

TOWN • OF Lewisporte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2011

“Industrial-Comprehensive Development Area” to “Commercial General”

“Industrial General” to “Commercial General”

“Rural” to “Commercial General”

“Rural” to “Industrial General”

Lewisporte Industrial Park

MAY 2011

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2011**

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. 8, 2011 on the 19th day of July, 2011.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 8, 2011 by advertisement inserted on the 19th day and the 26th day of October, 2011 in *The Pilot* newspaper.
- c) Set the 9th day of November 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. 8, 2011 as adopted (or as amended).

SIGNED AND SEALED this 21st day of Nov, 2011

Mayor:

Don Feunant (Council Seal)

Clerk:

Oliver Busby

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2012-007</u>
Date	<u>November 13, 2012</u>
Signature	<u><i>Colman</i></u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2011**

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. 8, 2011.

Adopted by the Town Council of Lewisporte on the 19th day of July, 2011.

Signed and sealed this 21th day of Nov, 2011.

Mayor:

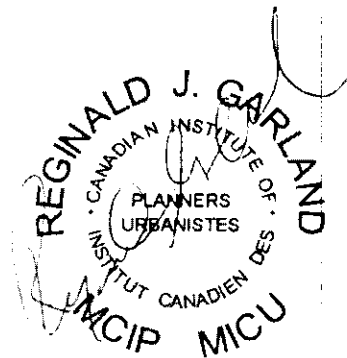
Brian Ferris (Council Seal)

Clerk:

Elaine Bury

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 8, 2011 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2011

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Lewisporte Industrial Park is located on the west side of the Main Street, Route 341. After just entering the Town, the Industrial Park is located in a strategic area for road and sea transportation. While being in existence for some years, this area never experienced its full potential.

Town has received a comprehensive proposal to expand the existing industrial park and develop 34 individual lots primarily for business, commercial and industrial uses. The proposal provides for a five (5) metre buffer to be maintained between the access road to the north and the mixed development area on the north side of the access road. The drainage plan for the entire area is currently being finalized with the insurance that any wetlands and bog areas are appropriately addressed. All new roadways shall have a 20 m right of way with 9 m of asphalt to ensure adequate traffic flow. In addition to the north access road, and the existing road to the south, an alternate access road will be developed between Pritchett's Timbermart and Lawton's Drugs/Family Medical Clinic. These access locations are located to offer good visual site distances, particularly for slow moving and large container traffic and transport trucks. Access points are being developed in accordance with Department of Transportation and Works requirements who is responsible for Route 341 (Main Street).

The Commercial Land Use Zones are designed to ensure more acceptable commercial operations where they exist near the residential areas, while the Industrial Land Use Designations shall be located a distance away. The proposed amendment will re-zone an area of land west of the main highway, Route 340, from Industrial - Comprehensive Development Area to Commercial General; Industrial General to Commercial General; Rural to Commercial General and Rural to Industrial General.

