

TOWN • OF Lewisport



Orte

MUNICIPAL PLAN 2005 - 2015

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2012

“Rural” to “Residential Medium Density”

“Open Space Recreation” to “Residential Medium Density”

“Residential Medium Density” to “Residential Senior Citizens”

“Open Space Recreation” to “Residential Senior Citizens”

“Rural” to “Residential Senior Citizens”

“Open Space Conservation” to “Residential Senior Citizens”

The rear of Popular Street and south of Woolfrey’s Pond

SEPTEMBER 2012

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 12, 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. 12, 2012, on the 9th day of October, 2012.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 12, 2012 by advertisement inserted on the 16th day and the 23rd day of October, 2012 in *The Pilot* newspaper.
- c) Set the 1st 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. 12, 2012 as adopted (or as amended).

SIGNED AND SEALED this 20th day of NOV, 2012

Mayor:

Brian Scussone (Council Seal)

Clerk:

Elaine Boushey



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LEWISPORTE
DEVELOPMENT REGULATIONS AMENDMENT No. 12, 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. 12, 2012.

Adopted by the Town Council of Lewisporte on the 9th day of October, 2012.

Signed and sealed this 22th day of Nov, 2012.

Mayor: Brian Accrain (Council Seal)

Clerk: Elaine Bunsy

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 12, 2012 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LEWISPORTE

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2012

BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town is considering a proposal for new senior citizens development at the rear of Popular Street and south of Woolfrey's Pond. The land is presently vacant and required the assembly of several parcels from individual land owners. For the area of the proposed senior citizens development, the Land Use Zone Map has the assembled parcel of land zoned as Open Space Recreation, Rural, Open Space Conservation and Residential Medium Density which are proposed to be re-zoned to Residential Senior Citizens.

A large area of land to the west of the built-up area off Main Street has been identified as the future residential development area of Town. Over time, land will be assembled and developed in a planned comprehensive manner to fulfill the needs of the Town for future serviced residential expansion.

The amendment also proposes to re-zone that area of land to the west of the Transmission line from Open Space Recreation to Residential Medium Density; Rural to Residential Medium Density; Residential Medium Density to Residential Senior Citizens; Open Space Recreation to Residential Senior Citizens; Rural to Residential Senior Citizens and Open Space Conservation to Residential Senior Citizens.

