

TOWN • OF Lewisp^oOrte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2011

“OPEN SPACE-RECREATION” to “RESIDENTIAL MEDIUM DENSITY”

Harbourview Terrace and First Avenue

**“Amendment to Accessory Buildings in the
Residential Medium Density; Mixed Development and
Residential Rural Land Use Zone Tables”**

NOVEMBER 2011

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 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. 10, 2011 on the 6th day of Mar, 2012.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 10, 2011 by advertisement inserted on the 7th day and the 14th day of Aug, 2012 in *The Pilot* newspaper.
- c) Set the 22nd day of Aug 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. 10, 2011 as adopted ~~(or as amended)~~. ^{dp}

SIGNED AND SEALED this 25th day of Sep, 2012

Mayor:

David Scousin

(Council Seal)

Clerk:

Elaine Bursley

Development Regulations/Amendment	
REGISTERED	
Number	<u>2775-2012-008</u>
Date	<u>November 15, 2012</u>
Signature	<u><i>[Signature]</i></u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 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. 10, 2011.

Adopted by the Town Council of Lewisporte on the 6th day of Mar, 2012.

Signed and sealed this 25th day of Sep, 2012.

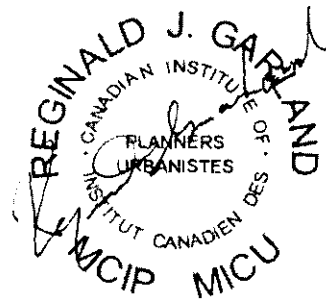
Mayor: Brian Scarron (Council Seal)

Clerk:

Elaine Bussey

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 10, 2011 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2011

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. This Amendment is divided in to two parts.

Part A

The Town has received a comprehensive proposal to develop a parcel of vacant land between Harbourview Terrace and First Avenue. The area of land will be fully serviced and has potential for 14 residential lots. The subdivision will have access from First Avenue and will be developed as a cul-de-sac with a turn-a-round at the north end near Bayview Heights.

The area is presently zoned as Open Space-Recreation on the Land Use Zone Map. The land is privately owned and the developer has provided a proposal suitable to Council for development. The proposed amendment will re-zone an area of land between Harbourview Terrace and First Avenue, and south of Bayview Heights from Open Space-Recreation to Residential Medium Density.

Part B

Development Regulations Amendment No. 9, 2011 made changes to the Accessory Building condition in the Residential Medium Density and Mixed Development Land Use Zone table. The amendment also added a condition for accessory buildings to the Residential Rural Land Use Zone Table to provide Council with discretion to allow a larger accessory building than specified.

The previous Accessory Building condition provided siting requirements from the residential dwelling and side and rear yards. This condition was not brought forward in the amended accessory building amendment. Part B of this amendment proposed to add a condition to the amended accessory building standards as described in Development Regulations Amendment No. 9, 2011. The new condition will only allow an accessory building in the rearyard of a dwelling and no closer than 3 m from another building and 1.5 m from any property line.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Lewisporte published a notice in *The Pilot* newspaper on November 17, 2011 advertising the proposed amendment to consider comments, objections and representations from the public. The Town Council also placed the proposed amendment on display at the Town Council Office from November 17, to November 24, 2011, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2011

The Town of Lewisporte Development Regulations is amended by:

