

TOWN • OF Lewisporte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2012

“Industrial Port Related” to “Residential Rural”

Embree Road

MARCH 2012

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2012**

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. 11, 2012 on the 24th day of July, 2012.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 11, 2012 by advertisement inserted on the 7th day and the 14th day of August, 2012 in *The Pilot* newspaper.
- c) Set the 22nd 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. 11, 2012 as adopted ~~(or as amended)~~ ^A

Development Regulations Amendment REGISTERED
Number <u>2775 - 2012 - 009</u>
Date <u>November 13, 2012</u>
Signature <u>[Signature]</u>

SIGNED AND SEALED this 25th day of Sep, 2012

Mayor: [Signature] (Council Seal)

Clerk: [Signature]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2012**

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. 11, 2012.

Adopted by the Town Council of Lewisporte on the 24th day of July, 2012.

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

Mayor:

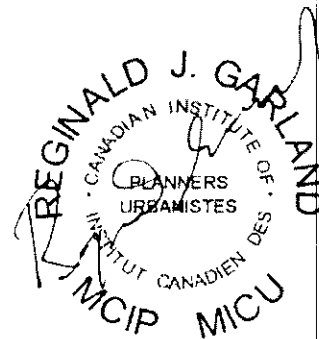
Brian Scarron (Council Seal)

Clerk:

Elaine Bursay

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 11, 2012 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2012

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received a proposal for new residential development along the east side of Embree Road, Route 342. The land, which slopes gently to the east away from Embree Road, is proposed to be developed as a crescent with both access points on Embree Road. The lots will be serviced with Town water and have onsite septic systems. There is land to the north for future residential development if demand warrants.

The Land Use Zone Map has the land zoned as Industrial Port Related and was considered for related expansion of the existing port facilities. With the expansion and promotion of the Town's Industrial Park located in the centre of Town along Main Street, there is little demand for port related industrial land in this area. The Town's yacht club facilities and Industrial Park can meet any future demand for port related expansion if required. The proposed amendment will re-zone an area of land east of Embree Road, Route 342, from Industrial Port Related to Residential Rural.

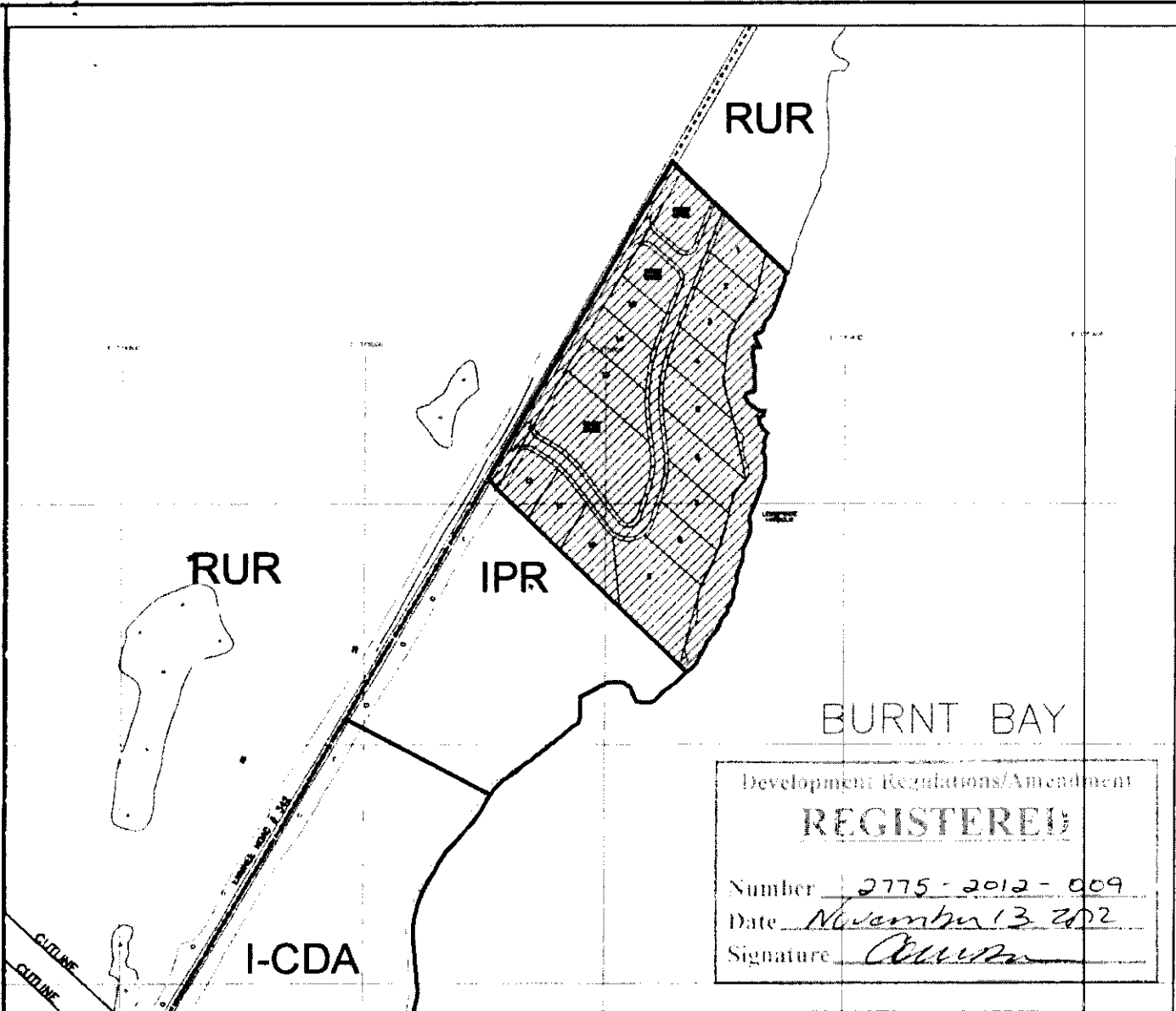
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative 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 March 22, 2012, 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 March 22, to March 29, 2012, 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. 11, 2012

The Town of Lewisporte Development Regulations is amended by:

- A) *Changing* an area of land from “**Industrial Port Related**” to “**Residential Rural**” as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.

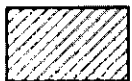


Development Regulations/Amendment
REGISTERED
 Number 2775-2012-009
 Date November 13 2012
 Signature [Signature]

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

LAND USE ZONE MAP 2

**DEVELOPMENT REGULATIONS
 AMENDMENT No. 11, 2012**



Area to be changed from: "Industrial Port Related" to "Residential Rural"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

Dated at Lewisporte

This 25 Day of Sep 2012

[Signature] Mayor

Elaine Bursay Clerk

Seal



I certify that the attached Town of Lewisporte Development Regulations Amendment No. 11, 2012, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.