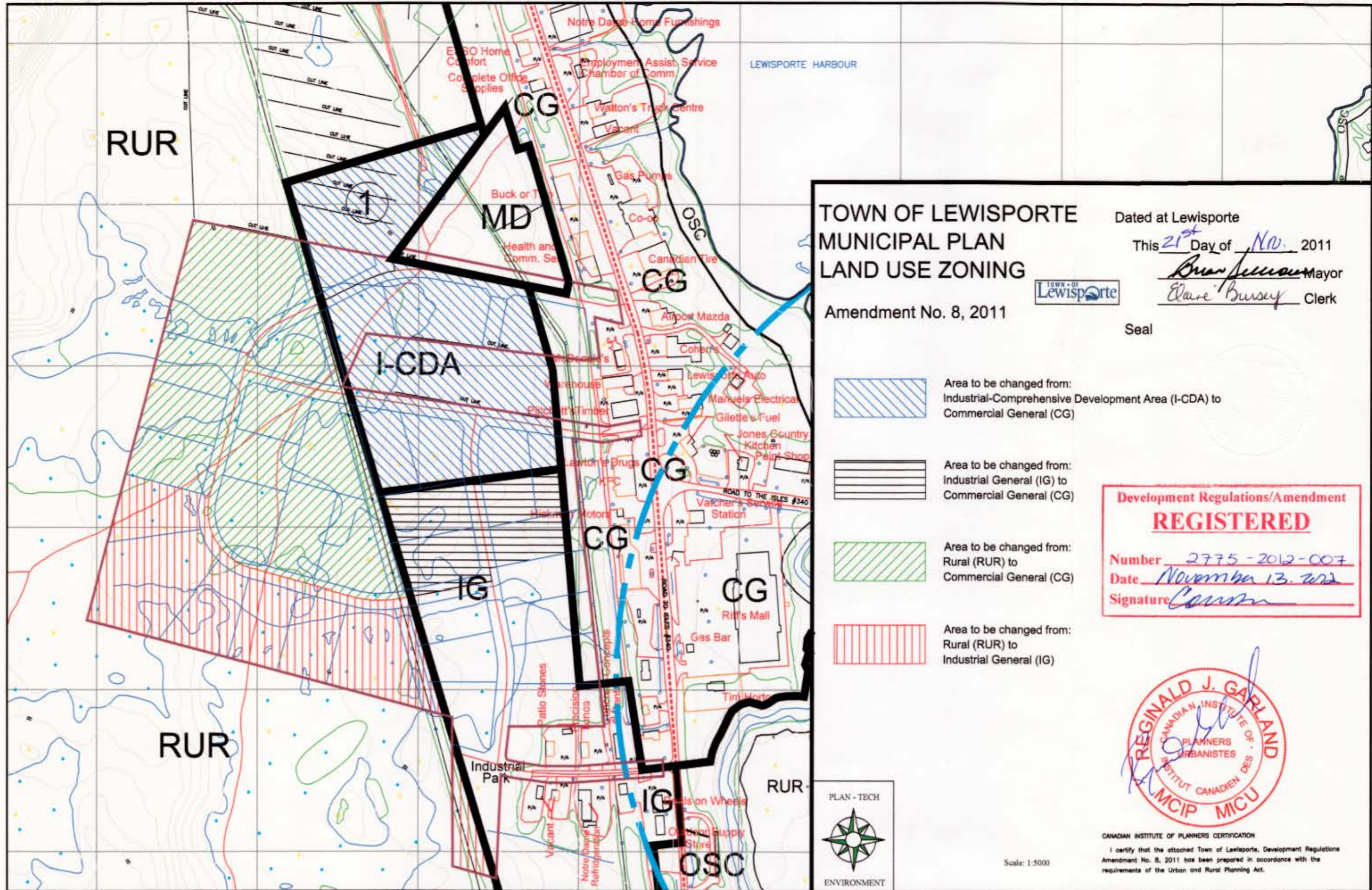
PUBLIC CONSULTATION

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 2, 2011, 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. 8, 2011

The Town of Lewisporte Development Regulations is amended by:

- A) *Changing* an area of land from "**Industrial-Comprehensive Development Area (I-CDA)**" to "**Commercial General (CG)**"; "**Industrial General (IG)**" to "**Commercial General (CG)**"; "**Rural (RUR)**" to "**Commercial General (CG)**" and "**Rural (RUR)**" to "**Industrial General (IG)**" as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.



**TOWN OF LEWISPORTE
MUNICIPAL PLAN
LAND USE ZONING**


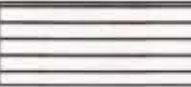


Dated at Lewisporte
This 21st Day of Nov. 2011

Brian Ferguson Mayor
Elaine Bursay Clerk



Amendment No. 8, 2011

Seal

-  Area to be changed from:
Industrial-Comprehensive Development Area (I-CDA) to
Commercial General (CG)
-  Area to be changed from:
Industrial General (IG) to
Commercial General (CG)
-  Area to be changed from:
Rural (RUR) to
Commercial General (CG)
-  Area to be changed from:
Rural (RUR) to
Industrial General (IG)

**Development Regulations/Amendment
REGISTERED**

Number 2775-2012-007
Date November 13, 2012
Signature [Signature]



Scale: 1:5000

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION
I certify that the attached Town of Lewisporte, Development Regulations Amendment No. 8, 2011 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.