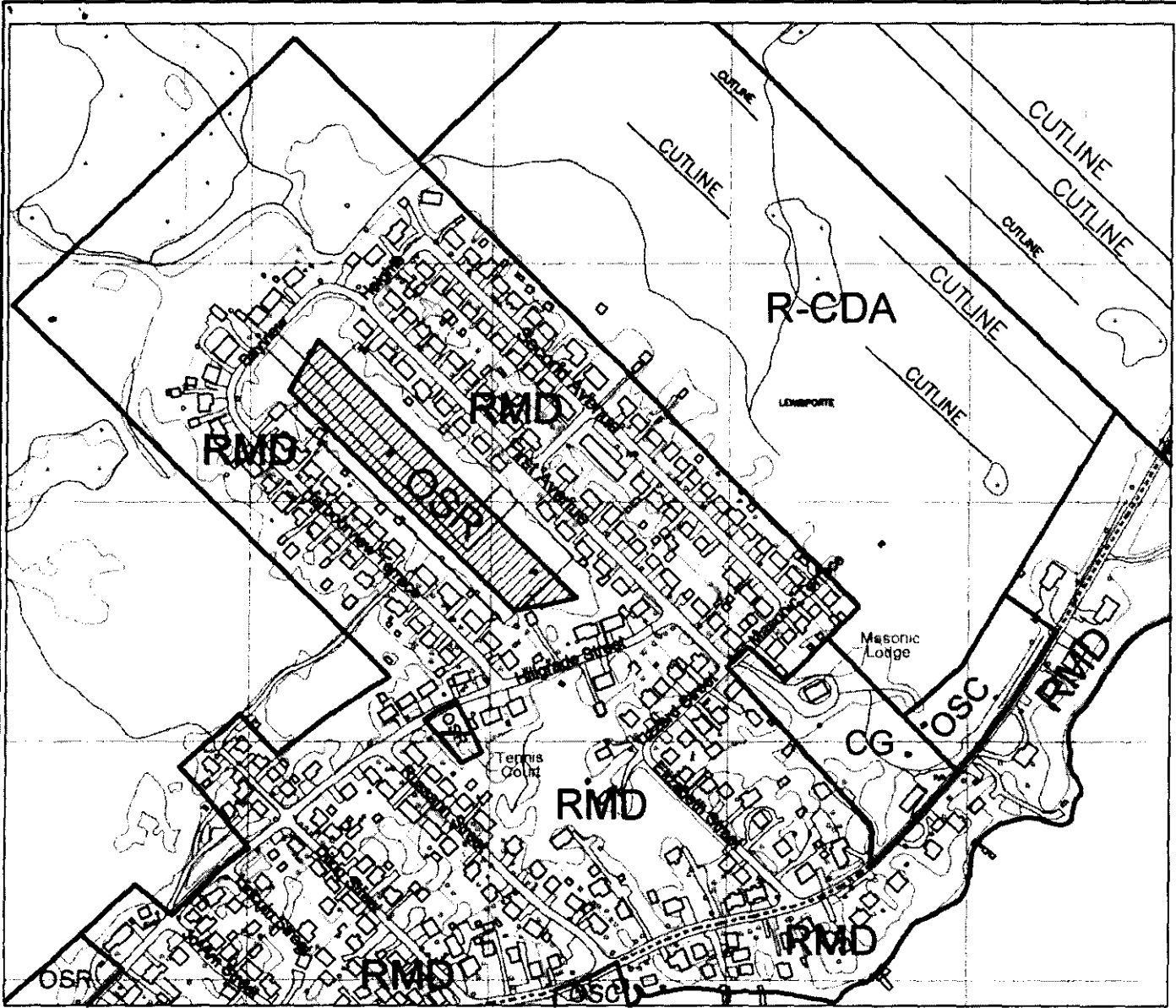
- A) ***Changing*** an area of land from “**Open Space-Recreation**” to “**Residential Medium Density**” as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.

- B) ***Adding*** the following condition 9 to the end of the Accessory Buildings Standards as found in the Residential Medium Density (RMD), Mixed Development (MD) and Residential Rural (RR) Land Use Zone Tables, Schedule C, as described below:

Accessory Buildings Development Standards

Development Conditions

- 9. ***An accessory building shall be permitted only in the rearyard of a dwelling. The accessory building shall be no closer than 3 metres from another building and 1.5 metres from any property line.***



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

Dated at Lewisporte

LAND USE ZONING MAP

This 25 Day of September 2012

**DEVELOPMENT REGULATIONS
AMENDMENT No. 10, 2011**

Paul Scorsone Mayor

Elaine Brusy Clerk

Seal



Area to be changed from: "Open Space
Recreation" to "Residential Medium
Density"

Development Regulations/Amendment

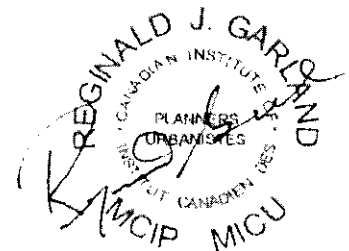
REGISTERED

Number 2775-2012-008

Date November 15, 2012

Signature [Signature]

Scale: 1:5000



I certify that the attached Town of Lewisporte Development Regulations Amendment No. 10, 2011 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

PLAN-TECH



ENVIRONMENT