006</u>
Date	<u>Nov. 10. 2010</u>
Signature	<u></u>



TOWN OF LEWISPORTE

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2010

BACKGROUND

The Town of Lewisporte wishes to amend its Development Regulations. In efforts to promote the Lewisporte Marina, the Town has received a proposal to develop motel efficiency units; residential duplex units and commercial residential units in the Mixed Development Land Use Zone and in close proximity to the Marina. The proposal will allow for placement of factory constructed residential units that will be rented on a nightly basis or for short lease term duration. Rentals will be primarily for Marina business, but will also allow rentals to other users.

The units will be placed on a single lot large enough to accommodate a minimum of 4 units. Each unit will be fully self contained and have full municipal services. The units shall conform to the Residential Medium Density Land Use Zone standards for setback, sideyard, rearyard, etc.

The proposed Amendment will add commercial residential as a permitted use to the **Mixed Development (MD)** Land Use Zone Table. The amendment will also add a condition for commercial residential use in the Mixed Development Land Use Zone. Factory constructed residential dwelling rental units will be added to the list of examples for Section C for Residential Uses; General Residential Uses; Sub-Section C – Commercial Residential, Schedule B.

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 August 3, 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.

AMENDMENT No. 6, 2010

The Town of Lewisporte Development Regulations is amended by:

- A) Adding "*Factory constructed Residential dwelling rental units*" to the list of examples found in Section C for Residential Uses; 2 – General Residential Uses; Sub-Section C – Commercial Residential, as found in Schedule B, the Classification of Uses of Land and Buildings and as shown below:

GROUP	DIVISION	CLASS	EXAMPLES
C. RESIDENTIAL USES	2. General Residential Uses	(c) Commercial Residential	Hotels & Motels Hostels Residential Clubs <i>Factory constructed Residential dwelling rental units</i>

- B) Adding "*commercial residential*" as a permitted use to the Mixed Development Land Use Zone Table, Schedule C as shown below.

ZONE TITLE	MIXED DEVELOPMENT	(MD)
PERMITTED USE CLASSES - (see Regulation 89) Single dwelling, row dwelling, double dwelling, apartment building, boarding house residential (includes tourist homes and B & B), <i>commercial residential (see condition)</i> , personal service, general service, catering, convenience store, child care, office, medical and professional, personal service, take-out food service, convenience store, shop, cultural and civic, and place of worship.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) General Industry, and Light Industry, and all classes in the industrial use group.		

- C) Adding the following condition to the list of conditions found in Schedule C of the Mixed Development Land Use Zone Table, Schedule C.

15. *Commercial Residential*

Commercial residential uses shall be motel efficiency units; duplex units and associated with marina related tourist use available for rental for short durations.

- (a) *Residential rental units shall consist of factory produced single dwellings complying with the National Building Code;*
- (b) *All dwelling rental units shall conform to the Residential Medium Density Land Use Zone Table Standards for setback, sideyards, etc;*
- (c) *Dwelling rental units may be permitted provided the use does not detract from the residential character of the neighbourhood;*

- (d) The dwelling rental units are similar in exterior finish, design, height, and scale to a private residential building;*
- (e) One parking space shall be provided for each rental unit on the lot; and*
- (f) Any parking area shall be screened by a fence, or hedge.*