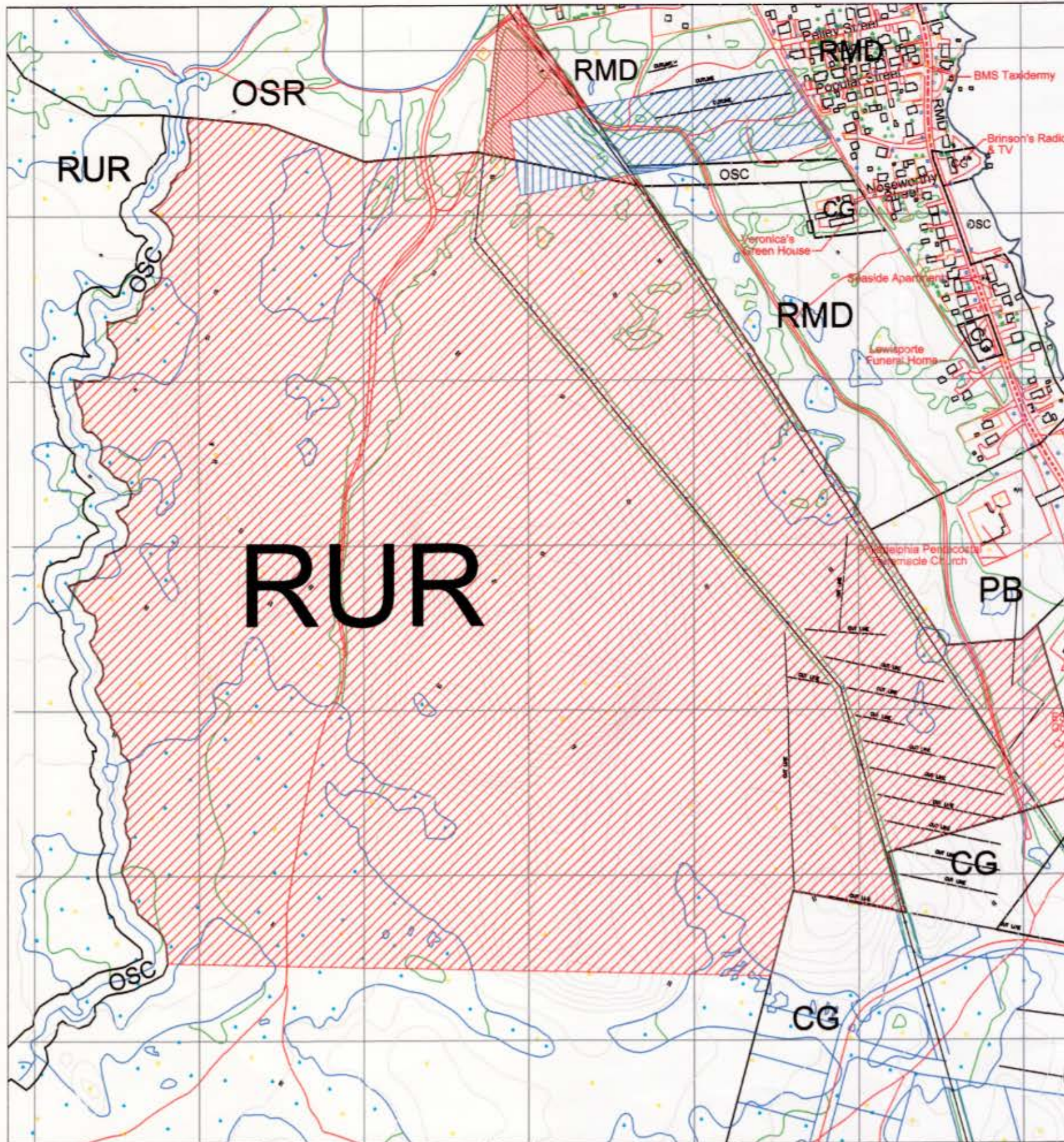
PUBLIC CONSULTATION

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 August 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 August 22, to August 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. 12, 2012







The Town of Lewisporte Development Regulations is amended by:

- A) **Changing** an area of land from “Rural” to “Residential Medium Density”;
- B) **Changing** an area of land from “Open Space Recreation” to “Residential Medium Density”;
- C) **Changing** an area of land from “Residential Medium Density” to “Residential Senior Citizens”;
- D) **Changing** an area of land from “Open Space Recreation” to “Residential Senior Citizens”;
- E) **Changing** an area of land from “Rural” to “Residential Senior Citizens”; and
- F) **Changing** an area of land from “Open Space Conservation” to “Residential Senior Citizens”, as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.



TOWN OF LEWISPORTE MUNICIPAL PLAN LAND USE ZONING

Amendment No. 12, 2012

-  Area to be changed from:
Rural (RUR) to
Residential Medium Density (RMD)
-  Area to be changed from:
Open Space Recreation (OSR) to
Residential Medium Density (RMD)
-  Area to be changed from:
Residential Medium Density (RMD) to
Residential Senior Citizens (RSC)
-  Area to be changed from:
Open Space Recreation (OSR) to
Residential Senior Citizens (RSC)
-  Area to be changed from:
Rural (RUR) to
Residential Senior Citizens (RSC)
-  Area to be changed from:
Open Space Conservation (OSC) to
Residential Senior Citizens (RSC)

Dated at Lewisporte

This 22 Day of NOV 2012

Brian Scrimm Mayor
Christine Bussey Clerk

Seal

Development Regulations/Amendment
REGISTERED

Number 2275-2014-018
Date March 14, 2014
Scale 1:5000 *Courson*



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION
I certify that the attached Town of Lewisporte Development Regulations Amendment No.12, 2012 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

